

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS' MEETING
Held on Monday, 14 July 2025 at 08:30 via MS Teams**



1. Opening and Welcome

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

2. Attendance

Members

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

Staff

Ms. Waseefa Dhansay	Assistant Director	WD
Ms. Nosiphiwo Tafeni	Admin Clerk (I&APs)	NT
Ms. Aneeqah Brown	Secretariat	AB

Legal Advisor

Ms. Penelope Meyer	Deputy Director	PM
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Observers

None

Visitors

Nicolene Visser	Capacity	Item
Uryke du Preez	Malherbe Rust Architects	13.13, 14.29
Clive Theunissen	Malherbe Rust Architects	13.13, 14.52
Marnus Erasmus	Drakenstein Municipality	Drakenstein items
Johan Malherbe	Malherbe Rust Architects	13.13
Kim Johnson	Malherbe Rust Architects	14.29, 14.52
Jurgen Kieslich	Architect	13.25
Bridget O' Donoghue	Applicant	13.17
Glen Finkel	Heritage Consultant	14.42
Yael Finkle	Owner	14.42
	Owner	14.42

3. Apologies

Ms. Stephanie Barnardt-Delport	Specialist Heritage Officer	SB
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Absent

None

4. Acceptance of the Code of Conduct

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

5. **Approval of Agenda**

The Committee resolved to approve the agenda of 14 July 2025.
EJV moved to adopt the agenda and SVB seconded.

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

6.1. The Committee resolved to approve the minutes of 7 July 2025. Held over to 21 July 2025.

7. **Disclosure of conflict of interest**

13.4. SJ recused. RB to chair item.

8. **Confidential matters**

None.

9. **Standing Items**

9.1. **Site inspections undertaken**

None

9.2. **Proposed Site Inspections**

None

9.3. **Site Inspection Reports**

None

9.4. **Preparation for upcoming Committee meetings**

9.4.1. **HOMs:** 21 July 2025

9.4.2. **BELCom:** 23 July 2025 (Case officer summary to be sent to Oz)

9.4.3. **Appeals:** 6 August 2025

9.5. **Tribunal Updates (Legal)**

None

9.6. **Interim and Close out Reports**

None

9.7. **Incomplete Applications**

9.7.1. Matters Arising: 13.10; 13.20

9.7.2. New Matters: 14.4; 14.5; 14.11; 14.12; 14.13; 14.15; 14.16; 14.17; 14.21; 14.22; 14.24; 14.25; 14.26; 14.27; 14.30; 14.31; 14.32; 14.34; 14.35; 14.36; 14.40; 14.41; 14.43; 14.45; 14.46; 14.47; 14.48; 14.49; 14.50

9.8. **Decisions taken under ASD delegation**

9.8.1. Matters Arising: 13.6; 13.21

9.8.2. New Matters: 14.1; 14.2; 14.18; 14.20

9.8.3. **Erf 149294-Re, 9 Portswood Road, Moorings 5, V&A Waterfront, S27-Emergency Works**
Case No: HWC25070801SJ0707

- Emergency works application approved under ASD delegation and permitted 09 July 2025.

9.8.4. **Erf 109901, 23 Avenue Road, Rondebosch, S34-Deviation**

Case No: HWC25062305SVB0625

- No trigger letter confirmed with ASD and issued 09 July 2025.

9.9. **Exemption Notice 9051 of 2025: NCW graded within CoCT**

9.9.1. Matter Arising: 13.11; 13.23

9.9.2. New Matters: 14.19

9.10 Archaeological Matters

None.

9.11 Illegal Works Database: Stop Works Orders issued

None.

9.12 Permit deadline: Tuesday, 15 July 2025 @ 13:00.

9.13 SAHRIS rollout feedback (RB)

- The S38 NID Form has received some welcome updates. Some of the applications on this agenda have been submitted via the revised web form.
- This web form is being scrutinised internally and tested so if any feedback is received from applicants, this must be sent to RB, especially if something that must be urgently changed has been identified by users.
- A more formal SAHRIS rollout plan is in draft and the Committee will have a chance to see it after this meeting.
- The S27, S28, S29, S31, & S34 Form (Built Environment) has been translated into instructions for the SAHRIS admin team. The Committee will have a chance to reviews this after this meeting, after which it will be cleaned up and sent to the SAHRIS admin team for building.

10 Administrative Matters

10.1 Appeals Clause on Emergency Permits (CN & PM)

- No appeal clause on emergency permit.
- Emergency Permit Template to be revised. (SJ and CN to revise)

10.2 Erf 4511, Westminster House, 122 Longmarket Street, Cape Town, S34-Additions & Alterations-Emergency Works

Case No: HWC25070105XM0702

- The proposed work is an emergency as the concrete has become saturated and broken off the top horizontal overhanging decorative detail. There is a large running crack in two areas along the length of the overhang which presents a high risk of further collapse. There is a risk to the public should further collapse occur and risk to property and vehicles along Long Market Street. Whilst the streetscape is covered by the balcony, we wish to implement further precautionary measures to mitigate risk by installing a safety net until we can perform repairs to the affected area.
- Work has not started.
- Application was approved email decision by HOMS on 3 July 2025.

10.3 HWC Payments Process

- The decision was taken at FinFocus to process applications but not issue the ROD until the full payment is received. We are not issuing the formalised letter, but we have taken the decision.
- The case officer must state that the payment is outstanding in the case summary/discussion, and the formal signed ROD will be issued upon receipt of full payment.

11 Monitoring by practitioner

11.1 Farm 44-RE, Uitkyk, off the R44, Stellenbosch

Case No.: HWC25063008EJV0703

Matter to be heard under item **14.29** on the agenda.

11.2 Erf 4265-RE, Hillside House, 44 Mill Street, Paarl

Case No.: HWC25060411EJV0626

Matter to be heard under item **13.13** on the agenda.

11.3 Farm 148-RE, Moravian Church, Kerkstraat, Wittewater, Piketberg

Case No.: HWC25032419CH0422

- A Section 34 minor works application was tabled at HOMs on 30 April 2025.
- The proposal is for repairs to the Moravian Church that was damaged by a fire on 12 September 2024.
- Church is not graded and was noted to be of high local significance.
- The heritage practitioner recommended IIIB or IIIA and HOMs supported the IIIA grading.
- The application was approved on condition that the work be monitored by a suitably qualified structural engineer and architect with heritage experience and that a close out report be submitted to HWC within 30 days of practical completion.
- Mr. Graham Jacobs (heritage practitioner) and Mr. Colin Stewart Miller (structural engineer) have been appointed to oversee the work.

ENDORSEMENT

The committee resolved to endorse appointment of Mr. Graham Jacobs (heritage practitioner) and Mr. Colin Stewart Miller (structural engineer) to monitor the proposed work. Conditions 1 and 3 of the decision taken on 30 April 2024 remain applicable.

11.4 Erf 3269, 39 Dirkie Uys Street, Franschhoek

Case No: HWC25030708CSI0318

- Minor works application tabled at HOMs on 17 April 2025.
- Work applied for had been completed for the internal reconfiguration of the dwelling.
- Building is not graded and outside the HPOZ.
- A stop works order was issued on 22 August 2024 due to ongoing illegal work on the property without a valid permit.
- The HOMs Committee resolved to request further requirements:
 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.

ENDORSEMENT

The committee resolved to endorse appointment of Mr. Stuart Hermansen (heritage practitioner) to compile the heritage statement including any mitigation measures and impacts to the heritage resource.

11.5 Erf 149294-Re, Dock House, 5 Portwood Road, V&A Waterfront, S27-Minor Works

Case No: HWC25061715SJ0630

Matter to be heard under item **14.53** on the agenda.

11.6 Portion 837 of the Farm Blaauw Klip River No 510, Blaauwklippen, S34 - Additions & Alterations

Case No: HWC25063001RB0630

Matter to be heard under item **14.33** on the agenda.

12 Discussion of the agenda

None.

MATTERS TO BE DISCUSSED

13. MATTERS ARISING

13.1 Erf 1073, 13 Rose Street, Wellington, S34-Minor Works

Case No: HWC25060316CN0624

Ms Corne Nortje introduced the item.

DISCUSSION

- Outstanding information was for all submission documents which were received on 26 June and 4 July
- Grading: IIIB
- HPO: Inside
- Status of work: Not started
- Proposal: For internal changes to bathrooms and the kitchen as well as a new opening internally. The proposal includes a new boundary wall.
- Consultation:
 - DHAC objects and states that the proposal will negatively impact the heritage resources. It is recommended that the boundary wall consist of a low wall with steel palisade and columns on top thereof.
- Heritage considerations: The applicant responded to comments by DHAC and have revised the boundary wall design. The new proposed boundary wall is deemed appropriate and a positive rectification of previous unauthorised work. No impacts to HPO. Also the internal work is also deemed to not impact the heritage resource's significance.

COMMENT

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

CN

13.2 Erf 1289, 2C Ryneveld Street, Stellenbosch, S34-Minor Works

Case No: HWC25061209CN0623

Ms Corne Nortje introduced the item.

DISCUSSION

- Outstanding information was for coloured up plans and motivation which was submitted on 4 July.
- Grading: NCW = Small infill building with gabled pediment and timber folding doors to wide opening with half-round window above brick steps. Suggested Grade II = Colony House.
- HPO: Inside Stellenbosch Historical Area
- Status of work: Completed
- Proposal: For the construction of a deck facing Ryneveld Street to the NCW graded building. The application site touches a PHS.
- Consultation:
 - Stellenbosch Municipality notes an application to HWC is required.

FURTHER REQUIREMENTS:

The Committee resolved to request the following further requirements:

1. The application is to be circulated to all registered conservation bodies for comment and any comments or proof of consultation is to be submitted after a 30-day commenting period.
2. If any objections are received, the applicant is to provide a response in writing.

CN

13.3 Erf 1511, 84 Kloof Street, Gardens, S34-Minor Works

Case No: HWC25061709CN0618

Ms Corne Nortje introduced the item.

DISCUSSION

- Outstanding information was for Company Resolution, methodology and specs in motivation and SG diagrams which was received on 8 July
- Grading: IIIB
- HPO: Inside
- Status of work: Not started
- Proposal: To tile a painted staircase and stoep surface with terrazzo checkboard finish.
- Heritage considerations: There are no plans. Applicant submitted a motivation and quote as the proposed works. No impacts.
- Officer recommendation: Approval

DECISION

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

CN

13.4 Erf 2160, 70 Loop Street, Cape Town City Centre, S34-Minor Works (Heritage Agreement)

Case No: HWC25041707CN0422

Sneha Jhupsee recused herself from the meeting and RB chaired.

Ms Corne Nortje introduced the item.

DISCUSSION

- HOMS on 6 May approved the minor works to the roof and the rest of the internal restoration to be included in a heritage agreement:
 - The Committee resolved to approve the proposed roof replacement, as the proposal does not negatively impact on heritage resources. The committee in principle supports the proposed internal repair and restoration subject to the internal work being incorporated into a heritage agreement which must be entered into within 2 months of receiving this decision. Extension may be granted on good cause -
- Grading IIIA
- HPO Inside
- Status of work: Not started
- Heritage Agreement received on 3 July:
 - Received within the stipulated 2-month submission period. Signed by the owner. The agreement confirms to undertake the remainder of the proposed internal maintenance and restoration work, as stipulated in the Report by Gabriel Fagan Architects, titled 70 Loop Street, Cape Town, Re-roofing and repairs after the fire, Section 34 Submission, Minor Works and dated April 2024. The agreement notes an interpretative signboard (not in report) outlining the sites history and relationship to be placed on site - location and design by agreement between HWC and owner. All other sections in the agreement are deemed standard.

FOR NOTING

The Committee notes the heritage agreement.

CN

13.5 Erf 2246-RE, 163 Main Road, Paarl - Strooidak Kerk, S27-Additions (Mitigation Agreement)

Case No: HWC23092717KB0928

Ms Corne Nortje introduced the item.

DISCUSSION

- BELCOM on 26 June 2026 resolved to:
 - 1. Further requirements BELCom meeting on 27 January 2025 have been met.
 - 2. The Committee cannot condone unauthorised work.
 - 3. The mitigation proposal for the Strooidak Kerk play equipment in the report titled “Revised Proposal for mitigation of Remainder Erf 2246 - NG Church Paarl Strooidak” prepared by Studio Architects and received on 27 May 2025 is supported subject to the following;
 - 3.1 In terms of relocating the play equipment from its current position to the designated new location as supported by the Church being the gardening yard beyond the memorial garden as indicated at position 5 on the map.
 - 3.2 During the process of relocating the play equipment, the Church must appoint Mr. John Gribble to oversee the process as monitoring Archaeologist.
 - 3.3 To address the issue of using more suitable materials the Church propose to re-use the existing structure and to paint the play equipment with Dulux Colour: Heritage Green and Dulux Colour: Dark Brown to blend with the context
 - 4. The recommendations prepared by Mr John Gribble from TerraMare Archaeology dated 19 February 2025 is supported and listed as the following:
 - 4.1 The process to remove and/or reinstate any play apparatus in the churchyard must be subject to archaeological monitoring.
 - 4.2 In either moving or reinstating the play apparatus, the disturbance of the soil must be kept to a minimum. In particular, the holes for the supports for the apparatus must be no more than 50 cm deep, and their excavation must be monitored by the archaeologist who will be empowered to stop work should human remains be encountered.
 - 4.3 Should human remains be encountered, HWC must be informed, work is to stop on site and the placement of the play apparatus at the chosen position will need to be reassessed
 - 5. The above mitigation measures are to be incorporated into a heritage mitigation agreement between the owner and HWC - 26.06.25
- Before HOMs today, the Mitigation Agreement:
- The applicant has submitted the mitigation agreement in line with the RoD issued by BELCom on 1 July 2025.

FOR NOTING:

The Committee notes the mitigation agreement.

CN

13.6 Erf 4398, 3 Carlette Street, Paarl, S34-Additions & Alterations

Case No: HWC25052615CN0526

Ms Corne Nortje introduced the item.

CASE SUMMARY

- Outstanding information was for a Completed application form, Paarl 300 and DHF comments which was received on 3 July
- Grading: Ungraded
- HPO: Outside
- Status of work: Not started
- Proposal: For an entertainment room and en-suite extensions, changes to a bathroom, solar panels and a shade port.
- Consultation:
 - DHAC has no objection
 - Paarl 300 supports
 - DHF has no objection

- Heritage considerations: The property is considered NCW.
- Officer recommendation: Support approval under ASD

FOR NOTING

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

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

CN

13.7 Erf 497, 21 Constitution Street, Caledon, S34-Minor Works

Case No: HWC25021302CN0520

Ms Corne Nortje introduced the item.

DISCUSSION

- Outstanding information was for Streetscape photo, a locality plan, plan indicating work that started which was received on 18 June and 8 July
- Grading: Ungraded
- HPO: Outside
- Status of work: Started but stopped by the municipality. Work that started was only to the bathroom and include partially lifting of the old floor, drywall in bathroom, outside door to single bathroom, windows, opening and electrical point.
- Proposal: The proposal is for internal alterations to create an additional bathroom, plastering and painting the entire building and all cast iron and wooden windows are proposed to be changed to aluminium. The window look is like for like.
- Consultation:
 - Theewaterskloof Municipality recommends applicant to submit to HWC.
- Heritage considerations: Don't believe the bathroom or window replace will have a negative impact. Majority of the work remains to be completed.
- Officer recommendation: Approval

DECISION

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

CN

13.8 Erf 627, 20 Belmont Avenue, Oranjezicht, S34-Minor Works

Case No: HWC25061205CN0612

Ms Corne Nortje introduced the item.

DISCUSSION

- Outstanding information was for confirmation if work has started, confirmation of correct plan, internal and external photos which was received on 2 July
- Grading: IIIC
- HPO: Inside
- Status of work: No
- Proposal: To repair and restore the face brick boundary wall like for like.
- Heritage considerations: Like for like repairs that will not detract from the property's heritage significance.
- Officer recommendation: Approval

DECISION

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

CN

13.9 Portion 12-RE of Farm 1298, via R46, Hermon, Paarl, S38(1)-NID

Case No: HWC25040106CN0417

Ms Corne Nortje introduced the item.

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

DISCUSSION

- Outstanding information was for the 2023 Application Form, SG diagram, photos and palaeo map which was received on 2 July
- S38(1) trigger(s): S38(1)(d)
- Property: Measures approx. 59ha in extent, with a current land use of residential units and small holdings. Zoning is Agriculture. The surrounding land uses are vacant, residential dwellings and agricultural activities.
- Proposal: To subdivide the property into two separate portions (Ptn A - 2.3ha and Ptn B - 5172sqm) and rezone the subdivided portions to be developed for residential purposes. The applicant states that this is the first of two applications. The second application will have detailed layout plans for the residential development.
- Heritage resources:
 - Buildings: The area proposed for subdivision for Portion A & B include IIIA graded properties. Other properties in the area are graded IIIA, IIIB, IIIC and ungraded. A grade IIIA resource abuts Proposed portion A and a farmstead graded IIIC. Portion A to be rezoned was used in the past as Rondeheuvel School before it was closed and demolished. Portion B forms part of the Rondeheuvel Mission Station Cemetery.
 - Palaeo-sensitivity: A report from Prof Marion Bamford was submitted along with the NID. The report concludes with The low palaeosensitivity is confirmed by the blue colouration in the SAHRIS map (Fig. 3). The metamorphic rocks of the Porterville Formation (Malmesbury Group) do not preserve any fossils. The alluvial sands do not preserve fossils, but fragments of more robust fossils might be washed into the rivers, however, they would be small fragments and out of primary context so would be of very limited scientific value. Nonetheless, a fossil chance find protocol, has been added to this report. HWC must be notified any potential fossils are found if there are any excavations close to the river in Quaternary sands. Since there is no chance of recognisable or useful fossils occurring in the project footprint, we request exemption from any further palaeontological impact assessment.
 - Archaeo-sensitivity: An AIA was undertaken in 2008 on the neighbouring farm to the east, but the report was not available on SAHRIS - <https://sahris.org.za/node/25778>. The applicant did not list any archaeo impacts.
 - Other: No other resources were noted by the applicant. Drakenstein Municipality sent their comment on the MPBL application.
- Consultant recommendation: NFS (Town Planner)
- Heritage Considerations: School, Mission Station + Old gravesite of the mission station. The rezoning and subdivision might change the character of the sites.

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. Townscape Assessment
2. Social-Historical Study
3. Archaeological Impact Assessment
4. Visual Impact Assessment on the Cultural Landscape

CN

13.10 Erf 14551, 18A Dorp Street, Paarl, S34 – Additions & Alterations

Case No: HWC25052615CSI0530

OUTSTANDING INFORMATION

Streetscapes (Google photos are not allowed – minimum requirement).

CSI

13.11 Erf 3368, 17 Haarlem Street, Ruyterwacht, S34-Additions &Alterations

Case No: HWC21081007CSI0328

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.

CSI

13.12 Erf 3010, 34 Trent Road, Gardens, S34 – Additions &Alterations

Case No: HWC25050206EJV0505

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 4 July 2025
- Graded IIIC
- Inside HPO
- Work has not started
- The proposal is for internal and external alterations including repainting the exterior, sanding, sealing and servicing the windows frames, refurbishing the balcony and retiling the porch, rebuilding of the structurally compromised boundary wall, and replacing windows and doors where required to match the existing. Additions include installation of a deck and timber pergolas to soften the rear facade and offer privacy
- CoCT support; CIBRA support

DECISION

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

EJV

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

Case No: HWC25060411EJV0626

Emily Jane Vowles introduced the item.

Ms Nicolene Visser (Malherbe Rust Architects), Mr Johan Malherbe, Mr Clive Theunissen (Drakenstein Municipality) and Mr Marnus Erasmus (Malherbe Rust Architects) were present and took part in the discussion.

DISCUSSION

- Outstanding information received on 9 July 2025
- Graded II
- Inside the Special Character Protection Overlay Zone of Paarl
- Work has not started
- The proposal is for the installation of a garden pavilion, garden steps, pool pump, internal and streetfront retaining walls, garage, and corrugated roof sheeting with reinstated dormer windows. Later additions to the structure are intended to be demolished and made good. Internal alterations seek to return the structure to its original layout, and external alterations seek to reuse existing doors and windows and install new doors and windows. The pavilion and garage additions are designed in accordance with the Burra Charter while the alterations to the historic structure are sensitive to its architectural character. The entire property, rather than the structure itself, was declared under the NMA in 1984 alongside a batch of 15 buildings to preserve the street width and streetscapes of Mill and Paarl Streets from the impact of road widenings
- DHF does not object but does not support the new boundary wall and insists on the retention of the wall on Mill Street. Paarl 300 supports offering comment on the materiality of the boundary wall. DHAC supports the garden pavilion, new ensuite, garage and demolitions to the back of the existing dwelling but offers objection on the basis that the plans are not correctly coloured-up, the existing fence line must be retained and a low

retaining wall must be constructed in line with steps at street level, landscaping of the embankment will reduce any impact on the streetscape and landscaping plans must be submitted, and the work is to be monitored and a close-out report submitted.

- In response to the comments, MRA have confirmed that the revised plans are correctly coloured-up, and that the existing retaining wall is not stable and needs to be replaced as it is subject to erosion during rain events. Landscaping will not improve this erosion and will not prevent passersby from using this landscaped portion for littering. The existing palisade fencing is to remain and at the same height; however, it is to be moved forward to the boundary above the new boundary wall as per the renders provided. This will prevent littering and offer a cleaner streetscape. This response was submitted to I&APs for further comment but no response was forthcoming so the applicant has asked HWC to proceed. All parties were invited to attend HOMs today.
- The CV and appointment letter for Johannes Malherbe of MRA has been provided.
- The committee noted that the revised materiality of the boundary wall from facebrick to granite had not been indicated on the plans.
- The municipality offered revised comment and indicated that it would be finalised and circulated within the course of the week.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. The applicant must submit a set of revised drawings indicating the materiality of the boundary wall and all new work must be correctly coloured up.
2. The revised DHAC comments as well as the applicant's response to these comments.

EJV

13.14 Erf 2906, 9 Park Street, Ceres, S34 – Additions & Alterations

Case No: HWC25060405RB0606

Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received 4 July 2025.
- Property was graded IIIB on the permit issued in 2018 (18022609WD0307E).
- Outside of any HPO.
- Work has not started.
- Proposal consists of several internal alterations, a new walkway, deck, braai room extension and a new gable and roof.
- The proposed work would not be visible from the street and the major changes of a new gable and roof are to fix a flat roof and would not even be visible from within the garden of the property.

DECISION

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

RB

13.15 Erf 2706, Yzerfontein, S38(8) – NID

Case No: RB0623

Mr Ruan Brand introduced the item.

DISCUSSION

- S38(8) with DEA&DP as the authorising authority.
- S38(1)(c)(i) triggered.
- Proposal is to clear vegetation and to construct horse paddocks, horse training/riding roads.
- Archaeologically, there are two surface shell scatters on the erf and the consultant has already drafted an AIA.
- Palaeosensitivity for the area is a mix of unknown and red (high), but no hard earthworks are expected.
- Visually, the site is to the North of the town of Yzerfontein and there are no identified landscape heritage resources.

- HP recommends an HIA consisting of an AIA.
- The Applicant has paid an amount more than is required, and the Committee resolved that as this is a NID, HWC will process the application and the formal interim comment will only be issued once the correct amount with the correct reference number has been submitted to the case officer.

INTERIM COMMENT

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

1. Archaeological Impact Assessment

For the above formal response to be issued, the applicant must first provide a proof of payment with the correct reference number indicating the correct amount having been paid as per the Provincial Notice 143/2016 in the Provincial Gazette No. 7068, dated 21 April 2016.

RB

13.16 Erf 1056-RE, Virgin Active Building, Green Point Park, Green Point, S27-Additions & Alterations

Case No: HWC25052303SVB0516

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 16, 21 and 26 May and 11 June.
- The building is within the Green Point Common PHS and outside of any HPO. However, the building itself is not older than 60 years.
- Work has not started.
- The proposal is to remodel and upgrade the Virgin Active Green Point with an improved facade and modernized facilities in compliance with the latest building regulations. This includes a slight increase to the building's footprint to the south and west.
- There is an ongoing application for another development within the Green Point Common PHS (HWC25031723CH0327). This is an application for a small wind turbine that is unrelated to the Virgin Active development.
- GPRRA are not opposed to the proposal.
- CoCT support the proposal. Also included following comments.
- The site has a Conservation Management Plan in place.

DECISION

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

SVB

13.17 Erf 14235-RE, 52 Palmerston Road, Woodstock, S34-Additions & Alterations

Case No: HWC25052810SVB0529

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 04 June, 03 and 07 July.
- The property is graded IIIC/4 and within the Roodebloem Rd HPOZ
- Work has not started.
- The proposal is for the addition of a pergola extension to the back of the basement level with a new balcony above on the ground floor, as well as a new veranda on the street facade, and various internal and external alterations to adjust the layout and external openings. The proposal is also for the addition of a second storey.
- CoCT support the proposal and acknowledge the design development in response to initial comments.
- WAAB did not respond.
- WRA object to the proposal on the following grounds:

- We agree with the facts as laid out by the City's E&HM desk but disagree with its conclusion. WRA has heritage issues with the current proposal:
- All the roofs along Palmerston Rd are hipped roofs and form a "relatively coherent period streetscape". The proposed development with its different and higher roof shape will stick out badly and would negatively impact on surrounding heritage resources. This is exacerbated by the roof's sheeting which introduces a completely new visual element, when the majority of the other houses have tiled roofs (and one has a corrugated iron roof).
- Extending the roof sheeting over the entire 2nd storey, and the windows drawing attention to the roof, also makes the proposed 2nd storey shape look unnecessarily bulky (particularly on the car port side).
- Another entirely new and distracting visual element is the 'screen' over the windows towards the street where the staircase is?
- In general, it might help to have alterations/new elements at the back of the property, not towards the streetscape?
- All I&APs have been invited to today's meeting.
- They applicant also responded directly to WRA's objections:
 - "Comments by WRA that, "there is only one corrugated iron roof," "we are introducing a new visual element where other houses have majority tiled roofs," are not accurate. Just in the Palmerston/Balfour Rd block of houses, there are 11 with a corrugated metal, Nutec or asbestos roof out of 34 houses. Nearly 1/3, is a very healthy part of the context. Please find a few sample pictures in the ANNEXURE.
 - "Then the WRA comments about "the form not fitting / respecting the context" are incorrect, the shape & design of the roof is inspired by the forms and angles of the neighbours. By replicating the 30 degree pitches, hips and ridges, the form mimics the shapes formally to blend in. It's simply doing it in a contemporary way. Images below & the Motivation elaborate further on this."

DECISION

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

SVB

13.18 Erf 1789, 14 Constantia Road, Gardens, 34-Deviations

Case No: HWC25070309SVB0610

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 07 July.
- The property is graded IIIC and within the Upper Table Valley HPOZ.
- Work has started.
- The proposal is for deviations from a previous permit issued by HWC on 25 June 2024. The deviations which have already been completed are a new patio at the back of the property, new internal layout to the main dwelling, the eastern common boundary wall, as well as alterations to the street boundary wall. The deviations which are not complete are a swimming pool, braai and screen wall on the patio at the back of the main dwelling, as well as work to the outbuilding, including aluminium windows and doors, timber balustrades on the balcony, finishes and plumbing and electrical fittings, the western common boundary wall has also not been completed.
- The permit was issued by HWC on 25 June 2024 for alterations and additions to the property (HWC24053109EJV0603).
- Given that the application is for a deviation, consultation has not been requested from the applicant. However, the applicant submitted comment from CIBRA. CIBRA take issue with commenting on unauthorized work, however they noted that in the case of this application, that they would normally not object to the proposal.

DECISION

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

SVB

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

Case No: HWC25060304SVB0618

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 05 July.
- The property is graded IIIA and within the Central City HPOZ.
- Work has not started.
- The proposal is for interior alterations to the apartment unit, comprising of change in fittings, fixtures, flooring, tiling and painting.
- Despite this being deemed Minor Works, the applicant has included comment from CIBRA, and they are in support of the proposal.

DECISION

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

SVB

13.20 Erf 237, 16 Mark Street, Elim, S27-Additions & Alterations

Case No.: HWC25031718CH0319

OUTSTANDING INFORMATION

Agulhas Heritage Society and Conservation Body comment.

CH

13.21 Erven 109 and 110, First Beach Apartments, 57 Victoria Road, Clifton, S34-Additions & Alterations

Case No: HWC25052708XM0528

Ms Xola Mlwandle introduced the item.

CASE SUMMARY

- Outstanding info received 2 July 2025.
- The proposal is for addition of a balcony and a pergola structure to the northern façade of the existing property.
- Not Graded, Outside HPOZ
- CoCT E&HM supports
- Camps Bay Clifton Ratepayers Association did not provide a comment within 30 days

FOR NOTING

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

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

XM

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

Case No: HWC25061801XM0619

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding info received 4 July 2025.
- The proposal is for additions and alterations for new en-suite bathroom, new hipped-roof to match existing, bay window, window changes - boundary wall upgrades and finishes to the existing property.
- Graded IIIC, Inside HPOZ
- CoCT supports
- Rampac supports, stamped the plans

DECISION

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

XM

13.23 Erf 23135, 46 Eleventh Avenue, Maitland, S34- Additions & Alterations

Case No: HWC25022012XM0225

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.

XM

13.24 Erf 474, 3A York Road, Green Point, S34-Additions & Alterations

Case No: HWC25050210XM0507

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 26 June 2025, 8 July 2025
- addition of a loft addition including two bedrooms onto the existing building older than 60 years and graded 3B.
- Most of the work will not be visible from the street. The back section of the roof will be removed and replaced with a low pitched section that rise slightly above the current ridge line towards the back to meet up with the existing hipped extension.
- The proposed work will differ in Architectural style as to the rear there will be an addition of Nutec walls which will have an overlap finish but will be painted to match the existing
- house. Nutec was chosen as it is lightweight and will have minimal structural impact on the existing building. It is to be noted that there is already an addition of a second storey to the rear of the building as well as a loft within the existing roof. The current proposal is to lift the existing loft to allow for an additional two rooms. To Achieve this the existing roof to the rear only will be removed and made into a flat roof that will run to the front façade. This addition will not be visible from the front/Street façade as it will still read as a pitched roof.
- The additions of skylights to the front façade will be the only identifying trait that there has been changes done to the building. The roof windows will not protrude from the existing roof to minimise its impact.
- Work has not started
- The property is graded IIIB and is located within the Somerset Road proposed HPOZ.
- CoCT comment: The subject property is located within the Somerset Road proposed HPOZ and contributes to the existing context while also having intrinsic significance. The presentation of the street facing facade remains the most important aspect of the house. While the heightening of the roof beyond the ridge line will not normally be supported, in this instance only, where it had already occurred and will not be legible from street level, it is supported. The reduction of the current generous stoep area to accommodate off-street parking is regrettable. However, it is confirmed on the earlier historic map that the stoep was later widened and was not originally so wide.

- The loss of the original ceilings in the rear rooms to accommodate the additional bedrooms upstairs are also regretted, but these rooms had already been modernised. The high ceiling in the living room is to be retained. E&HM is supportive of the proposed application as not impacting negatively on a heritage resource or its context.
- Green Point Residents & Ratepayers Association (GPRRA) did not provide a comment within 30 days

DECISION

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

XM

13.25 Erf 66798, 44 Durban Road, Upper Wynberg, S27-Additions & Alterations

Case No: HWC25011306XM0122

Ms Xola Mlwandle introduced the item

Ms Kim Johnson was present and took part in the discussion.

DISCUSSION

- Additional information received, 29 May 2025, 8 July 2025
- Homs required clarity on all completed work to be coloured up on plans, and payment.
- The application is for the replacement of asbestos roof with corrugated iron.
- In April 2015, the owners started replacing their old asbestos roof with a corrugated iron roof. As the original roof and trusses were in poor condition and needed replacing. City of Cape Town issued a stop order during the process, and work has since stopped, and temporary fibre cement was used to block the gap.
- There's a 10 cm gap between the roof and external wall presents issues, making the house cold and uninhabitable in winter and the high winds raised fears the roof might blow off. Mold is growing inside due to constant moisture from the gap. Internal walls and timber floors are damp and getting damaged. Soft clay bricks are deteriorating and may become irreparable. Request is made for permission to repair the damage, close the eaves, reattach gutters, replace the fascia with a replica of the original in order to prevent further damage to the building.
- Work has been completed
- Late 19th century residential densification of Wynberg. Good architectural example, including associated coach house. Good interface with and part of a well-preserved streetscape.
- Graded II
- Inside HPOZ

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 Kim Johnson to monitor the proposed work.
2. A close-out report, compiled by Kim Johnson, must be submitted to HWC within 30 days of practical completion.
3. Lime render is to be used specifically based on a one-part hydrated lime to three parts coarse sand. No Portland cement is to be included in the mix.

XM

14. NEW MATTERS

14.1 Erf 3065, 19 Van Blommenstein Street, Onrus, Hermanus, S34 – Additions & Alterations

Case No: HWC25070206CSI0703

Ms Chiara Singh introduced the item.

CASE SUMMARY

- Work applied for has been completed
- Not Graded
- Outside HPO
- Completed work is for the internal reconfiguration of the space.
- OHAC provided comment and support the application

FOR NOTING

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

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

CSI

14.2 Erf 3398, Corner of Main Road and Trotter Street, Knysna, S34 - Minor Works

Case No: HWC25070302CSI0703

Ms Chiara Singh introduced the item

CASE SUMMARY

- Work applied for has not started
- Not Graded
- Outside HPO
- Proposed work is for a new boundary wall, new windows, and internal alterations

FOR NOTING

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

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

CSI

14.3 Erf 7026, Adriaans Drive, Kwanonqaba, Mossel Bay, S38(8) - NID

Case No: HWC25062704CSI0704 / 36206CSI0704 <https://www.sahris.org.za/node/383136>

Ms Chiara Singh introduced the item.

DISCUSSION

- Proposed development is for the regularisation of the existing pig farm. No additional infrastructure is proposed.
- There are no historical structures or buildings present or affected by the farm
- Scattered ESA and MSA lithics are present but with no associated finds and have been graded NCW. The palaeo sensitivity on the SAHRIS palaeo map is very high. According to Pether (2025), "The deep weathering of the Bokkeveld Group shales is readily evident in the nearby brick-clay quarry. The fossil content of the shales has been destroyed and the SAHRIS VERY HIGH sensitivity rating is not applicable due to the deformation and weathering of the shales in this region"
- Consultant recommends NFS

FINAL COMMENT

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

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

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

Case No: HWC25070110CSI0702

OUTSTANDING INFORMATION

Title deed, SG diagram, streetscape photographs required.

CSI

14.5 Portion 2 of Farm 193, Stokery Road, Wellington, S38(8) - NID

Case No: HWC25052707CSI0701 / 25562CSI0701 <https://www.sahris.org.za/node/382937>

OUTSTANDING INFORMATION

Site photographs, outstanding balance on POP.

CSI

14.6 Portion 38 of Farm 136, Robertson Avenue, Tergniet, Mossel Bay, S38(8) - NID

Case No: HWC25062705CSI0702 / 25567CSI0702 <https://www.sahris.org.za/node/382951>

Ms Chiara Singh introduced the item.

DISCUSSION

- Proposed development is for a residential development with a total of 144 units into four types of residential developments. Site A (western side of the property) includes 41 Type 1 units, 21 Type 2 units and 10 Type 3&4 units. Site B (eastern side of the property) includes 34 Type 1 units, 14 Type 2 units and 24 Type 3&4 units.
- There are no visual concerns as the site is located in a residential area.
- The archaeological sensitivity according to the DFFE screener report is low. An archaeological walk-through was conducted due to the site's proximity to the shoreline but no resources were discovered.
- The palaeo sensitivity on the SAHRIS palaeo map is unknown but moderate according to the DFFE screener report. According to Pether (2025), "Although sparse, an occurrence of fossil material, or buried archaeological material, cannot be entirely dismissed. It is advisable that a protocol for finds of bones, the Fossil Finds Procedure (FFP), is included in the Environmental Management Plan (EMP) for the project, basically "If fossil shells or bones are uncovered during the Construction Phase, temporarily stop work at the spot and report to Heritage Western Cape"
- Consultant recommends NFS.

FINAL COMMENT

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

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.

CSI

14.7 Portion 4 of Farm 197, Farm Pienaarspoort, MR559, Saldanha Bay, S38(8) – NID

Case No: 25534CSI0627 <https://www.sahris.org.za/node/382860>

Ms Chiara Singh introduced the item.

DISCUSSION

- Proposed development is for the Freeport Green Hydrogen & Ammonia Production Plant within the Besaansklop Industrial Area
- There are no historical structures or buildings which will be negatively impacted by the proposed development.
- There are no archaeological resources present.
- The palaeo sensitivity on the SAHRIS palaeo map is high
- Consultant has recommended NFS with chance finds.

FINAL COMMENT

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

CSI

14.8 Portion 5 of Farm 6, Pinnacle Point, Mossel Bay and Klasies River, S35 - Analysis

Case No: HWC25070107CSI0701

Ms Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Proposed work is for the destructive analysis of ungulate teeth from the sites of Klasies River and Pinnacle Point for carbon, oxygen and strontium isotopes.
- The test sample is less than 10% of all ungulate teeth at each site, thus destructive sampling will not affect the integrity of the collection not future research on fauna from both sites.
- Analysis of the same serially sampled tooth from archaeological sequences can provide detailed information on past environment and climates, as well as seasonal variation in diet, water availability, and movement of species.
- Iziko and Mossel Bay Archaeology Project have provided letters supporting the research.
- HWC do not recognise the Dias Museum and the Mossel Bay Archaeology Project as the authorised repository for the Pinnacle Point material. Discussion regarding the future of the collection either being relinquished in working order to Iziko Museums of South Africa within a year or a lease agreement being entered into between the Dias Museum and Iziko subject to a collections manager and the appropriate infrastructure being implemented is ongoing. In an effort not to impede the study of the material or prejudice the applicant, HWC have agreed to proceed with the application.

DECISION

The Committee resolved to endorse the Section 35 permit application prepared by Navashni Naidoo dated 27 June 2025.

CSI

14.9 Erf 19457, 13 Oranje Street, Paarl, S34- Additions & Alterations

Case No: HWC25062711CH0627

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIC inside SCPAOZ of Paarl.
- Proposal is for a pool, carports, internal alterations and solar panels on portion of the roof above the existing bathrooms.
- Work has started. This work includes the freestanding carports and pool. The remainder of the work is yet to be completed.
- Drakenstein Municipality supports.
- DHF provided comment stating that they cannot comment on work completed without a permit.
- Paarl300 Foundation does not support due to the work being completed without a permit.

DECISION

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

CH

14.10 Erf 89649, 28 Main Road, Kalk Bay, S34-A&A

Case No: HW25010604CH0627

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIB inside HPO
- Proposal is to convert the single storey garage into a double storey with solar panels on the roof, covered translucent pergola and removal of the palisade fence on the street boundary walls. The work is to the rear of the property and will not be visible from the street.
- Work has not started.
- Previous permits were issued on 21 June 2021 (HWC21050302XM0518E - internal alterations, addition of bathrooms), 28 February 2023 (HWC23021609SJ0217) and 3 June 2024 (HWC24051501SJ0522 - raising timber floor in one room).
- CoCT did not provide a formal comment on the application. An email thread was included in the submission with discussions regarding the proposed roof typology of the new classroom above the garage. The CoCT official supported a mono pitch roof.
- The applicant also motivated for this type of roof to maximise the yield from the solar panels and to minimize visual impacts from the property.
- KBSJRRRA did not comment within 30 days.
- Kalk Bay Historical Association did not comment within 30 days.
- The committee will see that the applicant asked if she should request comments again because none were received and because the work is not urgent. I said no because I&APs had an opportunity in which they failed to provide any response.

DECISION

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

CH

14.11 Portion 46 of Farm 832, Contactor Street, Suider Paarl, Paarl, S34- Additions &Alterations

Case No: HWC25062708CH0627

OUTSTANDING INFORMATION

All unauthorized work to be reflected on the drawings and Company Resolution authorizing Nadem Salie to sign on behalf of Alstom Electrical Industries (Pty) Ltd.

CH

14.12 Portion 9 of Farm 643, Akkerbos, Wortelgat Road, Stanford, S34- Additions &Alterations

Case No: HWC25062707CH0627

OUTSTANDING INFORMATION

Streetscape/contextual photographs, SHC comment and WCC comment.

CH

14.13 Erf 194, 8 Queen Victoria Street, Stanford, S31-Subdivision

Case No: HWC25062609CH0630

OUTSTANDING INFORMATION

Additional streetscape photographs, SG diagram, OHAC comment and SHC comment.

CH

14.14 Erf 7999, 72 Main Road, Lemm's Corner, Hermanus, S34- Additions &Alterations

Case No: HWC25070104CH0703

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIB (Rossouw Building and Fisherman's Cottage) and IIIC (Hamman Building) inside HPO
- Proposed work includes:
- Hamman Building - enclosing stoep with glass (along Main Road), internal dividing walls, new window on NE elevation and double French door on east elevation.
- Fisherman's Cottage - regularizing the freestanding stoep/turned pole pergola and external structures and the addition of an ablution block on the NW elevation.
- Rossouw Modern Art Building - enclosing the stoep with glass (along Harbour Road), addition of a glass enclosed sunroom on north and east elevation and internal alterations (3 single doors leading into the sunroom).
- Work has not started.
- OHAC provided comment that no chasing or tiling is to be done to the conservation worthy gable wall. OHAC further supports the revised and reduced scale of the proposed ablution addition, and the remainder work proposed.

DECISION

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

CH

14.15 Erf 88317, 2 Rodwell Road, St James, S34-Minor Works

Case No: HWC25060505CH0702

OUTSTANDING INFORMATION

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

CH

14.16 Portion 28 of Farm 308 Krom Kloof, Moose Valley Nature Reserve, Ladismith, S34-Minor Works

Case No: HWC25062706CH0702

OUTSTANDING INFORMATION

Drawings, Kannaland Municipality comment and outstanding payment of R670.00

CH

14.17 Erf 13355, 24 Nicholl Street, Paarl, S34- Additions &Alterations

Case No: HWC25052603CN0703

OUTSTANDING INFORMATION

POP with full R1000 payment required.

CN

14.18 Erf 13494-RE, 1 Wagner Street, Oudtshoorn, S34- Additions &Alterations

Case No: HWC25062309CN0630

Ms Corne Nortje introduced the item.

CASE SUMMARY

- Grading: Ungraded
- HPO: Outside
- Status of work: Not started
- Proposal: For extensions to the old train station that includes a classroom, offices, ablution block and extension

of the dining room.

- Consultation:
 - Oudtshoorn Municipality supports the comments by Heritage Oudtshoorn
 - Heritage Oudtshoorn Permit Committee has no objection
- Heritage considerations: The main building from the exterior looks like the only building worthy of a grading, however not enough information was provided in this application to determine a grading. I don't believe the extensions will have a negative impact on the significance any heritage resources.
- Officer recommendation: Approval under ASD

FOR NOTING

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

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

CN

14.19 Erf 152, 33 Hofmeyr Road, Sea Point, S34-Minor Works

Case No: HWC25062605CN0630

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

14.20 Erf 16949, 150 Market Street, Parow, S34-Minor Works

Case No: HWC25052702CN0702

Ms Corne Nortje introduced the item

CASE SUMMARY

- Grading: IIIC/4
- HPO: Outside
- Status of work: Not started
- Proposal: For a new building to the rear, and a pergola attached to the building older than 60 years.
- Consultation:
- CoCT supports
- Heritage considerations: Consider the grading to be NCW
- Officer recommendation: Approval under ASD

FOR NOTING

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

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

CN

14.21 Erf 2173, 11 Reyger Road, Stellenbosch, S34- Additions &Alterations

Case No: HWC25062406CN0630

OUTSTANDING INFORMATION

Correctly coloured up plan and I&AP comments required

CN

14.22 Erf 2687, 151 Beach Road, Gordons Bay, S34-Additions &Alterations

Case No: HWC25062002CN0630

OUTSTANDING INFORMATION

Trust Resolution, Streetscape photos and I&AP comments required.

CN

14.23 Erf 27026, 12 Nuttall Road, Observatory, S34-Minor Works

Case No: HWC25062710CN0630

Ms Corne Nortje introduced the item.

DISCUSSION

- Grading: IIIB
- HPO: Inside
- Status of work: Work has started to the boundary wall and some internal changes such as undercoat painting and the removal of some doors. EJV and SJ conducted a site inspection on 11 Feb 2025. Work on site was stopped prior to HWC being on site and no stop works was issued. Work has been halted since.
- Proposal: To raise the boundary wall pillars with replica palisade infill, a ramp to terrace, creating additional openings in the walls internally and bricking up an internal window as well as adding WCs.
- Consultation:
 - CoCT - the comment submitted from planning, but work is considered minor and comments not required.
- Heritage considerations: From the information in the folder, it can be deemed that the majority of the work is still to be completed. The boundary wall restoration is a positive contribution to the heritage resource. No impacts to the resource not the HPO.
- Officer recommendation: Approval

DECISION

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

CN

14.24 Erf 46642, 5 Toll Road, Rondebosch, S34-Total Demolition

Case No: HWC25063011CN0702

OUTSTANDING INFORMATION

PoP, Trust Resolution and Demolition Plan required.

CN

14.25 Erf 4901, 11 Old Helshoogte Road, Stellenbosch, S34-A&A

Case No: HWC25062407CN0630

OUTSTANDING INFORMATION

External and streetscape photos, Municipality and Conservation bodies comments required.

CN

14.26 Erf 20558, 27 Olifantsrivier Laan, Durbanville, S38(4) - NID

Case No: HWC25062604EJV0630

OUTSTANDING INFORMATION

Screening tool; more consideration of the cultural landscape; application form correctly indicating the erf number and property owners; company resolution or POA required.

EJV

14.27 Erf 32604-RE, Vygekraal River and Nantes Park, 43 Cornflower Street, Athlone, S38(8) - NID

Case No: HWC25062308EJV0630 / 25548EJV0630 <https://sahris.org.za/node/382890>

OUTSTANDING INFORMATION

Photographs of the site; comment on the archaeological sensitivity required.

EJV

14.28 Erven 199; 1516; 1770; 1771; 1769; Farm 129 Portion of Portion 171, Amy Searle Street, Great Brak River, S38(8) - NID

Case No: HWC25041114EJV0630

Emily Jane Vowles introduced the item.

DISCUSSION

- Ungraded
- Outside HPO
- Work has not started
- Triggers s38(1)(a); (c)(i); (iii); (d) and NEMA
- The proposal is for the development of single residential, business, community, open space, recreational, conservation and utility infrastructure on the site supported by roads, streets, and services. Historic aerial imagery indicates that the site was used for cultivation and, as a result, the majority of it is heavily transformed. The valley portion of the site, inclusive of unstable soil and aquatic features, will remain open space. Existing and expanding residential neighbourhoods exist to the north and east of the property, and this is essentially infill development between the two. The map of relative archaeological and cultural heritage theme sensitivity indicates low sensitivity. The map of relative palaeontology theme sensitivity and the SAHRIS palaeo-map indicates very high sensitivity. However, Pether states that the site is wholly on the early Cretaceous Kirkwood Formation. While this is considered of very high sensitivity due to dinosaur bones in the Algoa Basin, foundation and infrastructure excavations will mainly intersect the weathered profile in colluvium. The true palaeo-sensitivity can be considered low. Petrified wood, however, is quite common.
- Consultant recommends no further studies

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.

EJV

14.29 Farm 44-RE, Uitkyk, off the R44, Stellenbosch, S34 – Minor Works

Case No: HWC25063008EJV0703

Emily Jane Vowles introduced the item.

Mr Johan Malherbe (heritage consultant) was present and took part in the discussion.

DISCUSSION

- Graded IIIA (Proposed II in the SHS 2016)
- Inside the Krom River-Valley IIIA Landscape Unit
- Work has not started
- The proposal is to repair the historic plaster on the Fowl House by removing the loose brick and prepping them for re-use, rebuilding the corner, reinforcing the wall, and finishing with lime mortar, lime plaster and a lime wash.
- The CV and appointment letter for Johannes Malherbe of MRA has been provided.

DECISION

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

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

EJV

14.30 Farm 91 Portion 10, De Wilgen, Robertson, S38(4) - NID

Case No: HWC25061902EJV0630

OUTSTANDING INFORMATION

Section F of the application form must be completed; title deed; trust resolution required.

EJV

14.31 Farm CA1165-RE, Groot Phesantekraal, 19 Klipheuwel Road, Cape Farms, S38(4) - NID

Case No: HWC25062603EJV0630

OUTSTANDING INFORMATION

E&HM Branch Comment; Screening tool; more consideration of the cultural landscape required.

EJV

14.32 Farm CA1165-RE, Groot Phesantekraal, 19 Klipheuwel Road, Cape Farms, S38(4) - NID

Case No: HWC25062602EJV0630

OUTSTANDING INFORMATION

E&HM Branch Comment; Screening tool; more consideration of the cultural landscape required.

EJV

14.33 Portion 837 of the Farm Blaauw Klip River No 510, Blaauwklippen, S34 - Additions & Alterations

Case No: HWC25063001RB0630

Mr Ruan Brand introduced the item.

DISCUSSION

- Property is not graded although the 2016 SM survey suggests it as a PHS.
- Outside of any HPO.
- This work has not started.
- Proposal is for a new screen and additions to the library passage with new doorway inside the Blaauwklippen Manor House.
- Both this building and the Jonkershuis are currently under reconstruction after the devastating fire which gutted both buildings (HWC24070317CSI0711 approved MW in July 2024 and HWC24112204RB1122 approved in Dec 2024 [proposal]/Jan 2025 [monitoring] for full restoration).
- Although these would normally be considered deviations, as the passageway is something unapologetically modern, HWC advised the applicant to get comments for a full submission instead.
 - 1) The middelkamer will now become a library/reading area. A pre-existing screen, which must have existed at some stage to separate those spaces, had long since been removed, i.e. decades before the fire in question. There is no record of that screen's appearance nor when it was removed.
 - 2) A remodelled doorway is proposed in the south wall of the new 'middelkamer' library where the old wall had collapsed. This new doorway will open through a reconstructed wall into the interconnecting passage running through the old side court of the Manor House and providing access to the new reconstructed hotel extension wing (which is quite modern and approved via the previous permit [HWC24112204RB1122]). On the opposite wall of the interconnecting passage, three new display niches are to be partly set into a wall containing old wall fabric.
- SIG offered a comment of no objection.
- SM did not respond to the request for comment within 30 days but a week after this, offered a comment of no objection to the screen but raised concerns about the proposed curved wall of the library passage: "...we are, however, still not one hundred percent convinced that the curved wall is an appropriate feature, even if it is located in the newer addition and serves as a junction between buildings".
- Graham provided a response: "The purpose of the curved wall is to provide backing for an historical diorama which is planned to extend from the new passageway floor to over its ceiling. This 'corniceless' curve is to enable the large image to run continuously from wall to ceiling for dramatic effect as one walks from the historic building, through the interleading passage, to the new, stylistically contemporarily, glazed dining room on the south side of the Manor House."
- SHF, CIFA, and VASSA did not respond to the request for comments at all.
- The Committee noted the concerns raised by SM but were in agreement with Mr Jacobs' response.

- The Committee deemed that, in line with other restoration work to the Blaauwklippen Estate, that the work must be monitored, and a close-out report should be submitted.

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

RB

14.34 Erf 1025, 191 Upper Buitenkant Street, Vredehoek, S34-Minor Works

Case No: HWC25061804SVB0702

OUTSTANDING INFORMATION

Company resolution; Locality Plan; External photographs of the building/structure and outstanding application fee required.

SVB

14.35 Erf 113 & 114, 19 & 25 Heerengracht Boulevard, Cape Town City Centre, S34-Alterations

Case No: HWC25070114SVB0702

OUTSTANDING INFORMATION

Title deed; clarity on company resolution; and Registered conservation body comment required.

SVB

14.36 Erf 1603, 6 Gladiolus Avenue, Vredehoek, S34-Additions & Alterations

Case No: HWC25063003SVB0630

OUTSTANDING INFORMATION

Local authority comment required.

SVB

14.37 Erf 188-Re, 8 Frere Road, Sea Point, S34-Alterations

Case No: HWC25061212SVB0701

Ms Sofia Briel introduced the item

DISCUSSION

- Outstanding information received on 03, 08 and 10 July.
- The property is graded IIIB and within the Sea Point HPOZ.
- Work has not started.
- The proposal is for minor alterations to internal walls, installation of new large sliding door into the courtyard, four new windows along the north-western facade, a new railing on the existing terrace, new solar panels and a new pool in the front garden.
- HOMs issued a permit for replacement of the asbestos roof on 30 June (HWC25051505CSI0516), the work on the roof has not yet commenced due to the weather.
- CoCT support the proposal.
- SFB has no objection to the proposal.
- SFA support the proposal.

DECISION

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

SVB

14.38 Erf 260, 22 Queens Road, Sea Point, S34-Deviation

Case No: HWC25062709HWC0701

Ms Sofia Briel introduced the item

DISCUSSION

- Outstanding information received on 9 July 2025.
- The property is graded IIIB and outside of any HPO.
- Work is largely complete.
- The proposal is for deviations from a previous approval. The applicant noted that these deviations are due to various obstacles during the development process, particularly due to damage caused by a fire at the rear of the property. The only work that is not yet complete is the street boundary wall. The completed deviations include a new garden boma, a privacy screen on the common boundary, slight variation to position of internal doors as well as windows, various new doors at the rear and side of the building, closing-up of existing doors at the rear of the property and an extended stoep to create a courtyard at the rear of the property. The deviations also include omission of two of the previously approved internal walls.
- HOMs issued a permit for alterations and additions to the building on 24 May 2022 (22042812TZ0429E).
- Full payment has not yet been received. R4,670.00 is still outstanding in accordance with the fees required for Section 51 applications, as per Provincial Notice 73/2025 in the Provincial Gazette Extraordinary No. 9088, dated 18 June 2025.

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.

SVB

14.39 Erf 3341-RE, 171A Firgrove Way, Constantia, S34-Minor Works

Case No: HWC25070207SVB0702

Ms Sofia Briel introduced the item

DISCUSSION

- The property is graded IIIA and is within the Constantia Winelands Cultural Landscape.
- Work has not started.
- The proposed changes are to the Cape Academy buildings which is one of multiple buildings on the property. The proposal is for demolition of the existing stage floor and replacement with a new stage; bricking up two internal doors; minor new internal walls; new bathroom fixtures; a new external accessibility ramp; demolition of the front steps and a new retaining wall to enclose new raised external paving area in their place. The proposal is also for two new free standing temporary container structures, which do not trigger the NHRA.
- The heritage practitioner recommends that the heritage report be endorsed by HWC and that the S34 application be approved as the grading of IIIA for the site shall not be impacted negatively by the proposed additions and alterations.
- The committee deemed the proposal as Minor Works.

DECISION

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

SVB

14.40 Erf 64275, Christ Church, 8 Richmond Road, Kenilworth, S34-Alterations

Case No: HWC250425502SVB0630

OUTSTANDING INFORMATION

Title deed; Company resolution; and Local Authority comments / Local Municipality comments required.

SVB

14.41 Erf 825-Re, 158 Constantia Main Road, Constantia, S34-Total Demolition

Case No: HWC25063004SVB0630

OUTSTANDING INFORMATION

Streetscape / contextual images analysing the streetscape and showing the immediate surrounds required.

SVB

14.42 Erf 919-RE, 126 Constantia Main Road, Constantia, S34-Additions & Alterations

Case No: HWC25052016SVB0703

Ms Sofia Briel introduced the item

Mr Glen Finkle, Mrs Yael Finkle and Ms Bridget O' Donoghue were present and took part in the discussion.

DISCUSSION

- The property is ungraded and outside of any HPO.
- Work has not started.
- The proposal is to upgrade the existing dwelling and outdoors areas, by removing the 'late Cape Revival style' gables and replacing it with contemporary gables of a Cape Vernacular style. All existing windows and doors are to be replaced with contemporary anodized aluminium frames. The ground level is to be altered to create a larger integrated Living area, and further enclosure of the rear stoep.
- CRRA do not object to the proposal.
- CoCT do not support the proposal for the following reasons:
 - HRS is not in agreement with the Heritage Statement and Conclusion which states that, "the existing building is assessed as Not Conservation Worthy (NCW) due to not enough historic, architectural and aesthetic values of the residence."
 - Although the existing resource has been modernised with alterations and additions, the core 'original' component is still evident in plan and form by means of architectural language, gable design and aesthetics. Evidenced from the Heritage Statement, the interior of the resource has been very well maintained although it is not clear what original fabric remains and what has been replaced.
 - HRS believes that there is sufficient significance within its immediate context, contributing to the streetscape and historical character of the immediate area and surrounds. Visibility of the dwelling from the road is good. Alterations and additions are evident, but the building remains a representative example of the typology. Heritage value can be improved or rehabilitated.
 - For the reasons above, HRS is supportive of the internal interventions but does not support the removal/loss of the distinctive gables of the original core building.
- I&APs have been invited to today's meeting.
- The applicant advised that they responded to the objections in their heritage report and declined to submit an additional letter responding directly to the objections.
- According to the Heritage Statement:
 - "the building, constructed in mid-20th century (between 1945 and 1953) was designed in a 'Late Cape Revival' style, with front central gable and end gables. As this architectural style ended in the 1930s, the building can be described as out-of-period "Cape Revival style".
 - "The building was originally one level, and has been extensively altered internally and extended to each lateral facade (east and west), into the roofscape, and the lower ground level and to the rear stoep in order to created additional accommodation and contemporary finishes and fittings." (The original building is indicated in red on 23 and 31 of the heritage report.)
 - The building is assessed as non-conservation worthy (NCW) as it lacks architectural, technical, historic, associational, associational and social significance. The fact that the building was designed

in a 'Late Cape Revival' architectural style in the mid-20th century when the style has already been replaced with modernist architectural styles. This building does not warrant the retention of the 'late Cape revivalist style'. It is not a good example of the style and has been extensively altered to lack intrinsic and rarity value. The front and side gables are not of high design quality – the end gables added in the late 20th century as additions to the building. The interiors are designed in a contemporary style that lacks design merit."

DECISION

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

SVB

14.43 Erf 924, 4 Heather Street, Milnerton, S34-Additions & Alterations

Case No: HWC25061707XM0630

OUTSTANDING INFORMATION

Work started, plans showing proposed and completed work; Annotated Internal photos.

XM

14.44 Erf 1195, 275 Beach Road, Unit 701, Sea Point, S34- Minor Works

Case No: HWC25070109XM0702

Ms Xola Mlwandle introduced the item

DISCUSSION

- The proposal is for minor additions and alterations including remove the windows surrounding the balcony and replace with frameless glass balustrades. Replace the existing interior sliding glass doors in the lounge/dining and the windows in the study with noise-reduction glazing that looks identical in appearance to the existing. The proposed interior alterations are being undertaken to bring the unit up to modern usability standards and will not affect the historical appearance or nature of the building
- Work has not started
- Graded IIIB outside HPO
- Previous case HWC25010708CN0108, approved 24 January 2025

DECISION

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

XM

14.45 Erf 171135, 37 Walmer Street, Woodstock, S34-Additions & Alterations

Case No: HWC25060412XM0703

OUTSTANDING INFORMATION

POP with full payment; Annotated Internal, External photographs.

XM

14.46 Erf 3366, 19 Constantia Road, Oranjezicht, S34-Additions & Alterations

Case No: HWC25062608XM0630

OUTSTANDING INFORMATION

Consultation comments: Local municipality and Conservation bodies in the area.

XM

14.47 Erf 43373, 129 4th Avenue, Rondebosch, S34-Additions & Alterations

Case No: HWC25062306XM0701

OUTSTANDING INFORMATION

Work started, proposed and completed clearly annotated on the plans, Streetscape photographs.

XM

14.48 Erf 131816, 347 Lower Klipfontein Road, Athlone, S34-Additions & Alterations

Case No: HWC25040715XM0701

OUTSTANDING INFORMATION

New Application form.

XM

14.49 Erf 979, 15 Virginia Avenue, Vredehoek, S34- Deviation

Case No: HWC25062301XM0630

OUTSTANDING INFORMATION

Both owners must sign the application form.

XM

14.50 Farm 3298, La Provence Road, Franschhoek, S34-Total Demolition

Case No: HWC25061714XM0627

OUTSTANDING INFORMATION

Streetscape photographs; Consultation comments: Local municipality and Conservation bodies in the area.

XM

14.51 Erf 4511, Westminster House, 122 Long Market Street, Cape Town, S34-Additions & Alterations-Emergency Works

Case No: HWC25070105XM0702

FOR NOTING

The application was approved via an email decision on 03 July 2025. Refer to Item 10.2.

XM

14.52 Farm 238-Re, Welvanpas Farm, Coach House, Bovlei Road, Wellington, S34-Alterations & Restoration

Case No: HWC25060404SJ0627

Ms Sneha Jhupsee introduced the item.

Mr Johan Malherbe, Ms Uryke du Preez (admin), Ms Nicolene Visser (admin) and Mr Clive Theunissen were present and took part in the discussion.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- Additional Information: Way forward for Welvanpas has been resolved to accept S34 applications for restoration to structures older than 60 years old on the werf. The existing Coach House is in a extreme state of dilapidation and has plastic sheeting over the exposed walls to protect it. An updated Statement of Significance and Draft Conservation Statement with an SDP has been submitted, which are both working documents for guidance.
- The work has not started.
- Graded a proposed II (Drakenstein Heritage Survey, 2013) and inside proposed Bovlei Heritage Overlay Zone HPOZ.
- Proposal is for the reconstruction of the Coach House (formerly known as the Slave House). The reconstruction is to be authentic and based on detailed records, historical photographs, clearly identifiable remnants showing original wall openings and with original construction materials still available. The process is not a speculative or a modern stylistic reconstruction but rather one of anastylosis.
- Consultation:
 - - DHAC: no objection.
 - - DHF: no objection.
 - - WHF: no objection.
 - - Paarl300: supported.

DECISION

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

1. A close-out report, compiled by a suitably qualified heritage consultant, must be submitted to HWC within 30 days of practical completion.

SJ

14.53 Erf 149294-Re, Dock House, 5 Portwood Road, V&A Waterfront, S27-Minor Works

Case No: HWC25061715SJ0630

Ms Sneha Jhupsee introduced the item

DISCUSSION

- NHRA Trigger: Provincial Heritage Site.
- Additional Information: Title deed, SG, Resolution all on file with SJ and in order. Built in 1860.
- The work has not started.
- Graded II and inside proposed V&A Waterfront HPOZ. (The City Map indicates the structure as IIIA and the Baumann & Abrahamse survey (2024) indicates a proposed grading of IIIA, however the site was declared as a National Monument and is a PHS).
- Proposal is for repainting and maintenance (repointing, cracking, coping, window replacement and repair and joinery).
- 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 (Gabriel Fagan Architects) to monitor the proposed work.
2. A close-out report, compiled by John Wilson-Harris (Gabriel Fagan Architects), must be submitted to HWC within 30 days of practical completion.

SJ

14.54 Erf 2152, The Bailey, 91 Bree Street, Cape Town, S34-Additions & Alterations

Case No: HWC25070108SJ0702

Ms Sneha Jhupsee introduced the item

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- Additional Information: Late 20th century reconstruction/modelling of an 18th century dwelling, forming part of a relatively coherent grouping. Some architectural merit, conforming to the scale and bulk of the surrounding period buildings. 5 bay double storey original. Adjacent to PHS (93 Bree (De Waal House) & 90 Shortmarket). Exceptional layered heritage in the City with potential of archaeological finds (S35), however the structure has undergone significant alteration, but character remains.
- The work has not started.
- Graded IIIB and inside Central City HPOZ.
- Consultation:
 - CoCT EHM: Do not support the application, citing the negative visual impact of the proposed tower on the fine-grained, low-rise heritage character of the historic CBD. They dispute the proposed downgrading of the building's heritage grading, highlighting its contextual significance within a highly sensitive streetscape. The site falls within the Mid City Precinct, identified in the Draft CBD LSDF as an area to be preserved in its current form and scale. The tower typology is considered inappropriate, with concerns raised around height, blank facades, inadequate setbacks, and materiality that is out of keeping with the surrounding heritage environment. (11.12.24)
 - CoCT UDB: Do not support the application, as the proposal significantly deviates from the fine-grain, low-rise character of the Bree Street context and therefore conflicts with the UDP. The proposed height (9 floors above

the current datum) would have a notable visual impact on the streetscape, unlike other developments in the area which remain relatively concealed from street level. Recommendation: The height be reduced to 8 floors, the taller portion of the building be set back further from the street, the proposal align with the Draft CoCT CBD LSDF (2025), which supports low-rise, contextually responsive development that respects heritage and urban character. The application does not currently meet these policy and urban design objectives. (Anees Arnold/ Simone Bergoff) (07.07.25)

- CIBRA: Do not support the application, citing concerns about the negative impact of the proposed development on a significant group of heritage buildings between Castle Street and Longmarket Street, including Heritage Square, the adjacent Provincial Heritage Site (De Waal House), and the last remaining blue gum trees. (02.12.24)

- CTHF: noted on the form but not in the document - query.

- ClfA: Do not support the application, aligning with CoCT EHM in upholding the higher Grade IIIB for the building and raising strong objections to the severe visual impact of a 12-storey tower on the sensitive and significant streetscape. They note that height, rather than material or finish, is the primary issue, and conclude that the uniqueness of the streetscape would be irreparably compromised, rendering objection. (06.03.25)

- Consultation Responses: The concerns of I&APs are acknowledged, particularly the objection to the proposed high-rise's visual impact on the historic character of Bree Street. While the building's current grading as IIIB (due to its contribution to a significant streetscape) is contested by the applicant (who argues for a lower IIIC grading based on limited intrinsic heritage value) the main issue remains the perceived negative impact of height on context. The Draft LSDF highlights the Wale-Breë Street area as a heritage cluster where only modest additions are encouraged. However, the applicant argues that prohibiting all development would threaten economic viability, and that the proposal aligns with the City's Tall Building Design Guidelines through appropriate mitigation (e.g., setbacks, scale transitions, retention of street interface). The concept of historic layering is invoked to support sensitive new development that integrates with heritage contexts. The proposal's 32.5m height is positioned as consistent with future urban intensification in the area and visually aligned with existing taller buildings, particularly when viewed from Riebeeck Square. While objections remain, the applicant contends that the design meets policy requirements and should not be considered inappropriate.

REFERRAL

The Committee resolved to refer the application to BELCom on 23 July 2025 due to the multiple objections received. HOMs recommends a potential site inspection and further requirements for development of the heritage design indicators to further interrogate the proposed blank facades, lack of modulation and materiality.

SJ

15. Other Matters

16. Adoption of Resolutions and Decisions:

CN moves to adopt and RB seconds the adoption of resolutions and decisions of the meeting of 14 July 2025.

17. Closure: The chairperson, Ms. Sneha Jhupsee, officially closed the meeting at 13H20

18. Date of next meeting: Monday, 21 July 2025

MINUTES APPROVED AND SIGNED BY:

CHAIR: _____

SECRETARY: _____

Annexure A – HWC: Heritage Officers' Meetings

Abbreviations

APHP - Association of Professional Heritage Practitioners

AHP - Agulhas Heritage Society

BKCA - Bo-Kaap Civic Association

BKYM - Bo-Kaap Youth Movement

CIBRA - City Bowl Ratepayers' & Residents Association

CoCT - City of Cape Town

CTHT - Cape Town Heritage Trust

CRM - Cultural Resources Management

DRHCA - De Rust Heritage Conservation Association

Docomomo South Africa

DHS - Durbanville Heritage Society

EHM - Environmental Heritage Management department

FoBCA - Friends of Blaauwberg Conservation Area

FE - Friends of Elim

GLCA - Greater Lynfræ Civic Association

GPRRA - Green Point Ratepayers & Residents Association

HVA - Harfield Village Association

HMB - Heritage Mossel Bay

HVTA - Hex Valley Tourism Association

HBRRA - Hout Bay & Ratepayers and Residents Association

HIA - Heritage Impact Assessment

ILASA - Institute for Landscape Architecture in South Africa

KBHA - Kalk Bay Historical Association

KBSJRR - Kalk bay-St James Ratepayers & Residents Association

LKID - Lower Kenilworth Improvement District

MHCS - Muizenberg Historical Conservation Society

NCW - Not Conservation Worthy

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

NID - Notification of Intent to Develop

NCOA - Noetzie Conservancy Owners Association

OH - Oudtshoorn Heritage

Paarl300 Foundation

PRRA - Pinelands Ratepayers & Residents Association

PACF - Prince Albert Cultural Foundation

SAHRA - South African Heritage Resources Agency

SRHS - Salt River Heritage Society

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

SvDSF - Simon van der Stel Foundation Cape Town

STHS - Simon's Town Historical Society

SHF - Stellenbosch Heritage Foundation

SHCT - Stillbaai Heritage Conservation Trust

GHT - George Heritage Trust

RVRA - Rustenburg Valley Residents Association

TRHCS - Touws River Heritage and Conservation Society

VASSA - Vernacular Architecture Society of South Africa

WUECAG - Walmer/University Estate Conservation Action Group

WCAC - West Coast Aboriginal Council

WAAC - Woodstock Aesthetic Advisory Committee

WHCS - Worcester Heritage & Conservation Society

WRRRA - Wynberg Residents and Ratepayers Association

ASAPA - Association of Southern African Professional Archaeologists

ABHC - Associated 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 - Franschoek Heritage and Ratepayer Association

FoCVGB - Friends of Constantia Valley Green Belts

GBRM - Great Brak River Museum

GVHAG - Greater Vredehoek Heritage Action Group

GCS - Greyton Conservation Society

HRF - Helderberg Renaissance Foundation

HOMs - Heritage Officers Meeting

HPO - Heritage protects overlay.

HWC - Heritage Western Cape

IACom - Impact Assessment Committee

IGIC - Inventories, Gradings and Interpretations Committee

KHS - Kommetjie Heritage Society

MGHS - McGregor Heritage Society

NHC - Napier Heritage & Conservation

NASDB - Nelspoort Agency of Sustainable Development body

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

NRA - Newlands Residents Association

OCA - Observatory Civic Association

OHAC - Overstrand Heritage and Aesthetics Committee

PPP - Public Participation Process

PHCT - Pniel Heritage and Cultural Trust

RMCA - Rosebank and Mowbray Planning & Architectural Committee

SAHRIS - South African Heritage Resources Information System

SPFA - Sea Point for All Group

SHC - Stanford Conservation Trust & Stanford Heritage Committee

SIG - Stellenbosch Interest Group

SHA - Swellendam Heritage Association

OWVS - Old Wynberg Village Society

TVHF - Tulbagh Valley Heritage Foundation

UCRRA - Upper Claremont and Residents and Ratepayers Association

WERRA - Walmer Estate Ratepayers and Residents Association

Ward 2 Forum

WCC - Whale Coast Conservation

WRA - Woodstock Residents Association

WECA - Wynberg East Civic Association