

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,  
HERITAGE OFFICERS' MEETING**

**Held on Monday, 17 March 2025 at 08:30 via MS Teams**



**1. Opening and Welcome**

The Chairperson, Mr Ruan Brand, officially opened the meeting at 08:00 and welcomed everyone present.

**2. Attendance**

**Members**

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

**Staff**

|                      |                             |           |
|----------------------|-----------------------------|-----------|
| Ms. Aneeqah Brown    | Secretariat                 | <b>AB</b> |
| Ms. Yusrah Hoosain   | Intern (I&AP communication) | <b>YH</b> |
| Ms. Nosiphiwo Tafeni | Back up Secretariat         | <b>NT</b> |
| Ms. Waseefa Dhansay  | Assistant Director          | <b>WD</b> |

**Observers**

None

**Visitors**

|                     |                               |                                |
|---------------------|-------------------------------|--------------------------------|
| Tershia Stemmet     | Architect                     | Item No.13.7                   |
| John Wilson Harris  | Heritage Practitioner         | Item No. 13.16                 |
| Nicolene Visser     | Architect                     | Item No. 14.4                  |
| Jonathan Kaplan     | Heritage Practitioner         | Item No. 14.50                 |
| Kelly Gilmour       | EAP                           | Item No. 14.50                 |
| Daniel Hellenberg   | Applicant                     | Item No. 13.44                 |
| Johan Cornelius     | Applicant                     | Item No. 13.39                 |
| Tanja Kruger        | Applicant                     | Item No. 14.5                  |
| Madeli Beyers       | Architect                     | Item No. 14.4                  |
| Ursula Rigby        | Heritage Practitioner         | Item No. 14.24                 |
| Lize Malan          | Obo the Heritage Practitioner | Item No. 14.11, 14.12, & 14.13 |
| Antonieta Jerardino | I&AP (Archaeologist)          | Item No. 14.58 and 14.62       |
| Marise Grobler      | Applicant                     | Item No. 14.102 & 14.103       |

**3. Apologies**

|                    |                                 |           |
|--------------------|---------------------------------|-----------|
| Ms. Penelope Meyer | Deputy Director: Legal Services | <b>PM</b> |
|--------------------|---------------------------------|-----------|

**Absent**

None

**4. Acceptance of the Code of Conduct**

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

**5. Approval of Agenda**

The Committee resolved to approve the agenda of 17 March 2025 with the following additions:

- Item 13.44 **Erf 794, 37 Hastings Street, Tamboerskloof, S34-Additions & Alterations**  
**Case No:** HWC24112215SVB0113
- Item 14.103 **Rem of Farm 1066, Rickety Bridge Winery, Franschhoek, S34-Minor Works**  
**Case No:** HWC25030511XM0306
- Item 14.104 **Erf 28002-Re, Rhodes Memorial Tea Room, Table Mountain Nature Reserve, S34-Restoration**  
**Case No:** HWC25021902SJ0220

EJV moved to adopt the agenda and CN seconded.

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

**6.1.** The Committee resolved to approve the minutes of 4 March 2025.

SJ moved to adopt the agenda and CH seconded.

**7. Disclosure of conflict of interest**

None.

**8. Confidential matters**

None.

**9. Standing Items**

**9.1. Site inspections undertaken**

9.1.1 Erf 28002 RE, Rhodes Memorial Tearoom, Table Mountain – 5 March 2025 (EJV)

- Heard under item 9.3.1

9.1.2 Erven 3585, 3598, 3599 & 3600, Cape Town Club, 18 Queen Victoria Street, Cape Town City Centre – 13 March 2025 (SVB)

- The Committee noted the site inspection that was undertaken on Thursday, 13 March 2025.
- The heritage officers were denied access to the property.
- Further investigation revealed that there was a 2021 Appeals Ruling for work to the property and the officer will compile a summary detailing the situation *in leu* of a site inspection report.

9.1.3 Erf 501, 8 Long Street, McGregor – 11 March 2025 (SB)

- Heard under 9.3.2

9.1.4 Erf 938-RE, Bo-Kaap – 13 March 2025 (SB)

- Heard under 9.3.4

9.1.5 Erf 4536/7, Blouberg – 13 March 2025 (SB)

- The Committee noted the site inspection that was undertaken on Thursday, 13 March 2025.
- The site inspection report will be tabled at the next HOMs once it is available.

9.1.6 Erf 279, 15 Long Street, Montagu – 11 March 2025 (CN)

- The Committee noted the site inspection that was undertaken on Tuesday, 11 March 2025.
- The site inspection report will be tabled at the next HOMs once it is available.

site inspection report at the next HOMs meeting.

9.1.7 Erf 231-RE, 21 Kohler, Montagu (Ou Station Building – Transnet) – 11 March 2025 (CN)

- The Committee noted the site inspection that was undertaken on Tuesday, 11 March 2025.
- The site inspection report will be tabled at the next HOMs once it is available.

9.1.8 Erf 297, 11 Rose Street, Montagu – 11 March 2025 (CN)

- The Committee noted the site inspection that was undertaken on Tuesday, 11 March 2025.
- The site inspection report will be tabled at the next HOMs once it is available.

9.1.9 Erf 1908, via Bree Street, McGregor – 11 March 2025 (CN)

- The Committee noted the site inspection that was undertaken on Tuesday, 11 March 2025.
- The site inspection report will be tabled at the next HOMs once it is available.

**9.2. Proposed Site Inspections**

None.

**9.3. Site Inspection Reports**

9.3.1 Erf 28002 RE, Rhodes Memorial Tearoom, Table Mountain (EJV)

- The Committee noted the site inspection undertaken on 5 March 2025.
- The Committee noted the findings of the Site Inspection Report and recommendations therein within the matter being on the agenda today as item 14.104.

9.3.2 Erf 501, 8 Long Street, McGregor (SB)

- The Committee noted the site inspection undertaken on 11 March 2025.
- The Committee noted the findings of the Site Inspection Report.

9.3.3 Portion of Farm 948, Protea Ridge, Farm Kommetjie (Protea Village), Kommetjie (SB)

- The Committee noted the site inspection undertaken on 12 February 2025.
- The Committee noted the findings of the Site Inspection Report.

9.3.4 Erf 938-Re, Corner Pentz Street and Yusuf Drive, Bo-Kaap (SB)

Case No: HWC24040803SJ0409

- The Committee noted the site inspection undertaken on 14 March 2025.
- The Committee noted the findings of the Site Inspection Report.
- The Committee is concerned that there is insufficient information about the significance of the heritage resource that has been uncovered on the PHS.
- HWC is in receipt of the drawings submitted on 17 March 2025 and the drawings have been considered by the committee.
- A letter to be issued by original case officer (SJ) stating the following:
  1. The applicant must submit a revised set of drawings indicating the historical stone well and stone walls with amended proposal to HWC for review and approval. The drawings must include plans and sections to show the proposed foundation depth and distance to the historic well and stone wall structures, as per the five-meter buffer zone.
  2. The Stop Works Order remains in place for the 5-meter buffer zone surrounding the well.
  3. A historical analysis and research on the historical stone well and stone walls must be provided as a heritage informant for an integrated development and maintenance plan for the archaeological features identified.
  4. The report as per point 2 must be distributed to all I&APs and registered conservation bodies in the area.
  5. The I&APs will have 30 days to comment on the documentation.
  6. The above must be completed within 6 months of receipt of this letter.
  7. The method statement for the temporary stabilisation of the well as per the report titled "*Method Statement: Stabilisation and Preservation of Well*", dated 13 March 2025, prepared by Harriet Clift (CoCT), is endorsed for the protection of the heritage resource.

9.3.5 Erf 279, 15 Long Street, Montagu (CN)

- The site inspection report was not ready to be tabled and will be tabled at the next available HOMs.

9.3.6 Erf 231-RE, 21 Kohler, Montagu (Ou Station Building – Transnet) (CN)

- The site inspection report was not ready to be tabled and will be tabled at the next available HOMs.

9.3.7 Erf 297, 11 Rose Street, Montagu (CN)

- The site inspection report was not ready to be tabled and will be tabled at the next available HOMs.

9.3.8 Erf 1908, via Bree Street, McGregor (CN)

- The site inspection report was not ready to be tabled and will be tabled at the next available HOMs.

**9.4 Preparation for upcoming Committee meetings**

None.

**9.5 Tribunal Updates (Legal)**

None.

**9.6 Interim and Close out Reports**

9.6.1 Erf 239, 41 Long Street, Old Mission Church, Montagu (CN)

**Case No:** HWC24062616CN0627

**DISCUSSION**

The Montagu Museum, currently residing in the Old Mission Church and the Joubert House, is pleased to announce the completion of the maintenance work on its roof, which leaked in several places.

- The work comprised removing the existing zinc on a flat roof, installing full-length “clip on” sheets, replacing rusted sheets, sealing the church roof, and sealing the entire corrugated roof with Dulux Roofguard (Black).
- The maintenance work also included repairing internal and external cracks and resealing all parapet walls, using Flashing and Permo Mastic. The gutters were also checked and repaired. The work is guaranteed for 3 years.
- Due to monetary constraints the interior walls of the church building were not cleaned and painted. This work will proceed as soon as funds become available.
- I inspected the maintenance work, and it did not compromise the integrity of the PHS in any way. The work was completed by a contractor that is familiar with heritage properties.

**DECISION**

The committee resolved to endorse the close-out report titled “COMPLETION SECTION 27: Minor Works repairing the roof at the Montagu Museum”, dated 25 February 2025, and prepared by Liana Jansen, as having met the conditions of the HWC issued permit, dated 7 November 2024.

**9.7 Incomplete Applications**

Matters Arising: 13.10; 13.11; 13.13; 13.23; 13.25; 13.34; 13.35; 13.36; 13.38.

New Matters: 14.6; 14.7; 14.8; 14.10; 14.18; 14.19; 14.20; 14.21; 14.22; 14.23; 14.26; 14.28; 14.29; 14.35; 14.38; 14.39; 14.42; 14.45; 14.47; 14.49; 14.51; 14.54; 14.55; 14.56; 14.61; 14.63; 14.64; 14.65; 14.66; 14.68; 14.70; 14.71; 14.72; 14.73; 14.75; 14.77; 14.78; 14.80; 14.81; 14.84; 14.85; 14.87; 14.88; 14.89; 14.90; 14.91; 14.92; 14.93; 14.94; 14.95; 14.96; 14.97; 14.99; 14.100; 14.101; 14.102; 14.103

Duplicates: 14.60; 14.62

**9.8 Archaeological Matters**

None.

**9.9 Illegal Works Database: Stop Works Orders issued**

9.9.1 Erf 938-RE, Bo-Kaap (SB)

9.9.2 Erven 3585, 3598, 3599 & 3600, 18 queen Victoria Street, Cape Town City Centre (SJ & SVB) – Stop works order lifted

**9.10 Permit deadline:** Wednesday, 19 March at 15h00

**10 Administrative Matters**

**10.1** Erf 2899, 34 Hof Street, Gardens, Cape Town (CH)

**Case No:** HWC24071821CH1122

- The Committee noted the minor amendments to the fire doors and resolved to endorse the plans numbered 5590, 5591, 5592; dated 4 March 2025 as prepared by KAA Architects as being substantially in accordance with the previous HWC approval.

**10.2** Erf 922, Langevlei Retirement Village, Struisbaai (CSI)

**Case No:** HWC25012113CSI0122

- Held over for legal input.

**10.3** Erven 9563, 739, 9564, 737, 180479, CRN Somerset Road and Buitengracht Street, Prestwich Memorial Ossuary (SB)

- The Committee resolved to provide their input by COB on 19 March 2025.

**10.4** CoCT feedback on stamping issues (WD)

- The Committee noted the meeting held last week between the ASD and the CoCT.
- The meeting resulted in a resolution that going forward, the CoCT will assess whether submitted plan revisions are substantially in accordance with the HWC stamped plans and if found to be, these will not be sent back to HWC for stamping as this creates unnecessary bureaucratic delay.
- If the plans are deemed to be not be substantially in accordance, then the applicant will be advised to submit a deviation application to HWC.

**10.5** WCG DOI Applications (WD)

- The Committee noted that there might be several WCG DOI applications incoming.
- The Committee noted the discussions with the WCG DOI and that the minimum requirement of proof of ownership, in terms of a Title Deed will be waived for incoming WCG DOI applications over the course of the next few months.

**11 Monitoring by practitioner**

None.

**12 Discussion of the agenda**

**12.1** Erf 3032; 3034; 3035, Bartolomeu Dias Museum, 1 Morkel Street, Mossel Bay, S27 – Signage

**Case No:** HWC25030312EJV0228

- The Committee noted that the application, listed as item 14.46 on this agenda, was approved under the ASD delegation on 4 March 2025.

**12.2** George Municipality Infrastructure Repair Project, George, S38(8) – NID

**Case No:** HWC25031111EJV0306

- Committee noted that the application, listed as item 14.52 on this agenda, was dealt with under the ASD delegation with a Final Comment of No Further Studies being required having been issued on 11 March 2025.

**12.3** Erf 721, 10 Bond Street, Tamboerskloof, S34 – Additions & Alterations

**Case No:** CSI0227

- The Committee noted that further requirements will be issued when the application is tabled as complete.

#### **12.4 Erf 1211, 56 Main Road - Unit 12 Plomarion, Three Anchor Bay, S34-Deviation**

**Case No:** HWC24091901CN0226

- The Committee noted that the property had a S51 letter already issued on it and the application before the committee was for completed deviations from the plans that accompanied this original S51 letter.
- As the S51 letter was issued before the S51 Letter Notice was distributed to the public, the Committee resolved to enforce the conditions of the S51 Letter Notice of not issuing multiple S51 letters to be in effect for applications submitted after this notice was distributed.

**12.5** The following items were not heard in the public forum as the Committee had already discussed these matters in a formally structured consultation with the ASD and come to decisions and/or comments prior to the public portion of this meeting. For each item's discussion and decision/comment, please see that provided under each item on these minutes:

- 13.2 Erf 98648, 11 Dulverton Road, Rondebosch, S34-Additions & Alterations**  
**Case No:** HWC25012407CH0211
- 13.6 Erf 5003, 16 Kruger Street, Strand, S34-Additions & Alterations**  
**Case No:** HWC25013002CN0130
- 13.7 Erf 7431, 33 Flambeau Street, Paarl, S34-Additions & Alterations**  
**Case No:** HWC24121205CN0122
- 13.8 Divisional Road (DR) 1374, Robertson, S38(8)-NID**  
**Case No:** HWC24121031CSI0212
- 13.9 Erf 10201, 27 Bowler Street, Elsies River, S34-Additions & Alterations**  
**Case No:** HWC24101113CSI1016
- 13.12 Erf 4374, Corner of Link Road and Albatross Avenue, Macassar, S38(4)-NID**  
**Case No:** HWC24112811CSI0127
- 13.14 Erf 989, 67A Regent Road, 201 Trafalgar Place, Section 28, Sea Point, S34-Additions & Alterations**  
**Case No:** HWC24120406CSI0123
- 13.15 Erf 989, 67A Regent Road, 206 Trafalgar Place, Section 33, Sea Point, S34-Additions & Alterations**  
**Case No:** HWC24120407CSI0123
- 13.17 Erf 1257, 27 Avenue De Longueville, Fresnaye, S34-Additions, Alterations & Partial Demolition**  
**Case No:** HWC24120914RB0124
- 13.18 Erf 36012, 38 Torrid Road, Athlone, S34-Additions & Alterations**  
**Case No:** HWC2407080101RB1004
- 13.19 Erf 53051, 4 Wade Road, Claremont, S34-Additions, Alterations, & Partial Demolition**  
**Case No:** HWC25013003RB0205
- 13.20 Erf 714, Touwsrivier, S38(8)-NID**  
**Case No:** HWC24082013RB0826
- 13.21 Erf 13197, 67 Chester Road, Walmer Estate, S34-Alterations, Additions, Restoration and Partial Demolition**  
**Case No:** HWC24091116SB0911
- 13.22 Erf 1664, 2 Haarlem Street, Somerset West, S34-Minor Works**  
**Case No:** HWC25011302SB0128
- 13.27 Erf 382, 13 Sedgemoor Road, Camps Bay, S34-Additions & Alterations**  
**Case No:** HWC25011615SJ0122
- 13.32 Erf 3071, 22 Cheviots Road, Camps Bay, S34-Alterations & Additions**  
**Case No:** HWC25021704SVB0224
- 13.33 Erf 41128-RE, 68 Old Klipfontein Road, Athlone, Cape Town, S34-Total Demolition**  
**Case No:** HWC24112016SVB0214

- 13.40 Erf 577, 23 Quick Street, Stanford, S31-Additions & Alterations**  
Case No: HWC25011401XM0116
- 13.41 Erf 72814, 73 Woodley Road, Plumstead, S34-Additions & Alterations**  
Case No: HWC25012204XM0123
- 13.42 Erf 9801, Unit 4, 19 Upper Bloem Street, Bo-kaap, S34-Additions & Alterations**  
Case No: HWC24120412XM0122
- 13.43 Erf 43252, 26 Anglesey Street, Rondebosch, S34-Additions & Alterations**  
Case No: HWC24120905XM0123
- 14.1 Erf 2742-Re, 33 Nova Constantia Road, Constantia, S34-Additions & Alterations**  
Case No: HWC25022705SJ0228
- 14.2 Erf 2252, 15 Verreweide Road, Stellenbosch, S34-Total Demolition**  
Case No: HWC25030308SJ0304
- 14.3 Erf 2538-Re, Eskol Avenue, Constantia, S38(4)-NID**  
Case No: HWC25020705SJ0304
- 14.14 Erf 2586-RE, Marigold Way and Cindy Lane, Brackenfell, S38(4)-NID**  
Case No: HWC25030505CSI0306
- 14.16 Erf 356, 25 Braemer Road, Green Point, S34-Additions & Alterations**  
Case No: HWC25021006CSI0305
- 14.24 Erf 985, 15 St Johns Road, Sea Point, S34-Total Demolition**  
Case No: HWC25030304CSI0304
- 14.25 Farm 1500, along the R101 and R45, Paarl, S38(8) -NID**  
Case No: HWC25022422CSI0227
- 14.27 Erf 123290, 15 Oakvale Road, Rondebosch, Cape Town, S34-Additions & Alterations**  
Case No: HWC25022701SVB0303
- 14.33 Erf 47557, 14 Portland Road, Rondebosch, S34-Minor Works**  
Case No: HWC25022807SVB0306
- 14.36 Erf 51892, 5 Rembrandt Road, Claremont, S34-Additions, Alterations & Partial Demolition**  
Case No: HWC25022014SVB0303
- 14.37 Erf 635-RE, 17 Agapanthus Avenue, Vredehoek, S34-Additions & Alterations**  
Case No: HWC25031004SVB0307
- 14.40 Erf 1545, 43 Berg Street, Swellendam, S34-Additions & Alterations**  
Case No: HWC25031303EJV0226
- 14.44 Erf 824, Gum Grove, Bonnievale, S34-Partial Demolition**  
Case No: HWC25022404EJV0304
- 14.57 Erf 713, 406 Seacliffe, 10 Seacliffe Road, Bantry Bay, S34-Minor Works**  
Case No: HWC25022504SB0227
- 14.59 Erven 112629, 32404, 3239, 3241, 2197, Viking Way, Epping, S38(8)-NID**  
Case No: HWC24112105SB0303
- 14.74 Erf 64341, 25 Salisbury Road, Kenilworth, S34-Additions & Alterations**  
Case No: HWC24060303CH0305
- 14.83 Erf 1694, 11 Steyn Street, Barrydale, S34-Deviation**  
Case No: HWC25020615CN0228
- 14.86 Erf 4399, 3 Bellevue Street, Paarl, S34-Additions & Alterations**  
Case No: HWC25022502CN0303
- 14.98 Erf 72088, 23 Pluto Road, Plumstead, S34-Additions & Alterations**  
Case No: HWC25021003XM0303
- 14.104 Erf 28002-Re, Rhodes Memorial Tea Room, Table Mountain Nature Reserve, Cape Town, S34-Minor Works for Restoration**  
Case No: HWC25021902SJ0220

## MATTERS TO BE DISCUSSED

### 13 MATTERS ARISING

#### 13.1 Erf 783, 15 High Street, Hermanus, S34-Additions & Alterations

**Case No:** HWC25021401CH0214

Ms Chane Herman introduced the item.

##### DISCUSSION

- Outstanding information received on 4 March 2025.
- Proposal is to refurbish the existing cottage.
- The proposed work includes:
  - Replacing asbestos roof sheeting with Victorian Profile Colourbond Z200 armour grey ultra matt.
  - Replacing concealed flat roofs with Diamond Deck.
  - Remove roof lights.
  - Install ogee aluminium gutters with round downpipes.
  - Open verandah to the north side of the dwelling.
  - Enclose High Street verandah with frameless glass. The glazing will be set back from the front verandah by 600mm.
  - Replacing windows and doors with aluminium except those that are on the street facing side of the building. Decorative plater bands will be applied to doors and window surrounds. Windows to be traditional plater 'sausage' sills.
  - Timber shutters on the garage facing High Street will be refurbished.
  - External walls to be painted off white
  - Internal alterations.
  - Internal timber floors to be refurbished. Existing tiled floors to be re-tiled.
- The work is mostly to the rear and has not started.
- IIIB.
- Outside any HPO.
- OHAC supports

##### DECISION

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

CH

#### 13.2 Erf 98648, 11 Dulverton Road, Rondebosch, S34-Additions & Alterations

**Case No:** HWC25012407CH0211

Ms Chane Herman introduced the item.

##### DISCUSSION

- Outstanding information received on 3 March 2025.
- Graded NCW
- Outside any HPO.
- Proposal is for the addition of a main bedroom, en-suite and pergola. 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

### **13.3 Erf 31016, 6 Percy Road, Rondebosch, S34-Additions & Alterations**

**Case No:** HWC2112405MS1125

Ms Chane Herman introduced the item.

#### **DISCUSSION**

- Matter arising from 12 December 2022. Application was placed under investigation and reason therefore is unknown.
- Proposal is for an additional storey above the existing structure. The facade of the ground floor will not be changed and features such as the bay window will be replicated on the first floor to ensure that the new interventions are in keeping with the character of the area.
- Work has not started.
- Graded IIIC.
- Inside HPO.
- RAMPAC supports.
- CoCT supports the proposal in principle with the following suggestions:
  - Omit the first-floor balcony above the existing ground storey protruding bay window and bring the wall of the first floor new bedroom above forward, omitting the proposed bay window to that bedroom but adding windows. This will result in the first storey only having a balcony above the existing ground storey covered porch.
  - New and replacement windows to be vertically proportioned and if possible, have a more historic 'feel' rather than what looks to be bronze aluminium in your proposal.
  - Planting two reasonably sized Oak or appropriately selected trees on the verge at both corners of no.6 to return some of the lost greenery of Percy Road and add contextual character within the context of the HPOZ.
- The drawings have been amended in response to the CoCT comment.

#### **DECISION**

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

**CH**

### **13.4 Erf 1005, 25 Long Street, The Joubert House, Montagu, S27-Minor Works**

**Case No:** HWC24062617CN0627

Ms Corne Nortje introduced the item.

#### **DISCUSSION**

- Outstanding information received 2 March 2025.
- The proposal is for the maintenance and repair to the Joubert House. To note both the Joubert house and Old Mission Church was part of CN's APP of 2023 and it's pleasing to see that fruitful engagements leads to beter management of heritage resources outside the boundaries of CoCT.
- The maintenance and repair will be undertaken to the thatch roof (rethatch, new cement flashings), external walls (plastering & paint), woodwork (sand, prime & coat), flooring (pine floorboards to be repair where sagging and repair slate paving), internal walls & windows (crack repair, damp repair & paint).
- MHA supports.
- Graded II
- Outside HPO.
- Work has not started.
- Montagu Museum Board of Trustees support.

#### **DECISION**

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

A close-out report, compiled by a suitably qualified heritage consultant, must be submitted to HWC

within 30 days of practical completion.

CN

**13.5 Erf 4141 (Previous Erf 190-RE), 48 Jacaranda Street, Brackenfell, S34-Total Demolition**

**Case No:** HWC24091135CN0916

Ms Corne Nortje introduced the item.

**DISCUSSION**

- Outstanding information received 3 October 2024 and 7 March 2025.
- The proposal is for the total demolition of the ruins on site.
- Ungraded.
- Outside HPO.
- CoCT Property indented the building as a problem building. Application has been received from the WCGE to lease the remainder of Erf 4141 as well as adjacent Erf 501 from the City in order to create sport facilities for adjacent schools.
- CoCT EHM support total demolition.
- SVSDF supports the recommendation by COCT in that further investigation is required to confirm the heritage sensitivities of the site. The Foundation is of the opinion that the structure and the related cultural landscape should remain in place until such time when the NID is submitted. They further state that this Cape Vernacular structure and some of its context is recommended as it represents a tangible link to the agricultural past of the Brackenfell area. Their comments date 2021.
- Structural Engineers Report recommends the structure to be demolished.
- The committee deliberated and concluded that no references could be found or documents that prove that the site has heritage significance. The structures are not worthy of retention.

**DECISION**

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

CN

**13.6 Erf 5003, 16 Kruger Street, Strand, S34-Additions & Alterations**

**Case No:** HWC25013002CN0130

Ms Corne Nortje introduced the item.

**DISCUSSION**

- Outstanding information received 5 March 2025.
- The proposal is for extensive alterations and additions to the ground floor as well as the addition of a second storey.
- CoCT declines to comment as the building is graded NCW.
- Outside of HPO.
- HRF supports

**DECISION**

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

CN

**13.7 Erf 7431, 33 Flambeau Street, Paarl, S34-Additions & Alterations**

**Case No:** HWC24121205CN0122

Ms Corne Nortje introduced the item.

Tershia Stemmet was present and took part in the discussion.

**DISCUSSION**

- Outstanding information received 3, 5, and 11 March 2025.
- The proposal is for a new scullery extension to the kitchen.
- Ungraded.
- Outside HPO.
- DHAC has no objection.
- Paarl 300 supports
- DHF has no objection

#### **DECISION**

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

CN

### **13.8 Divisional Road (DR) 1374, Robertson, S38(8)-NID**

**Case No:** HWC24121031CSI0212

Ms Chiara Singh introduced the item.

#### **DISCUSSION**

- Outstanding information received on 5 March 2025 for signed application form and PoA
- Proposed development is for a section of DR1374 being surfaced from km 0.400 to km 1.376. The total length of the gravel road which will be surfaced is approximately 0.83 km. Additionally, access to the Afrimat depot will be surfaced and upgrades to an existing culvert situated at km 1.283 is proposed. DR1374 will be surfaced up until the bellmouth. It should be noted that the existing culvert will be upgraded to a 2 x 900 x 600mm box culvert.
- There are no expected visual impacts or impacts to any surrounding built environment
- There are no archaeological impacts expected as the road already exists as a gravel road.
- The palaeo sensitivity on the SAHRIS palaeo map is blue i.e. low sensitivity.

#### **FINAL COMMENT**

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

CSI

### **13.9 Erf 10201, 27 Bowler Street, Elsie's River, S34-Additions & Alterations**

**Case No:** HWC24101113CSI1016

Ms Chiara Singh introduced the item.

#### **DISCUSSION**

- Outstanding information received on 4 March 2025 for internal and streetscape photos, locality map
- Work applied for has not started
- Graded NCW
- Outside HPO
- Proposed work is for a new garage, two new verandahs with pergolas
- CoCT 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

**13.10 Erf 153222, 7 Haig Street, Maitland Garden Village, S34-Additions & Alterations**

**Case No:** HWC25020701CSI0212

**OUTSTANDING INFORMATION:**

CoCT Comment required.

CSI

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

**Case No:** HWC21081007CSI0328

Ms Chiara Singh introduced the item.

**OUTSTANDING INFORMATION:**

Streetscape photographs required.

CSI

**13.12 Erf 4374, Corner of Link Road and Albatross Avenue, Macassar, S38(4)-NID**

**Case No:** HWC24112811CSI0127

Ms Chiara Singh introduced the item.

**DISCUSSION**

- Outstanding information received on 4 March 2025 for title deed
- Proposed development is for public transport infrastructure consisting of two passenger concourses - squares that link the PTF with the adjoining urban spaces (perimeter sidewalks outside the PTF fence).
- The concept plan includes pedestrian access gates on three sides, an internal passenger plaza, a central pedestrian walkway providing access to eight taxi loading aisles, 48 taxi stacking bays and 12 holding bays. The complex will include an administration building and ablution facilities.
- There are no negative impacts expected to the built environment. The development site is separated from the holy Kramat by road reserve and a substantial wetland area. The original Zandvliet homestead was demolished and the PTI site is located a substantial distance away.
- There are no negative visual impacts expected as the proposed development is situated in a built environment.
- There are no archaeological impacts expected according to an archaeological report compiled by Kaplan in 2002 for the neighbouring erven 2633 and 5318.
- The palaeo sensitivity on the SAHRIS palaeo map is a mixture of red, blue, and green.

**DECISION**

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

CSI

**13.13 Erf 9334, 114 Victoria Road, Grassy Park, S34-Additions & Alterations**

**Case No:** HWC25012202CSI0123

**OUTSTANDING INFORMATION:**

CoCT Comment required.

CSI

**13.14 Erf 989, 67A Regent Road, 201 Trafalgar Place, Section 28, Sea Point, S34-Additions & Alterations**

**Case No:** HWC24120406CSI0123

Ms Chiara Singh introduced the item.

**DISCUSSION**

- Outstanding information received on 12 and 18 February 2025 and 6 March 2025 for photos, SFA, and CoCT comment

- Work applied for has been completed
- Graded NCW
- Completed work is for a balcony extension and enclosure
- Body corporate provided comment and support the application with the conditions that the sectional title plan be redrawn to accurately reflect the extension and the revised title plan must be registered at the Surveyor General's office to formalize the consolidation.
- CoCT and SFA provided comment and support the application. SFB did not provide comment within 30 days.

#### **DECISION**

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

**CSI**

- 13.15 Erf 989, 67A Regent Road, 206 Trafalgar Place, Section 33, Sea Point, S34-Additions & Alterations**  
**Case No:** HWC24120407CSI0123  
 Ms Chiara Singh introduced the item.

#### **DISCUSSION**

- Outstanding information received on 18 and 25 February 2025 and 6 March 2025 for an application form signed by all title deed holders, photos, CoCT and SFA comment
- Work applied for has been completed
- Graded NCW
- Proposed work is for a balcony extension and enclosure
- Body corporate provided comment and support the application with the conditions that the sectional title plan be redrawn to accurately reflect the extension and the revised title plan must be registered at the Surveyor General's office to formalize the consolidation.
- CoCT and SFA provided comment and support the application. SFB did not provide comment within 30 days.

#### **DECISION**

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

**CSI**

- 13.16 Erf 24290 RE, De Nieuwe Molen, Maitland Garden Village, S27-Minor Works**  
**Case No:** HWC25021318EJV0225  
 Emily Jane Vowles introduced the item.  
 John Wilson Harris was present and took part in the discussion.

#### **DISCUSSION**

- Outstanding information received 5 March 2025.
- Graded II.
- Inside proposed Maitland Garden Village HPOZ.
- Work has not started.
- The proposal is for the maintenance of Die Nieuwe Molen, constructed in the early 1780s and the oldest and largest remaining windmill in South Africa.
- Maintenance includes rethatching the roof and replacing the cement ridge cap, bird-proofing between trusses and the cap ring, re-making and replacing window casements, repairing one door and re-making another to match the existing, and re-painting internally and externally, and is necessitated by the abandoning of the mill and consequent dilapidation.
- The maintenance is detailed in a scope of works and includes material and paint specifications.

## **DECISION**

The Committee resolved to approve the application, as the proposal does not negatively impact on heritage resources, on condition that a close-out report compiled by a suitably qualified heritage consultant must be submitted to HWC within 30 days of practical completion.

**EJV**

### **13.17 Erf 1257, 27 Avenue De Longueville, Fresnaye, S34-Additions, Alterations & Partial Demolition**

**Case No:** HWC24120914RB0124

Mr Ruan Brand introduced the item.

## **DISCUSSION**

- Outstanding information received 7 and 12 March 2025.
- Work has not started.
- Graded IIIC.
- Outside of any HPO.
- Proposal is for internal alteration, raising the existing terrace slab, new stairs, changing some windows, and a driveway access garage façade alteration.
- CoCT: Support
- SPFB: No objection
- SPFA: No objection

## **DECISION**

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

**RB**

### **13.18 Erf 36012, 38 Torrid Road, Athlone, S34-Additions & Alterations**

**Case No:** HWC2407080101RB1004

Mr Ruan Brand introduced the item.

## **DISCUSSION**

- Outstanding information received 4 March 2025.
- Property is graded NCW.
- Outside of any HPO.
- Proposal is for a new lobby addition, new first floor, and two balconies.
- Work has not started.
- CoCT has not issued a formal comment, just the NBR letter with the HRS comment stating that an HWC permit is required which the CoCT has indicated previously is fine for NCW properties.

## **DECISION**

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

**RB**

### **13.19 Erf 53051, 4 Wade Road, Claremont, S34-Additions, Alterations, & Partial Demolition**

**Case No:** HWC25013003RB0205

Mr Ruan Brand introduced the item.

## **DISCUSSION**

- Outstanding information received 17 February 2025 and 10 March 2025.
- Property is graded IIIC/NCW.
- Outside of any HPO.
- Proposal is to add a garage extension and to regularise an as-built timber deck in the rear.
- As such the garage extension has not started but the timber deck has been completed.

- HVA has no objection.
- CoCT HRS support.
- Proposed work seems to be slightly larger than completed work.

#### **DECISION**

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

**RB**

#### **13.20 Erf 714, Touwsrivier, S38(8)-NID**

**Case No:** HWC24082013RB0826

Mr Ruan Brand introduced the item.

#### **DISCUSSION**

- Outstanding information received 11 March 2025.
- Work has been completed, so this is a NEMA 24G application.
- DEADP is the authorising authority.
- Land was cleared between Dec 2018 - March 2019 without approval to construct a 1.5 ha gravelled parking area.
- The NID does not mention it but some of the supplementary documents show that there were also 4 Underground Fuel Storage Tanks installed (184sqm in total) in 2022.
- The applicant has confirmed that these tanks were installed in already constructed clearing so this NID is just for rectifying the illegal land clearing.
- SAHRIS Palaeosensitivity has the area as GREEN (Moderate).
- High Archaeological and Cultural Heritage Theme Sensitivity as it is within 2km of a PHS (two concrete piers to observe the transit of Venus in the former Douglas Hotel courtyard <https://sahris.sahra.org.za/sites/921100056>).
- However, on the NID, the EAP has provided comments that Mr Dylan Blake, a geologist, has indicated that the parking area construction is highly unlikely to have damaged any palaeontology in the Swaruggens Formation as he estimates that about 5m or so of the top layer is alluvial sediment in that area.
- There is no known of archaeology in the vicinity.
- EAP recommends NFS.

#### **FINAL COMMENT**

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

**RB**

#### **13.21 Erf 13197, 67 Chester Road, Walmer Estate, S34-Alterations, Additions, Restoration and Partial Demolition**

**Case No:** HWC24091116SB0911

Ms Stephanie Barnardt-Delport introduced the item.

#### **DISCUSSION**

- Outstanding information received 24 February 2025.
- CoCT HRS supports.
- Work has been completed,
- Previous permit indicates a grading of IIC (2020 – 200131021) with the City Maps indicating a grading of NCW.
- The existing house, built around 1934, is a typical double storey dwelling with a hipped tiled roof and historical fenestration on the street side.
- Previous owners replaced most doors and windows with aluminium frames and modernized the interior.

- The proposed alterations include retaining the hipped roof, adding a modern extension to the north with distinctive materials and design, visually separating it from the original structure with a concrete box gutter. Limited demolition work will link the old and new sections, with a focus on restoring the street-facing facade to its original look with timber-framed windows. These changes aim to preserve the historical character of the house and align with conservation architecture principles.
- WERRA did not respond to request for comment within 30 days.
- WUECA did not respond to request for comment within 30 days.

#### **DECISION**

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

**SB**

#### **13.22 Erf 1664, 2 Haarlem Street, Somerset West, S34-Minor Works**

**Case No:** HWC25011302SB0128

Ms Stephanie Barnardt-Delpont introduced the item.

#### **DISCUSSION**

- Outstanding Information received 13 and 28 February 2025.
- Proposal for extension of the garage and a sunroom
- Graded NCW.
- Outside of any HPO.
- City support and HRF support "

#### **DECISION**

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

**SB**

#### **13.23 Erf 45515, 3 Linray Road, Rosebank, S34-Total Demolition -Extension**

**Case No:** HWC25022801SB0225

#### **OUTSTANDING INFORMATION**

Plans reflecting the total demolition required.

**SB**

#### **13.24 Erf 90092, 210 Main Road, Kalk Bay, S34-Additions**

**Case No:** HWC24052208SB0823

Ms Stephanie Barnardt-Delpont introduced the item.

#### **DISCUSSION**

Work start but stop works issued by the city with the initial application

Inside HPO

Grade 3C.

City support.

The street facade has been set back a further 1,5m

The revised plans are now sympathetic to the site and context.

#### **FURTHER REQUIREMENTS**

Plans showing the proposed work required.

**SB**

**13.25 Erf 66279, 15 Alexandra Road, Wynberg, Cape Town, S27-Minor Works**

**Case No:** HWC24052109SB0409

**OUTSTANDING INFORMATION**

Both owners must sign the application form, Internal, external, and streetscape photographs and plans required.

**SB**

**13.26 Portion 10 of Farm 847, Klein Drakenstein, Helderstroon Road, Paarl, S38(4)-NID**

**Case No:** HWC25021210SB0225

Ms Stephanie Barnardt-Delport introduced the item.

**DISCUSSION**

- Outstanding information received 7 March 2025.
- Proposed additional dwelling on subject site
- Drakenstein Municipality, the Heritage Section requested a Notice of Intent to Develop (NID) application for Heritage Western Cape due to potential changes in the site's character, as it is over 5000m<sup>2</sup>.
- The property is located at the end of Hederstroon Road near Klein Drakenstein Mountains. Originally part of a 17th Century grant, the area mainly produces wine and livestock, featuring farms with dams fed by natural sources.
- The 30. 0086Ha farm is zoned for Agriculture per the Drakenstein Municipality Zoning Scheme By-Law 2018, allowing a second dwelling as a primary right. The land slopes from steeply in the east to gently at the western boundary.
- Consultant recommends no further studies

**COMMENT**

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

**SB**

**13.27 Erf 382, 13 Sedgemoor Road, Camps Bay, S34-Additions & Alterations**

**Case No:** HWC25011615SJ0122

Ms Sneha Jhupsee introduced the item.

**DISCUSSION**

- The work has not started.
- Graded IIIC/NCW.
- Outside of any HPO.
- Proposal is for the removal and reinstatement of tile roof to accommodate new main en-suite on second floor, a domestic quarter at ground storey within the existing built envelope and revisions to the existing stone stairs and retaining wall on the southeast boundary.
- CoCT EHM: support.
- CBCRA: no objection.
- Outstanding information received on 4, 19, 26 & 28 February 2025.

**DECISION**

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

**SJ**

- 13.28 Erf 180381 (56421), Section 18 & 19, Manor House, Greenways Estate, 1 Torquay Road, Claremont, S34-Additions & Alterations**  
**Case No:** HWC25021321SJ0210  
Ms Sneha Jhupsee introduced the item.

**DISCUSSION**

- The work has started.
- Graded IIIA.
- Outside of any HPO.
- Proposal is to create an opening between Sections 18 & 19 to combine two neighbouring units. The opening has already been created and the kitchen installed in Section 19 in 2022 has been removed. The balance of the work applied for has not started.
- CoCT EHM: no response in 30-day period.
- UCRRA: revised comment - no objection to proposed works; objection to unauthorised works.
- Outstanding information received on 07 March 2025.

**DECISION**

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

**SJ**

- 13.29 Erf 63938, 3 Toleni Road, Kenilworth, S34-Additions & Alterations**  
**Case No:** HWC24090416SJ0210  
Ms Sneha Jhupsee introduced the item.

**DISCUSSION**

- The work has not started.
- Graded IIIB.
- Inside proposed HPO.
- Proposal is to regularise the unauthorised work and proposes remedial work to the existing buildings on site. The property has been altered many times.
- The new proposed works are a new garage, covered terrace and pergola.
- CoCT EHM: "HRS supports the issuing of a S51 letter for all unauthorised work done to the heritage resource and supports the newly proposed work as outlined in the heritage statement/on the plans."
- Outstanding information received on 01 and 04 March 2025.

**DECISION**

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

**SJ**

- 13.30 Erf 1126, 32 Ludlow Road, Vredehoek, S34-Minor Works**  
**Case No:** HWC25030309SVB0224  
Ms Sofia Briel introduced the item.

**DISCUSSION**

- The property is graded IIIC and within a proposed HPOZ.
- Work has started.
- Outstanding information was received on 27 February and 03 March.
- The applicant requested that the committee be made aware of the history of burglaries at the property. In response to this security risk and in consultation with the City the applicant constructed a pergola type structure, comprised of a bolt-on steel frame that enclosed the back entrance to the flat. This was done prior to obtaining authorization from HWC.

- The proposed work includes internal alterations to the kitchen to create an informal eating area and bring light into the space. The work that has been completed is the pergola type structure over the back entrance.

#### **DECISION**

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

**SVB**

#### **13.31 Erf 286, 43 Nieuwe Street, Prince Albert, S34-Alterations & Additions**

**Case No:** HWC25011706SVB0122

Ms Sofia Briel introduced the item.

#### **DISCUSSION**

- The property is ungraded and outside of any HPO. However, the 2011 Prince Albert Heritage survey suggests a IIC grading. The street facing facade of the property appears to be largely unaltered since 2011.
- Work has not started.
- Outstanding information was received on 06 February and 03 March.
- The proposal is for an extension to the rear of the property to accommodate a new dining room.
- Prince Albert Cultural Foundation support the proposal.
- Prince Albert Municipality stamped the plans. The applicant advised that the Prince Albert Municipality do not issue written comment and only stamp the drawings as approval.
- The committee approved a grading of IIC for the property.

#### **DECISION**

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

**SVB**

#### **13.32 Erf 3071, 22 Cheviots Road, Camps Bay, S34-Alterations & Additions**

**Case No:** HWC25021704SVB0224

Ms Sofia Briel introduced the item.

#### **DISCUSSION**

- The property is graded NCW and outside of any HPO.
- Work has not started.
- Outstanding information received 25 and 06 February 2025.
- The proposal is for various external additions to the building including a proposed extension and staircase on the first storey; a veranda and living room extension as well as a new timber deck and pool on the second storey; and a balcony on the third storey, in addition to multiple internal alterations.
- CoCT have no objection to the application.
- Camps Bay Clifton Ratepayers Association (CBCRA) do not object to the proposal.

#### **DECISION**

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

**SVB**

**13.33 Erf 41128-RE, 68 Old Klipfontein Road, Athlone, Cape Town, S34-Total Demolition**

**Case No:** HWC24112016SVB0214

Ms Sofia Briel introduced the item.

**DISCUSSION**

- The property is graded NCW and is outside of any HPO.
- Work is complete.
- Outstanding information was received on 03 March.
- The proposal is for a total demolition of all buildings on site. The total demolition has already taken place.
- CoCT support the proposal.

**DECISION**

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

**SVB**

**13.34 Erf 1024, 103 Monreith, Hall Street, Sea Point, S34-Minor Works**

**Case No:** HWC24121004XM0129

**OUTSTANDING INFORMATION**

PoP with correct HWC reference number; additional streetscapes of the properties opposite 103 Monreith required.

**XM**

**13.35 Erf 1424, 7 Vesperdene Road, Green Point, S34-Additions & Alterations**

**Case No:** HWC25010608XM01114

**OUTSTANDING INFORMATION**

Plans with accurate elevation drawing required.

**XM**

**13.36 Erf 155105, 6 Lever Road, Kalk Bay, S34-Additions & Alterations**

**Case No:** HWC24041610XM0109

**OUTSTANDING INFORMATION**

Plans with all proposed work coloured up required, in particular the Rouxville Road elevation with the windows and shutters.

**XM**

**13.37 Erf 2701, Section 12 Virginia Avenue, Vredehoek, S34-Minor Works**

**Case No:** HWC25022704XM0207

Ms Xola Mlwandle introduced the item.

**DISCUSSION**

- Outstanding info received 03 March 2025
- The changes to the proposed new screens, garage door and boundary wall and a new carport
- Work has not started
- Graded IIIB
- Within HPOZ
- HRS supports: All internal work is supported as the loss of significant historical fabric is minimal.
- All new windows and external doors are supported as it is in keeping with the period of the house.
- No objection to the proposed new screens, garage door and boundary wall as the changes to

these interfaces with Virginia avenue will not detract from the site's contribution to the streetscape.

- CIBRA supported, stamped and signed. However, recommends a matching moulding to the garage parapet, to be visually consistent with the street columns and the veranda columns.

#### **DECISION**

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

**XM**

#### **13.38 Erf 39358, 20 Raleigh Road, Mowbray, S34-Additions & Alterations**

**Case No:** HWC24112024XM0110

#### **OUTSTANDING INFORMATION**

External photographs required.

**XM**

#### **13.39 Erf 311, 10 Fir Avenue, Bantry Bay, S34-Additions & Alterations**

**Case No:** HWC24120915XM0206

Ms Xola Mlwandle introduced the item.

Johan Cornelius was present and took part in the discussion.

#### **DISCUSSION**

- Outstanding info received 06 March 2025
- Proposed Alterations to convert the existing building into a boutique hotel.
- The subject property is not located within a HPOZ and the heritage resource is not considered highly significant, albeit it part of the 3B grouping. The original house will remain legible. The addition will serve to enhance the existing historic enclave in the changing environment.
- Work has not started
- Graded IIIB
- Inside HPOZ
- E&HM is supportive of the proposed application.
- The SFBRRRA did not provide comment within the commenting period.
- Sea Point for All has no objection to the additional development behind the Victorian Facade but has the following comments:
  - - it is proposed to replace the front door that has a rectangular fanlight (similar to neighbouring properties) with an arched fanlight. This is not supported.
  - The facade's original detail should remain unaltered. If the door has to be replaced, it should be in the original Victorian style and the fanlight must remain the same.
  - - the proposed new galvanised mild steel fence surmounting the brick and plaster garden wall is supported due to it enhancing the Victorian feel and creating permeability.
  - - although the side gable will disappear, it is important to retain the plaster detail (quoining) and the 2 original window openings together with their plaster detail. The proposed to put doors within the original window openings is supported.
  - - the "Georgian Style" double storey section with its plaster cornices is supported. The simplicity, materiality and vertical window openings blend in well with the existing Victorian house.
  - - the proposed mansard roof as the third storey is not supported as the materiality and shape is too fussy and impacts negatively on the street facade.

#### **FURTHER REQUIREMENTS**

The applicant must respond to the comments received and/or submit revised drawings.

**XM**

**13.40 Erf 577, 23 Quick Street, Stanford, S31-Additions & Alterations**

**Case No:** HWC25011401XM0116

Ms Xola Mlwandle introduced the item.

**DISCUSSION**

- Outstanding info received 05 March 2025
- The proposal is for proposed alterations and structural proposals remove overhangs, replacement of concrete roof tile with Victorian profile grey corrugated sheet and white gutters, plaster face brick. Upstairs covered veranda, gable addition, pergola, and lowering of the chimney four courses.
- The property is Not graded, with the Stanford Heritage Area
- Stanford Heritage Committee supports
- Overstrand Heritage and aesthetic committee supports.

**DECISION**

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

**XM**

**13.41 Erf 72814, 73 Woodley Road, Plumstead, S34-Additions & Alterations**

**Case No:** HWC25012204XM0123

Ms Xola Mlwandle introduced the item.

**DISCUSSION**

- Outstanding info received 27 February 2025
- The proposal is for minor additions (Store Room & Braai Patio), the internal alterations (conversion of part of the garage into a Play Room, changes to the kitchen and other small changes.
- Graded NCW
- Outside HPOZ
- HRS supports

**DECISION**

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

**XM**

**13.42 Erf 9801, Unit 4, 19 Upper Bloem Street, Bo-kaap, S34-Additions & Alterations**

**Case No:** HWC24120412XM0122

Ms Xola Mlwandle introduced the item.

**DISCUSSION**

- Outstanding info received 19 February 2025 and 7 March 2025.
- The proposal is for additions and alterations including addition of new staircase, balcony, living room, bedroom and bathroom, doors and windows to be replaced with new.
- The building is non conservation worthy, and located within an HPOZ
- CoCT supports
- The Bo-Kaap Civic and Ratepayers Association (BKCRA) has no objection and asked for neighbors to be consulted.
- The Bo-Kaap Tourism Association has no objections HOMS required confirmation if work has started. applicant confirmed no work has started on site.

**DECISION**

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

**13.43 Erf 43252, 26 Anglesey Street, Rondebosch, S34-Additions & Alterations**

**Case No:** HWC24120905XM0123

Ms Xola Mlwandle introduced the item.

**DISCUSSION**

- Outstanding info received on 03 March 2025
- The application is for alterations and additions to allow an addition of a Nutec first storey onto a property older than 60 years. To add an office and entertainment space onto the property. It is to be noted that the area where the new work is proposed is NOT older than 60 years.
- Building is not conservation worthy and outside any HPOZ.
- Work has not started
- Graded NCW
- Outside HPOZ
- HRS has no objection.

**DECISION**

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

**XM**

**13.44 Erf 794, 37 Hastings Street, Tamboerskloof, S34-Additions & Alterations**

**Case No:** HWC24112215SVB0113

Ms Sofia Briel introduced the item.

Daniel Hellenberg was present and took part in the discussion.

**OUTSTANDING INFORMATION**

Usable internal photographs required.

**SVB**

**14 NEW MATTERS**

**14.1 Erf 2742-Re, 33 Nova Constantia Road, Constantia, S34-Additions & Alterations**

**Case No:** HWC25022705SJ0228

Ms Sneha Jhupsee introduced the item.

**DISCUSSION**

- The work has not started.
- Graded IIIC and not within any HPOZ.
- Proposal is extensive and intends to mimic colonial architecture to create a modern farmhouse. The proposal includes opening up the living and entertaining spaces for more natural light and an indoor-outdoor connection with views of the vineyard and mountains. The roof will be replaced with a completely new, raised roof with exposed pitched roof rafters over certain areas of the home and "heritage gables".
- CoCT EHM: support.
- CRRA: stamped CoCT EHM comment with no objection.

**DECISION**

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

**SJ**

**14.2 Erf 2252, 15 Verreweide Road, Stellenbosch, S34-Total Demolition**

**Case No:** HWC25030308SJ0304

Ms Sneha Jhupsee introduced the item.

**DISCUSSION**

- The work has not started.
- Ungraded and falls outside HPOZ.
- Proposal is the demolition of the main house and outbuilding. The residential part of the outbuilding was constructed in the 1980s.
- Stellenbosch Municipality: no comment within 30-day commenting period.
- SIG: no objection.
- SHF: no comment within 30-day commenting period.

**DECISION**

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

**SJ**

**14.3 Erf 2538-Re, Eskol Avenue, Constantia, S38(4)-NID**

**Case No:** HWC25020705SJ0304

Ms Sneha Jhupsee introduced the item.

**DISCUSSION**

- Trigger > 5000m<sup>2</sup>
- Proposal is to demolish the existing buildings on the site (none older than 60 years) and subdivide the site into 24 residential plots with an average size of 532m<sup>2</sup>. The existing structures include a residence (bible college), 2 houses, outbuildings and a hall. The development will include a gatehouse, refuse room, open space and internal road, that provides access to the units. The free-standing houses will be double storey with an average floor area of 266m<sup>2</sup>. The character of the site will change as the development will increase the density of the site.
- The site falls within the unmarked area of the paleo zone, however as the site has already been developed and residential foundations are shallow, paleo resources are unlikely to be affected.
- To note: Although the property falls in an area that was declared as a White Group Area in 1961, the property was sold before this declaration (possibly in anticipation, but also it would seem out of financial need - refer to history). The current owner has confirmed that there is no land claim registered against the property. (The author also found a document on the internet that listed land claims in Constantia – this property was not included, amongst the numerous claims that were registered in the Constantia area). There would thus be little point in undertaking an HIA, especially in the light of the fact that the site is not graded, does not fall within an HPOZ and is surrounded by suburban development.
- Applicant recommend: NFS

**DECISION**

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

**SJ**

**14.4 Erf 53, 54 Caledon Street, Greyton, S34-Additions & Alterations**

**Case No:** HWC25022805SJ0303

Ms Sneha Jhupsee introduced the item.

Nicolene Visser and Madeli Beyers were present and took part in the discussion.

## DISCUSSION

- The work has not started.
- Graded IIIC and falls within the proposed Core Heritage Precinct of Greyton.
- Proposal is for extensive alterations and additions as well as maintenance repairs.

The northern gable is to be plastered and chalked; the existing wall dividing the two rooms on the northern end of the building and door into the one bedroom (eastern side room) will be demolished; the 1975's bathroom, kitchen and conservancy tank will be demolished; a large opening within eastern external wall is to be created; the kitchen wall is to be removed to link the central room to current kitchen room and the new additions; any doors and windows that are not original (built 1989) are to be demolished; the existing 2009's stoep pergola & columns are to be replaced with a new pergola; the existing pergola on the west stoep is to be demolished and replaced with a new timber pergola; the existing timber stair up to roof loft is to be replaced with a new timber stair of the exact same dimensions; the existing shutters to be removed and replace with new shutters; the crumbling existing screed on top of existing Spanish Reed ceiling to be removed and replaced with a damp membrane, light weight screed and roof insulation; a new free-standing wood stove and flue lining with existing chimney and fireplace to be installed; new additions to the east side, with flat roofs behind parapet; a new pool, werf wall and raised planter landscaping in the garden, to the back of the property will be constructed; a new garden structure consisting of a green house, chicken coop, garden shed and covered parking structure in the south-west corner of the property, facing Mays Lane will be constructed; two new windows on northern gable are to be inserted; a new 1.2m high fence will be installed and concealed with 1.8m high hedges.
- Theewaterskloof Municipality: referral letter to HWC.
- GCS: "Application received and noted."
- WCC: "As this application falls within the urban edge and is protected by the Urban Conservation Zone of Greyton, Whale Coast Conservation does not foresee any infringements on the natural environment that will pose a threat."
- W2F: Acknowledged.

## DECISION

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

SJ

### 14.5 Erf 957, Buirski Plein/Ackermans, 72 Voortrek Street, Swellendam, S34-Additions & Alterations Case No: HWC25031304SJ0303

Ms Sneha Jhupsee introduced the item.

Tanja Kruger was present and took part in the discussion.

## DISCUSSION

- The work has not started.
- Ungraded and falls within the Swellendam HPOZ.
- Proposal is to repair the timber structure, floor and lean-to roof of the first-floor balcony. The method statement is to be approved as the replacement is a like-for-like and does not have a new set of drawings.
- Swellendam Aesthetics and Conservation Advisory Committee: supported.
- SHA: no objection.
- WCC: do not comment in urban area.
- The committee resolved to approve a grading of IIIC for the building.

## DECISION

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

SJ

**14.6 Erf 971, 1 Belair Drive, Constantia, S34-Total Demolition**  
**Case No:** HWC25012011SJ0304

**OUTSTANDING INFORMATION**

Consultation comments: Local municipality.

**SJ**

**14.7 Erf 970-Re, 7 Belair Drive, Constantia, S34-Total Demolition**  
**Case No:** HWC25012012SJ0304

**OUTSTANDING INFORMATION**

Consultation comments: Local municipality.

**SJ**

**14.8 Erf 27076-Re, 79 Lower Main Road, Observatory, S34-Addition**  
**Case No:** HWC24112107SJ0307

**OUTSTANDING INFORMATION**

Annotated internal photographs.

**SJ**

**14.9 Erf 3795, 9 Rosmead Avenue, Oranjezicht, S34-Deviation**  
**Case No:** HWC25020620SJ0307  
Ms Sneha Jhupsee introduced the item.

**DISCUSSION**

- The work has not started, and this application is a Deviation application for HWC24022006CSI0328.
- Graded IIIB and falls within Upper Table Valley HPOZ.
- Proposal is for an extension toward the rear of the property, to replace the current structure. The new extension will be a single storey structure with basement (the original application was a double storey structure) and the existing garage will be slightly enlarged. The existing heritage structure will receive maintenance.
- CoCT EHM: support.
- CIBRA: support.

**DECISION**

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

**SJ**

**14.10 Erf 581, 125 Park Street, Greyton, S34-Additions, Alterations & Partial Demolition**  
**Case No:** HWC25010903SJ0307  
Ms Sneha Jhupsee introduced the item.

**OUTSTANDING INFORMATION**

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

**SJ**

**14.11 Erven 1782 & 1836-Re, Wilgenhof Main Residence, 23 Victoria Street, Stellenbosch University, Stellenbosch, S34-Deviation**  
**Case No:** HWC25030706SJ0307  
Ms Sneha Jhupsee introduced the item.  
Lize Malan was present and took part in the discussion.

#### **DISCUSSION**

- The work has not started, and this is a Minor Works Deviation application from a previous approval issued on 06 December 2024 (ASD approval).
- Graded IIIC and falls within the Stellenbosch Historic Core.
- Proposal is for minor internal deviations for a disabled student bedroom, bathroom layout changes, the replacement of IBR sheeting with new SAFLOK roof sheeting, increase in the height of the first and second floor balustrades for safety, and the replacement of room doors with fire doors.

#### **DECISION**

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

**SJ**

#### **14.12 Erf 1836-Re, Wilgenhof Dining Hall & Kitchen, 66 Ryneveld Street, Stellenbosch University, Stellenbosch, S34-Deviation**

**Case No:** HWC25031104SJ0307

Ms Sneha Jhupsee introduced the item.

Lize Malan was present and took part in the discussion.

#### **DISCUSSION**

- The work has not started, and this is a Minor Works Deviation application from a previous approval issued on 06 December 2024 (ASD approval).
- Graded IIIC and falls within the Stellenbosch Historic Core.
- Proposal is for minor deviations for a change in the canopy material at the delivery entrance, the deliveries entrance to be enlarged and the replacement of IBR sheeting with new SAFLOK roof sheeting, to be included in the approval. A roller shutter door will be implemented at the kitchen servery.

#### **DECISION**

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

**SJ**

#### **14.13 Erf 1836-Re, Wilgenhof 'Bachelors', 66 Ryneveld Street, Stellenbosch University, Stellenbosch, S27-Deviation**

**Case No:** HWC25031123SJ0307

Ms Sneha Jhupsee introduced the item.

Lize Malan was present and took part in the discussion.

#### **DISCUSSION**

- The work has not started, and this is a Minor Works Deviation application from a previous approval issued on 06 December 2024 (ASD approval).
- Graded II and falls within the Stellenbosch Historic Core.
- Declared as a National Monument in 1976.
- Proposal is for minor deviations for room layout and bathroom reconfiguration, the replacement of IBR sheeting with new SAFLOK roof sheeting, as well as a glass canopy over a portion of the passageway that is open to sky.

#### **DECISION**

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

**SJ**

**14.14 Erf 2586-RE, Marigold Way and Cindy Lane, Brackenfell, S38(4)-NID**

**Case No:** HWC25030505CSI0306

Ms Chiara Singh introduced the item.

**DISCUSSION**

- Proposed rezoning and subdivision to single residential and general business to allow for 49 dwelling units and offices
- A NID application was made to HWC in 2007 to demolish two buildings on the erf because the applicant had applied for a rezoning application to CoCT in which the erf would be rezoned to central business zone. HWC issued the RoD on 26 November 2007.
- The current zoning according to CoCT maps is General Business 1, Transport 2: Public Road and Public Parking
- There are no visual impacts expected as the erf is located in a built environment that is mixed-use
- There are no archaeological or palaeo impacts expected, a geotechnical report compiled in 2011 was provided indicating potential impact to archaeological and palaeo resources. Test pits with a depth of 3.6m were conducted and indicated 4 layers/soil profiles: disturbed soil or fill, sand, ferricrete gravel, and clayed sil.
- The palaeo sensitivity on the SAHRIS palaeo map is blue – low

**DECISION**

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

CSI

**14.15 Erf 3124, 16 Sidmouth Avenue, Oranjezicht, S34-Additions & Alterations**

**Case No:** HWC25022407CSI0226

Ms Chiara Singh introduced the item.

**DISCUSSION**

- Work applied for has been completed
- Not Graded
- Outside HPO
- Completed work is for internal alterations, three new timber decks, and a swimming pool. Work is minor according to the plans
- CoCT provided comment and support the application

**DECISION**

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

CSI

**14.16 Erf 356, 25 Braemer Road, Green Point, S34-Additions & Alterations**

**Case No:** HWC25021006CSI0305

Ms Chiara Singh introduced the item.

**DISCUSSION**

- Work applied for has not started
- Graded IIIC
- Outside HPO
- Proposed work is for a new pool, deck, and pergola
- CoCT and GPRRA provided comment and support the application

## **DECISION**

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

CSI

### **14.17 Erf 506, 18 Sandile Avenue, Langa, S34-Additions & Alterations**

**Case No:** HWC24102113CSI0305

Ms Chiara Singh introduced the item.

## **DISCUSSION**

- Work applied for has not started
- Graded IIIB
- Outside HPO
- Proposed work is for extensions to the current dwelling to include a new kitchen, bedroom with en-suite, lounge, and verandah
- CoCT provided comment and support the application

## **DECISION**

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

CSI

### **14.18 Erf 52469, 95 Queen Victoria Road, Claremont, S34-Additions & Alterations**

**Case No:** CSI0307

## **OUTSTANDING INFORMATION**

PoP, streetscapes, title deed holder/s to sign the application form. The owner as stated on the application form is not the same as the owner/s stated on the title deed. CoCT and GLCA comments required.

CSI

### **14.19 Erf 53187, 45 First Avenue, Harfield Village, S34-Additions & Alterations**

**Case No:** CSI0307

## **OUTSTANDING INFORMATION**

POP with correct reference number and HVA comment required.

CSI

### **14.20 Erf 5573, Jan Van Riebeeck Drive, Paarl, S34-Total Demolition**

**Case No:** HWC24080116CSI0306

## **OUTSTANDING INFORMATION**

Demolition plan, title deed, power of attorney, comment from Drakenstein Municipality required.

CSI

### **14.21 Erf 721, 10 Bond Street, Tamboerskloof, S34-Additions & Alterations**

**Case No:** CSI0227

## **OUTSTANDING INFORMATION**

Proof of payment and streetscape photographs required.

CSI

**14.22 Erf 876, 69 Voortrekker Road, Oudtshoorn, S34-Additions & Alterations**

**Case No:** CSI0228

Ms Chiara Singh introduced the item.

**OUTSTANDING INFORMATION**

POP required.

CSI

**14.23 Erf 957, 9 Avenue Fontain Bleu, Fresnaye, S34-Additions & Alterations**

**Case No:** HWC25020403CSI0306

**OUTSTANDING INFORMATION**

All work started/completed must be annotated on the plans, SFA comment if work is not minor required.

CSI

**14.24 Erf 985, 15 St Johns Road, Sea Point, S34-Total Demolition**

**Case No:** HWC25030304CSI0304

Ms Chiara Singh introduced the item.

**DISCUSSION**

- Work applied for has not started
- Graded NCW
- Outside HPO
- Proposed work is for the total demolition of the structure. There was a previous permit issued in 2019 for the total demolition but it has expired.
- CoCT, SFA, SFB provided comment and support the application.

**DECISION**

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

CSI

**14.25 Farm 1500, along the R101 and R45, Paarl, S38(8) -NID**

**Case No:** HWC25022422CSI0227

Ms Chiara Singh introduced the item.

**DISCUSSION**

- Proposed development is for bulk services including water, electricity, and sewerage exceeding 300m in length. All the services are to be underground and traverse existing developed properties and roads
- There are no expected visual impacts or impacts to the built environment
- There are no expected impacts to any archaeological material.
- The palaeo sensitivity on the SAHRIS palaeo map is a mixture of blue and green.

**FINAL COMMENT**

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

CSI

- 14.26 Farm 1029-RE, off the R45, Mariama Mining, Malmesbury, Saldanha Bay, S38(8) -HIA**  
**Case No:** HWC24101601CSI1022 & HWC24101526CSI1022  
Ms Chiara Singh introduced the item.

**OUTSTANDING INFORMATION**

Admin to advise whether payment made is correct and can be processed.

**CSI**

- 14.27 Erf 123290, 15 Oakvale Road, Rondebosch, Cape Town, S34-Additions & Alterations**  
**Case No:** HWC25022701SVB0303  
Ms Sofia Briel introduced the item.

**DISCUSSION**

- The property is reflected ungraded and outside of any HPO on the City of Cape Town Map Viewer, however the CoCT comment notes that HWC previously graded the resource as NCW.
- Work has not started.
- The proposal is to cover the existing yard area between the kitchen and garage and move the kitchen door to look into the yard area, as well as link the scullery with the kitchen.
- HWC issued a permit on 08 February 2022 for construction of a covered terrace as indicated in blue on the current plan (21112403TZ0119E).
- The CoCT support the proposal.
- The RCID do not object to the proposal.

**DECISION**

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

**SVB**

- 14.28 Erf 145035, 46 Ottery Road, Wynberg, S34-Minor Works**  
**Case No:** HWC25030507SVB0306

**OUTSTANDING INFORMATION**

Plans showing unauthorized work; Internal and streetscape photographs required.

**SVB**

- 14.29 Erf 256, 37 Market Street, Stellenbosch, S27-Additions & Alterations**  
**Case No:** HWC25030313SVB0306

**OUTSTANDING INFORMATION**

Internal, external and streetscape photographs; Registered conservation body comment required.

**SVB**

- 14.30 Erf 295, 43 Caledon Street, George, S34-Additions & Alterations**  
**Case No:** HWC25022804SVB0304  
Ms Sofia Briel introduced the item.

**DISCUSSION**

- The property is ungraded and outside of any HPO. The Heritage Practitioner Stefan De Kock recommends a IIIB grading, however the George Built Heritage Asset Register of 2016 suggests IIIC grading.
- Work has not started.
- The proposal is to among other things enclose the original front door to open into a closed yard and converting a portion of the original foyer to a bathroom; relocating the new front door

entrance to the northeast side elevation; extensive L-shaped addition to northwest and southwest facing elevations to make provision for a kitchen addition and covered patio; installation of new pool and deck area; and a new bedroom addition is also proposed to the existing main bedroom on the first floor.

- Existing original fabric proposed to be moved, reused as part of the proposed works include steel framed windows, exterior timber framing as well as large signature porthole window to the existing dining area.
- George Municipality did not respond to the request for comment.
- Simon van der Stel Foundation was consulted, although they are not on HWC's conservation bodies map for this area. They did not respond to the request for comment.
- The George Heritage Trust does not object to the proposal.
- The committee approved a grading of IIC for the property.

#### **DECISION**

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

**SVB**

- 14.31 Erf 3143, 107 Merriman Street, George, S34-Additions & Alterations & Partial Demolition**  
**Case No:** HWC25030307SVB0304  
Ms Sofia Briel introduced the item.

#### **DISCUSSION**

- The property is ungraded and outside of any HPO. However, the property has a proposed grading of IIC in the unapproved George Built Heritage Inventory of 2016.
- Work is complete.
- Outstanding information received 10 March.
- The work that has been carried out on the main dwelling includes replacement of all the steel-frame windows with aluminium-framed windows, the additions of a new window to the north-eastern facade, and recladding of the low wall along the entrance stoep. Work that has been done to the rest of the site includes demolition of the original low boundary wall and replacement with clearvue fencing and vibracrete fencing, as well as a new driveway and parking area with landscaping and new trees.
- The HP notes in his statement that the main building is considered of low contextual local cultural significance, Grade 3C/ NCW, while the outbuilding is considered of no local cultural significance, Grade NCW.
- George Municipality did not respond to the request for comment.
- Simon van der Stel Foundation was consulted, although they are not on HWC's conservation bodies map for this area. They did not respond to the request for comment.
- George Heritage Trust said that they do not condone the criminal offence committed under section 51(1)(c) of the NHRA and formally request that HWC acknowledge this when issuing a section 51 letter for work that was started without a valid permit.
- The committee approved a grading of NCW for the property.

#### **DECISION**

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

**SVB**

- 14.32 Erf 355-RE, 43 Tennant Street, Barrydale, S34-Additions & Alterations**  
**Case No:** HWC25020616SVB0227  
Ms Sofia Briel introduced the item.

## DISCUSSION

- The property is ungraded and outside of any HPO.
- Work has not started.
- Outstanding information received 06 February and 07 March.
- The proposal is for an addition to the rear of the house to accommodate a new living room and covered stoep; as well as a new pergola on the street facing facade of the property and an external staircase on the northern wall to grant access to the loft. The proposal also includes removal of the existing wooden fence and replacement with a wall constituting of masonry columns and metal lattice work; as well as addition of one window to the second bedroom, two windows to the loft, replacement of the kitchen and dining room windows with French doors, skylights, re-positioning of the solar panels, and minor internal alterations to adjust the layout.
- The applicant noted that Barrydale was not included in the Swellendam Municipality Preliminary Heritage Survey, prepared in 2013, however Leslie Howard, a long-term resident and historic writer of Barrydale was consulted and she estimates that the building was built between 1895 and 1902, the house appears in photos dating back to 1902 and was possibly a "Nagmaalhuis".
- Swellendam Municipality's Aesthetics and Conservation Advisory Committee supports the proposal.
- Swellendam Heritage Association has no objection to the proposal.
- The committee approved a grading of IIIC for the property.

## DECISION

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

SVB

### 14.33 Erf 47557, 14 Portland Road, Rondebosch, S34-Minor Works

**Case No:** HWC25022807SVB0306

Ms Sofia Briel introduced the item.

## DISCUSSION

- The property is graded IIIC and outside of any HPO.
- Work has not started.
- The proposal includes minor internal alterations to adjust the layout and relocated the kitchen, as well as a new pergola.
- CoCT's E&HM Branch support the proposal.

## DECISION

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

SVB

### 14.34 Erf 505, 7 Ridge Way, Pinelands, S34-Minor Works

**Case No:** HWC25030319SVB0603

Ms Sofia Briel introduced the item.

## DISCUSSION

- The property is IIIC and inside the Pinelands HPOZ.
- Work has been completed.
- Outstanding information received 23 March.
- The completed work is demolition of two internal walls and the additions of an internal and external wall in order to increase the size of one of the bedrooms.
- Pinelands Ratepayers & Residents Association support proposal.

## **DECISION**

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

**SVB**

- 14.35 Erf 51083, 20 Columbus Road, Claremont, S34-Total Demolition**  
**Case No:** HWC25030506SVB0305

## **OUTSTANDING INFORMATION**

Registered conservation body comment required.

**SVB**

- 14.36 Erf 51892, 5 Rembrandt Road, Claremont, S34-Additions, Alterations & Partial Demolition**  
**Case No:** HWC25022014SVB0303  
Ms Sofia Briel introduced the item.

## **DISCUSSION**

- The property is ungraded and outside of any HPO. However, the City notes the property as potential IIIC in their comment.
- Work has not started.
- The proposal is for additions to the ground floor to accommodate a new covered patio and scullery to the rear of the property and a new bedroom extension on the south-eastern side. The proposal also includes various internal alterations as well as changes to windows.
- CoCT support the proposal.
- Greater Lynfrae Civic Association notified the applicant that the property is outside of their area, despite the conservation map showing otherwise.
- The committee endorse the CoCT's recommended IIIC grading.

## **DECISION**

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

**SVB**

- 14.37 Erf 635-RE, 17 Agapanthus Avenue, Vredehoek, S34-Additions & Alterations**  
**Case No:** HWC25031004SVB0307  
Ms Sofia Briel introduced the item.

## **DISCUSSION**

- The property is graded NCW and outside of any HPO.
- Work has not started.
- Outstanding information was received 10 March.
- The proposal includes alterations to the roof, the existing balcony, and external staircase, a new third storey balcony, extension of the existing store room, changes to the boundary wall, changes to windows on the third storey as well as internal alterations to the third storey to adjust the layout.
- CIBRA were consulted and offered no objection, despite the site being outside of their commenting area.
- CoCT noted, although the original building is older than 60 years, the original fabric has been substantially altered, and the current proposal does not trigger the NHRA.

- Comment was also requested from Cape Town Heritage Foundation, which is not on the HWC conservations body map. The Cape Town Heritage Foundation does not consider the building to be a heritage resource.

#### **DECISION**

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

**SVB**

#### **14.38 Erf 78-RE, 25 Plantation Road, George, S34-Additions & Alterations Case No: HWC25022806SVB0228**

#### **OUTSTANDING INFORMATION**

Local Authority comments / Local Municipality comments required.

**SVB**

#### **14.39 Erf 97234, 7 Middleton Road, Claremont, S34-Additions & Alterations Case No: HWC25020406SVB0227**

#### **OUTSTANDING INFORMATION**

Registered conservation body comment required.

**SVB**

#### **14.40 Erf 1545, 43 Berg Street, Swellendam, S34-Additions & Alterations Case No: HWC25031303EJV0226 Emily Jane Vowles introduced the item.**

#### **DISCUSSION**

- Ungraded.
- Outside HPO.
- Work has not started.
- Swellendam HCAC approve; SHA has no objections; WCC do not comment on inlying areas
- Extension and internal reconfiguration of the dwelling.

#### **DECISION**

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

**EJV**

#### **14.41 Erf 32089, 8 Park Road, Rosebank, S34-Additions & Alterations Case No: HWC25030502EJV0305 Emily Jane Vowles introduced the item.**

#### **DISCUSSION**

- Graded IIIC
- Inside proposed Lower Rosebank HPO
- Work has been completed
- Rampac do not object; CoCT support
- Addition of a second dwelling and laundry room to the rear of the property. This addition is freestanding from the boundary wall and existing dwelling, and the only fabric that the second dwelling impacts is the existing yard wall which has been confirmed to not be older than 60 years.

#### **COMMENT**

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

EJV

**14.42 Erf 733-RE, 13 Krige Road, Stellenbosch, S34-Minor Works**  
**Case No:** HWC25031302EJV0307

**OUTSTANDING INFORMATION**

Streetscape images required.

EJV

**14.43 Erf 750, 38 Pleasant Place, Pinelands, S34-Additions & Alterations**  
**Case No:** HWC25021908EJV0227  
Emily Jane Vowles introduced the item.

**DISCUSSION**

- Graded IIIC
- Inside Pinelands HPO
- Work has been completed
- PRRA have no objection; CoCT support
- Internal alterations, the addition of a pergola, and the removal of a window in the master bedroom have taken place unauthorised, as well as the demolition of the pool room and removal of a pool which were added to the property in the 1970s/1980s. The applicants seek to regularise the unauthorised work and install a new pool; however, the pool installation does not trigger s34 and so the work relevant to the NHRA has been completed

**DECISION**

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

EJV

**14.44 Erf 824, Gum Grove, Bonnievale, S34-Partial Demolition**  
**Case No:** HWC25022404EJV0304  
Emily Jane Vowles introduced the item.

**DISCUSSION**

- Grading and HPO status unknown
- Work has not started
- Langeberg Municipality defer to HWC
- Demolition of one of two structures on the site owned by the N.G. Sendingkerk. The structure is in a ruined state and poses a safety threat.

**DECISION**

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

EJV

**14.45 Erven 10; 11; 12; 74, Plein Street, Riebeek Kasteel, S38(4)-NID**  
**Case No:** HWC25031122EJV0306  
Emily Jane Vowles introduced the item.

**OUTSTANDING INFORMATION**

Correct application form; Company Resolution required.

EJV

**14.46 Erf 3032; 3034; 3035, Bartolomeu Dias Museum, 1 Morkel Street, Mossel Bay, S27-Signage**  
**Case No:** HWC25030312EJV0228

**FOR NOTING**

- Dealt with under item 12.1 – this application was approved under the ASD delegation and the permit was issued on 4 March 2025.

**EJV**

**14.47 Farm 152 Portion 1-RE, Graauwduinen, Koekenaap, Vredendal, S38(8)-NID**  
**Case No:** HWC25030501EJV0306

**OUTSTANDING INFORMATION**

Additional site photographs; SDP if possible as the proposed WRSF 7A and 7B areas look only partially disturbed required.

**EJV**

**14.48 Farm 231 Portion 3, Brakkefontein, Stormsvlei, S38(8)-NID**  
**Case No:** HWC25021906EJV0228  
Emily Jane Vowles introduced the item.

**DISCUSSION**

- Triggers s38(1)(c)(i) and NEMA.
- This is a 24G application for the development of directors' units, lodge units, glamping pods, lapa units, access roads, parking, and ancillary infrastructure on the site. The existing structures associated with the agricultural-uses of the property will not be affected by the proposed structures.
- The wider area is dominated by agricultural land and agri-tourism activities.
- Archaeological and Cultural Heritage Theme screener indicates low sensitivity.
- Palaeontological Theme screener indicates low to very high sensitivity with the majority of the accommodation installations occurring in the very high sensitivity zone.
- The consultant has indicated that an HIA with a PIA has already been drafted for the site.

**COMMENT**

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

1. Palaeontological Impact Assessment

**EJV**

**14.49 Erven 27 Portion 30; 29-RE, De Hoek Farm, R238, Oudtshoorn, S35-Sampling; Destructive Analysis**  
**Case No:** HWC25031001EJV0307  
Emily Jane Vowles introduced the item.

**OUTSTANDING INFORMATION**

Signed and completed application Form required.

**EJV**

**14.50 Farm 974 Portion 1, Main Road, Misty Cliffs, S38(8)-NID**  
**Case No:** HWC25022424EJV0304  
Emily Jane Vowles introduced the item.  
Jonathan Kaplan and Kelly Gilmour were present and took part in the discussion.

**DISCUSSION**

- Triggers s38(1)(c)(i) and NEMA.

- Proposal is to construct a new dwelling structure of approximately 800m<sup>2</sup> on a previously vacant plot accessed via Main Road. In terms of heritage, the map of relative archaeological and cultural heritage theme sensitivity indicates low sensitivity. However, during the clearing of some of the vegetation in February 2025 a few fragments of black mussel were recorded on the rocky and sandy slopes below the site.
- Middens have been recorded almost along the entire length of coast from Llandudno to Cape Point, and were recorded below Main Road below the site; however, Kaplan's foot survey noted that any archaeologically sensitive areas occur well outside of the footprint of the affected property.
- The palaeontological theme sensitivity indicates medium to high sensitivity with the proposed dwelling falling within the medium sensitivity zone. Comment from Dr. Pether states that this sensitivity is erroneous, as the site falls on a talus/colluvial apron that is not favourable to fossil bone preservation due to the overall slow burial rates, infrequent slumping, and acidic groundwater draining off the Peninsula Formation mountains. He suggests a revised very low sensitivity designation.
- With reference to the cultural landscape, Kaplan identifies a strong wilderness character embodies the interface between the steep, densely vegetated slopes of the mountain and the rugged Atlantic coastline. The site is within 75m of the nearest dwelling and so residential use is not out of character for the area. The models provided also indicate a strong appreciation for maintaining the fall of the landscape, incorporating earthy elements and organic concepts, and deferring significantly to the landscape rather than competing with it.
- Jonathan Kaplan 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 Protocol must be included in the approval.

**EJV**

- 14.51 Farm 516 Portion 20; Erf 49577, Klipdrift Complex, De Hoop Nature Reserve; Blombos Cave, Swellendam, S35-Destructive Analysis; Dating**  
**Case No: HWC2404089EJV0304**

#### **OUTSTANDING INFORMATION**

Corrected approval from Iziko with the confirmed number of samples (41) required.

**EJV**

- 14.52 George Municipality Infrastructure Repair Project, George, S38(8)-NID**  
**Case No: HWC25031111EJV0306**

#### **FOR NOTING**

- A Final Comment of no further studies being required was issued under the ASD delegation on 11 March 2025 (see item 12.2)

**EJV**

- 14.53 Erf 131, 101 High Level Road, Green Point, Cape Town, S34-Total Demolition**  
**Case No: HWC25020312SB0305**  
 Ms Stephanie Barnardt-Delport introduced the item.

#### **DISCUSSION**

- Graded NCW.
- Outside of HPO.
- Proposed TD.
- City support
- GPRRA did not comment with 30 days.

## **DECISION**

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

**SB**

### **14.54 Erf 1489, 8 Church Street, South End, Prince Albert, S34-Additions and Alteration**

**Case No:** HWC25020706SB0305

Ms Stephanie Barnardt-Delport introduced the item.

## **OUTSTANDING INFORMATION**

Locality plan, internal photographs, municipality comments required.

**SB**

### **14.55 Erf 1953, 4 Kloof Street, Gordon's Bay, S34-Additions and Alteration**

**Case No:** HWC25030310SB0304

Ms Stephanie Barnardt-Delport introduced the item.

## **OUTSTANDING INFORMATION**

Streetscape images required.

**SB**

### **14.56 Erf 2081, 1 Owen Grant Street, Wilderness, S34-Partial Demolitions**

**Case No:** HWC250300404SB0304

## **OUTSTANDING INFORMATION**

CB comments, internal, external photographs, streetscape, SG Diagram required.

**SB**

### **14.57 Erf 713, 406 Seacliffe, 10 Seacliffe Road, Bantry Bay, S34-Minor Works**

**Case No:** HWC25022504SB0227

Ms Stephanie Barnardt-Delport introduced the item.

## **DISCUSSION**

- Work has not started,
- Graded NCW.
- Outside any HPO.
- Proposed the work in phases:
- Phase 1 includes removing non-structural walls, sanitaryware, joinery, and floor finishes, then constructing new internal walls, adjusting electrical and plumbing, and installing new finishes and sanitaryware. Phase 2 involves replacing all external windows and doors and constructing a masonry fire-break according to the architect's design. The changes will minimally impact the building's façade, with new elements matching the existing structure for a cohesive look.
- Work is minor in nature, so no comments required.

## **DECISION**

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

**SB**

### **14.58 Erf 474, Main Road, Curlew Street, Pelican Street, Saldanha Bay, S38(8)-NID**

**Case No:** HWC24051408SB0303

Ms Stephanie Barnardt-Delport introduced the item.

Antonieta Jerardino was present and took part in the discussion

## **DISCUSSION**

- This IRDP housing application is for developing an area with 108 residential erven and open space within a ±1.8ha area of subsidized serviced erven. The erven will be created and serviced in vacant portions on Erven 1101, 1088, 1068, and 3461 in Saldanha, for people on the housing waiting list living in the area.
- According to the palaeo-sensitivity map from SAHRIS the area proposed for development is identified as insignificant.
- Consultant indicates the archaeology is unlikely to be impacted. The site is not close to coastline, within urban area however never been developed, topsoil may have been disturbed during development of other properties in immediate surroundings.
- 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 Accidental/Chance Finds Protocol must be included in the approval.

**SB**

**14.59 Erven 112629, 32404, 3239, 3241, 2197, Viking Way, Epping, S38(8)-NID**  
**Case No: HWC24112105SB0303**  
 Ms Stephanie Barnardt-Delport introduced the item.

#### **DISCUSSION**

- The City of Cape Town (CoCT) plans to widen Viking Way to a dual carriageway between Jan Smuts Drive and Jakes Gerwel Drive. This proposal includes future consideration for the Jakes Gerwel Interchange and improving intersections from Viking Way to Gunner's Circle. The project area includes road reserves and parts of the railway reserve between Langa and Mutual Stations. Viking Way is bordered by the residential area of Thornton to the north and Gunner Circle and Epping Industria 1 to the south. The development site has likely experienced some disturbance from previous construction activities.
- The Viking Way project area may contain pre-colonial materials, but no archaeological sites have been recorded. Any remains are likely disturbed by ongoing construction, reducing their significance. The Quaternary Springfontyn Formation sands have low palaeontological sensitivity, making fossil finds unlikely. While pre-colonial burials are possible in deep soils, and colonial graves are typically near settlements, no such burial sites are known in the area. Existing construction further lowers the chances of encountering graves. No historical structures are present, as past buildings (1988–1996) are not protected under the NHRA. Overall, heritage impacts are expected to be minimal.
- Consultant recommended: no further studies

#### **FINAL COMMENT**

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

**SB**

**14.60 Farm Graauwduinen 152, Remainder of Portion 1, Koekenaap, Vredendal, Tronox Namakwa Sands Mine, Brand-se-Baa, Koekenaap, Vredendal, S38(8)-NID**  
**Case No: SB0227**

#### **DUPLICATE**

EJV is the case officer.

**SB**

**14.61 Erf 439, 440 and 442, The Village Lodge, 47-49 Napier Street, De Waterkant, CT, S34-Permit extension**  
**Case No: 19080507LB0807E**

**OUTSTANDING INFORMATION**

POP with correct reference and all revision application documents required.

**SB**

- 14.62 Farm 1029-RE, Off the R45, Saldanha Bay, S38(8)-HIA**  
**Case No:** HWC24101526CSI1022

**DUPLICATE**

CSI is the case officer.

**SB**

- 14.63 Erf 11337, 18 Plein Street, Woodstock, S34-Additions and Alteration**  
**Case No:** SB0307

**OUTSTANDING INFORMATION**

Application form (Section 34), internal photographs, POA, heritage motivation, SG diagram, streetscape photographs, and POP required.

**SB**

- 14.64 Erf 2109, 8 Patriot Street, Hoog en Droog, Paarl, S34-Minor Works**  
**Case No:** HWC25031110SB0307

**OUTSTANDING INFORMATION**

Internals photographs and possible additional streetscapes required.

**SB**

- 14.65 Erf 5354, 12 Meerhof Street, Charleston Hill, Paarl, S34-Additions and Alteration**  
**Case No:** HWC25022401SB0307

**OUTSTANDING INFORMATION**

Title Deed, internal photographs, more externals and streetscape photographs required.

**SB**

- 14.66 Erf 4661, 8 3rd Avenue, Kleinmond, S34-Additions & Alterations**  
**Case No:** HWC25022501CH0226

**OUTSTANDING INFORMATION**

Streetscape photographs and drawings required.

**CH**

- 14.67 Erf 53846, 2 Wisteria Road, Claremont, S34-Additions & Alterations**  
**Case No:** HWC25020623CH0227  
Ms Chane Herman introduced the item.

**DISCUSSION**

- Graded IIIB.
- Outside any HPO.
- Proposal is for an addition above the existing garage.
- 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

- 14.68 Erf 1325, 6 Bird Street, Stellenbosch, S34-Minor Works**  
**Case No:** HWC25020417CH0304

**OUTSTANDING INFORMATION**

Photographs of the completed work required.

CH

- 14.69 Erf 166817, 24 Wale Street, Cape Town, S34-Minor Works**  
**Case No:** HWC24112813CH0307  
Ms Chane Herman introduced the item.

**DISCUSSION**

- Graded IIIA.
- Inside HPO.
- Proposal is for internal alterations on the first floor of the Mandela Rhodes building. Work includes upgrading ablution facilities and the installation of dry walling for offices. Some walls will be demolished.
- 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

- 14.70 Erf 2423, 10 Elba Street, Paarl, S34-Additions & Alterations**  
**Case No:** HWC25022605CH0304

**OUTSTANDING INFORMATION**

Additional external photographs of structure in its entirety, streetscape photographs and applicant to respond in writing to the objections raised by DHF required.

CH

- 14.71 Erf 594, 2 Peddie Road, Milnerton, S34-Additions & Alterations**  
**Case No:** HWC250300405CH0305

**OUTSTANDING INFORMATION**

Confirmation on what work was approved in 2019 and when the work was complete (i.e., was the work completed during the 3-year permit validity period), both owners to sign application form, internal photographs and locality plan required.

CH

- 14.72 Erf 775, 25 Alice Ride Way, Pinelands, S34-Minor Works**  
**Case No:** HWC25030402CH0305

**OUTSTANDING INFORMATION**

Streetscape photographs required.

CH

- 14.73 Erf 72, 4 Forest Drive, Pinelands, S34-Additions & Alterations**  
**Case No:** HWC25022602CH0304

**OUTSTANDING INFORMATION**

Drawings and photographs of unauthorized work, additional external photographs, CoCT comment and PRRA comment required.

CH

**14.74 Erf 64341, 25 Salisbury Road, Kenilworth, S34-Additions & Alterations**

**Case No:** HWC24060303CH0305

Ms Chane Herman introduced the item.

**DISCUSSION**

- Proposal is for the addition of a new study room.
- Work has not started.
- CoCT supports
- Graded IIIC
- Outside HPO.

**DECISION**

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

CH

**14.75 Erf 4226, 78 Roodebloem Road, Woodstock, S34-Additions & Alterations**

**Case No.:** HWC25030604CH0307

**OUTSTANDING INFORMATION**

WAAC comment, WRA comment, external photographs of the front of the building and streetscape photographs required.

CH

**14.76 Erf 559, 52 Daneel Street, Stanford, S31-Additions & Alterations**

**Case No.:** HWC25022802CH0307

Ms Chane Herman introduced the item.

**DISCUSSION**

- Proposal is for a new verandah and to replace a window with French doors.
- Work has not started.
- OHAC supports.
- SHC supports.
- IIIB.
- Inside Stanford Heritage Area.

**DECISION**

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

CH

**14.77 Erf 1039-RE, 4 Hoop Street, Bredasdorp, S34-Additions & Alterations & Partial Demolition**

**Case No:** HWC25030311CN0307

**OUTSTANDING INFORMATION**

Trust Resolution, Coloured Plans and Cape Agulhas Municipality Comment required

CN

**14.78 Erf 11409, 14 Aberdeen Street, Woodstock, S34-Minor Works**

**Case No:** HWC25030509CN0306

### **OUTSTANDING INFORMATION**

Title Deed, Company Resolution, Coloured up plans, Streetscape photos, SG diagram and confirmation if work has started or not required.

**CN**

#### **14.79 Erf 1211, 56 Main Road - Unit 12 Plomarion, Three Anchor Bay, S34-Deviation**

**Case No:** HWC24091901CN0226

Ms Corne Nortje introduced the item.

### **DISCUSSION**

- The proposal is for a deviation from the previously approved plan. To note HWC issued a Section 51 letter in 2022 for this work. The only change to the plans is that the sliding door was changed to windows.
- SFB did not provide comment in 30 days.
- Graded IIIC
- Outside HPO
- Work has been completed.

### **DECISION**

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

**CN**

#### **14.80 Erf 13165, 68 Fairbairn Street, Worcester, S34-Additions & Alterations**

**Case No:** CN0304

### **OUTSTANDING INFORMATION**

All documents required.

**CN**

#### **14.81 Erf 1344, 10 Mill Street, Stellenbosch, S34-Minor Works**

**Case No:** HWC25022421CN0303

### **OUTSTANDING INFORMATION**

Trust Resolution, all photos and SG diagram required.

**CN**

#### **14.82 Erf 1539, 4 Rossiter Road / 4 Camp Street, Gardens, S34-Additions & Alterations**

**Case No:** HWC24090203CN0305

Ms Corne Nortje introduced the item.

### **DISCUSSION**

- The proposal is for a 1st storey addition to the house, as well as internal alterations.
- CoCT supports
- CIBRA supports
- Graded IIIC
- Inside HPO
- Work has not started.
- Recommendation is for approval.

### **DECISION**

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

**14.83 Erf 1694, 11 Steyn Street, Barrydale, S34-Deviation****Case No:** HWC25020615CN0228

Ms Corne Nortje introduced the item.

**DISCUSSION**

- The proposal is for a deviation to the previously approved plan by adding a corrugated iron roof over the street facing pergola.
- Ungraded.
- Outside any HPO.
- Work has not started
- Swellendam Aesthetics Advisory Committee supports
- Swellendam Heritage Association has no objection

**DECISION**

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

CN

**14.84 Erf 42368, 12 Cecilia Street, Paarl - Goedemoed Farm, S38(4)-HIA****Case No:** HWC24080128CN0814**OUTSTANDING INFORMATION**

Proof of Consultation with Paarl 300 required.

CN

**14.85 Erf 745, 10 Optenhorst Street, Paarl, S34-Additions & Alterations****Case No:** HWC25031126CN0307**OUTSTANDING INFORMATION**

Application form, Internal photos, Paarl 300 comment and SG diagram required.

CN

**14.86 Erf 4399, 3 Bellevue Street, Paarl, S34-Additions & Alterations****Case No:** HWC25022502CN0303

Ms Corne Nortje introduced the item.

**DISCUSSION**

- The proposal is for a new braai room to the rear and en suite extension to the side of the property.
- Ungraded
- Outside any HPO.
- Work has been completed.
- DHAC has no objection.
- Paarl 300 does not support and notes they cannot comment on work completed without a permit.
- DHF does not condone unauthorised work, however, would have supported the proposal if not unauthorised.

**DECISION**

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

CN

**14.87 Erf 92051, 40 Putney Road, Kenilworth, S34-Additions & Alterations**  
**Case No: HWC25022803CN0306**

**OUTSTANDING INFORMATION**

All photos, LKID comments and a motivation required.

**CN**

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

**OUTSTANDING INFORMATION**

Internal and streetscape photos and CoCT comments required.

**CN**

**14.89 Erf 2753, 82 Herschell Street, Strand, S34-Additions & Alterations**  
**Case No: HWC24082603XM0227**

**OUTSTANDING INFORMATION**

Updated application form, locality map, plans showing work completed compared to work proposed, municipality comment, CB comment, and heritage motivation required.

**XM**

**14.90 Erf 295, 1 Avenue Normandie, Fresnaye, S34-Total Demolition**  
**Case No: HWC25030603XM0306**

**OUTSTANDING INFORMATION**

Streetscape photographs, municipality comment, CB comment, and heritage motivation required.

**XM**

**14.91 Erf 32988, 2 Helder Road, Athlone, S34-Additions & Alterations**  
**Case No: HWC25021101XM0306**

**OUTSTANDING INFORMATION**

POP, streetscape photographs, and heritage motivation required.

**XM**

**14.92 Erf 41497, 8 Meath Street, Oakdale, Bellville, S34-Additions & Alterations**  
**Case No: HWC25021311XM0304**

**OUTSTANDING INFORMATION**

Photographs of all areas required (especially those areas where work is proposed).

**XM**

**14.93 Erf 42907, 61 Kromboom Road, Rondebosch East, S34-Additions & Alterations**  
**Case No: HWC25022706XM0304**

**OUTSTANDING INFORMATION**

Confirmation that work has not started and full streetscape images required.

**XM**

**14.94 Erf 4498, 25 Reyneke Street, Paarl, S34-Minor Works**  
**Case No: XM0307**

**OUTSTANDING INFORMATION**

POP, SG diagram, Locality map, plans showing proposed work compared to completed work, internal photographs, and CB comments required.

**XM**

- 14.95 Erf 454, 38 Brompton Avenue, Bantry Bay, S34-Additions & Alterations**  
**Case No: XM0306**

**OUTSTANDING INFORMATION**

POP, title deed, locality map, streetscape photographs, municipality comment and CB comment required.

**XM**

- 14.96 Erf 622 and 623, 12 Avenue Disandt, Fresnaye, S34-Additions & Alterations**  
**Case No: HWC25022808XM0305**

**OUTSTANDING INFORMATION**

Streetscape photographs, municipality comment, and CB comment required.

**XM**

- 14.97 Erf 718, 14 Weenen Road, Milnerton, S34-Additions & Alterations**  
**Case No: HWC25021407XM0228**

**OUTSTANDING INFORMATION**

Locality map, internal, external, and streetscape photographs required.

**XM**

- 14.98 Erf 72088, 23 Pluto Road, Plumstead, S34-Additions & Alterations**  
**Case No: HWC25021003XM0303**  
Ms Xola Mlwandle introduced the item.

**DISCUSSION**

- The proposal is for additions and alteration to convert the existing garage into studyroom, new garage, new storage shed and covered pergola.
- Work has not started,
- Not graded.
- Outside HPOZ
- HRS supports

**DECISION**

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

**XM**

- 14.99 Erf 26687, 4 De Houtman Street, Bellville, S34-Additions & Alterations**  
**Case No: XM0303**

**OUTSTANDING INFORMATION**

POP, municipality comment, and CB comment required.

**XM**

- 14.100 Erf 9066, 58 Lincoln Street, Boston Bellville, S34-Additions & Alterations**  
**Case No: HWC24102111XM0227**

**OUTSTANDING INFORMATION**

Streetscape photographs and CB comment required.

**XM**

**14.101 Erf 96170, Unit 24, 16 Dunkley Street, Gardens, S34-Additions & Alterations**  
**Case No: HWC25031002XM0306**

**OUTSTANDING INFORMATION**

SG diagram, locality map, plans showing proposed work compared to completed work, streetscape photographs, municipality comment required.

**XM**

**14.102 Rem of Farm 1066, Rickety Bridge Winery, Franschhoek, S34-Minor Works**  
**Case No: HWC25030513XM0306**

**OUTSTANDING INFORMATION**

Work plan and/or plans/drawings required.

**APPLICATION TRANSFER**

The application is transferred from XM to CSI due to the ongoing HIA for the site

**XM**

**14.103 Rem of Farm 1066, Rickety Bridge Winery, Franschhoek, S34-Minor Works**  
**Case No: HWC25030511XM0306**

**OUTSTANDING INFORMATION**

Work plan and/or plans/drawings required.

**APPLICATION TRANSFER**

The application is transferred from XM to CSI due to the ongoing HIA for the site

**XM**

**14.104 Erf 28002-Re, Rhodes Memorial Tea Room, Table Mountain Nature Reserve, S34-Restoration**  
**Case No: HWC25021902SJ0220**

**DISCUSSION**

- Fee waiver implemented via ASD.
- Site inspection undertaken on 05 March 2025 by EJV and SJ.
- Site inspection report by EJV tabled at HOMs 17 March 2025.
- The work has not started.
- Graded IIIA and not within an HPOZ but within the Groote Schuur Estate Cultural Landscape.
- The proposal is to restore elements of the precinct. This will include the tearoom, service building, two of the freestanding toilets, and the pavilion. The tearoom will be restored to the specifications of the original structure with the reinstatement of the thatch and installation of new fixtures. The kitchen will now be housed in the new elongated and formalized service building at the rear in order to increase the capacity for seating in the tearoom. A walkway link between the two structures will accommodate a new universal access bathroom. The use of stone cladding on the exposed east end of the service building and dark roofing material also contribute to concealing the structure within the natural and built environment. The two freestanding toilets are to be restored in a like-for-like manner. The pavilion, as the original was not structurally sound, is being reinstated with a new design on the original footprint. The one brick walled structure will have a thatched roof to a pitch, with exposed brick on the external face, and an opening on the northeast elevation towards the playground below.

**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 Gabriel Fagan Architects;
2. A close-out report, compiled by a suitably qualified heritage consultant, must be submitted to HWC within 30 days of practical completion.

SJ

**15 Other Matters**

**16 Adoption of Resolutions and Decisions**

SJ moves to adopt and CN seconds the adoption of resolutions and decisions of the meeting of 17 March 2025.

**17 Closure**

The chairperson, Mr. Ruan Brand, officially closed the meeting at 14H13.

**18 Date of next meeting: 24 March 2025**

MINUTES APPROVED AND SIGNED BY:

CHAIR: **Ruan Brand**  
Digitally signed by Ruan Brand  
Date: 2025.03.24 17:33:17 +02'00'

SECRETARY: **Aneeqah Brown**  
Digitally signed by Aneeqah Brown  
Date: 2025.03.25 11:48:12 +02'00'

## **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

**ASAPA** - Association of Southern African Professional Archaeologists

**ABHC** - Associated Bibbeys 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

**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

**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

APPROVED