

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS' MEETING
Held on Monday, 17 November 2025 at 08:30 via MS Teams**



1. Opening and Welcome

The Chairperson, Ms. Sneha Jhupsee officially opened the meeting at 08:31 and welcomed everyone present.

2. Attendance

Members

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

Staff

Ms. Aneeqah Brown	Secretariat	AB
Ms. Yusrah Hoosain	I&APs group chat	YH
Ms. Waseefa Dhansay	Assistant Director	WD

Legal Advisor

Ms. Penelope Meyer	Deputy Director	PM
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Observers

None.

Visitors

	Capacity	Item
Clive Theunissen	Drakenstein Municipality	Drakenstein Items
Judith Sealy	Applicant	13.5
Luzanne Gerstner	Unknown	13.6
Chris Schoeman	Heritage Practitioner	13.11
Stephen Whitehead	Architect	13.11
Andre Vercueil	Knysna Historical Society	13.19
Kristin Hattingh	Applicant	13.21
Mujahied Barnes	Applicant/Architect	13.22
Clint Lombard	Owner	13.22
Stuart Burnett	GPRRA	13.22
Helen Schacht	Applicant/Architect	13.31
Cindy Postlethway	Heritage Practitioner	14.1
David Halkett	Observer/Heritage Practitioner	14.21; 14.26
Hendrik-Jan Smit	Architectural Technologist	14.49
Johan Malherbe	Heritage Practitioner	14.52; 14.53
Nicolene Visser	MRA Admin	14.52; 14.53
Amelia Strydom	MRA Architect	14.52
Frik Vermeulen	Heritage Practitioner	14.62

3. **Apologies**

Mr. Ruan Brand

Specialist Heritage Officer

RB

Absent

None.

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

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

5. **Approval of Agenda**

The Committee resolved to approve the agenda of 17 November 2025 with the following addition:

- 9.11.2. S36: Hartland Lifestyle Estate on RE/11/219 (Remaining Extent of Portion 11 of farm Vaale Valley 219), Hartenbos, Mossel Bay (SB).

CSI moved to approve the agenda and EJV seconded.

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

6.1. The Committee resolved to approve the minutes of 27 October 2025. (CN)

EJV moved to approve the minutes and SVB seconded.

6.2 The Committee resolved to approve the Confidential minutes of 27 October 2025. (CN)

CSI moved to approve the minutes and CH seconded.

6.3. The Committee resolved to approve the minutes of 10 November 2025. (SJ)

SVB moved to approve the minutes 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 149294-RE, Treadmill/Cells & Prisoner Engravings, Breakwater Prison, Foreshore (SVB)

- The Committee notes the site inspection that was undertaken on 13 November 2025.
- The site inspection report is to be tabled at HOMs on 24 November 2025.

9.2 **Proposed Site Inspections**

None.

9.3 **Site Inspection Reports**

9.3.1 Farm 1141 and 11/431, Battle of Blaauwberg (SB)

SUMMARY

- The Committee notes the site inspection that was undertaken on 18 October 2025
- Official was invited to undertake site inspection guide by the Friends of Blaauwberg Conservation Area Group.
- The inspection route followed the path to the battlefield, proceeded to the hospital location, and concluded at the World War II radar tower.
- No artefacts were observed during the inspection.
- Alien vegetation appears to have been cleared by volunteers, under regulatory clearance.
- The entire site is within a Protected Heritage Site (PHS) designation.
- Ruins and their surroundings were carefully investigated; no archaeological material was observed either along the path or among the ruins.
- Reports have been received of metal-detection activity and the collection of archaeological material from the site (unverified).

- The site is highly significant: the site of the Battle of Blaauwberg (8 January 1806)

COMMENT

The Committee notes the contents of the site inspection report dated 14 November 2025 and endorses the recommendations of the report, as follows:

1. A long-term consideration: A Conservation Management Plan (CMP) be considered and developed for the site to guide long-term conservation, visitor management, monitoring, and protection of heritage resources, including both archaeological and historical elements.
2. Heritage Western Cape (HWC) signage or a heritage badge/plaque be installed at: the entrance to the site, and the World War II radar tower, to clearly identify the area as a Protected Heritage Site (PHS), raise public awareness of its significance, and discourage unauthorised activities such as metal detection and artefact removal.
3. A Section 35/27 permit application is required for any metal detection or collection of archaeological material.

9.4 Preparation for upcoming Committee meetings

9.4.1 BELCom: 19 November 2025

9.4.2 HOMs: 24 November 2025 (CSI)

9.4.3 IGIC: 27 November 2025

9.5 Tribunal Updates (Legal)

None.

9.6 Interim and Close-Out Reports

None.

9.7 Incomplete Applications

9.7.1 Matters Arising: 13.6, 13.7; 13.8; 13.9; 13.16

9.7.2 New Matters: 14.2; 14.4; 14.5; 14.6; 14.8; 14.11; 14.12; 14.13; 14.15; 14.17; 14.18; 14.22; 14.23; 14.25; 14.27; 14.29; 14.34; 14.35; 14.39; 14.40; 14.42; 14.43; 14.45; 14.50; 14.54; 14.56; 14.57; 14.58; 14.59; 14.60; 14.61

9.8 Decisions taken under ASD delegation

9.8.1 Matters Arising: 13.1; 13.3; 13.10; 13.13; 13.17; 13.25; 13.26; 13.27; 13.28

9.8.2 New Matters: 14.3; 14.10; 14.47; 14.48; 14.49

9.9 Referrals to Committees (BELCom 19 November 2025 & IACom 03 December 2025)

9.9.1 Matters Arising: 13.23 (BELCom)

9.9.2 New Matters: 14.44 (IACom)

9.10 Exemption Notice 9051 of 2025: NCW graded within CoCT

9.9.1 Matter Arising: None.

9.9.2 New Matters: None.

9.11 Archaeological Matters

9.11.1 District Six, Chapel Street, Cape Town (SB)

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 24 November 2025 due to clarification required.

9.11.2 S36: Hartland Lifestyle Estate on RE/11/219 (Remaining Extent of Portion 11 of farm Vaale Valley 219), Hartenbos, Mossel Bay (SB)

SUMMARY

- HWC was inform of uncovered human remains at the Hartland development site.

- The development was previously approved by HWC (5 June 2008)
- These remains are not the same as the burial recorded in the 2005/2008 assessment. The old formal cemetery remains fenced off and untouched.
- During recent road construction for new housing, informal burials were unexpectedly uncovered. The site is open and not secure. Some bones were already disturbed, and SAPS removed the exposed remains for safekeeping.
- An emergency permit application has been submitted to allow the immediate recovery of all exposed remains, coffin wood, and any bones that may still be in spoil heaps. This is necessary to prevent further loss or disturbance. Limited testing is also required to check whether more graves are present nearby. Any further work will form part of a later application once the site is stabilised and the extent of the site is established.
- SAPS (Dagamaskop) is temporarily holding the recovered remains.
- Iziko Museum has confirmed that they will accept the remains under their existing repository agreement.
- The committee discussed the matter and note that the matter cannot be treated as emergency as the heritage resources are no longer under direct threat.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. The soil heaps must be protected (e.g., covered with shade cloth) and cordoned off. No work may proceed in the immediate surrounding area, and the site must be properly secured.
2. A 30-day Public Participation Process must be undertaken, and all original comments must be submitted to HWC.

9.12 Illegal Works Database: Stop Works Orders issued
None.

9.13 Permit deadline: Tuesday, 18 November 2025 @ COB.

9.14 SAHRIS Rollout Feedback (RB)

A meeting was held on Tuesday 11 November 2025 wherein some final dates were decided upon for launch. RB to provide detailed feedback at HOMS on 24 November 2025.

10. Administrative Matters

10.1. Erf 8311, Paarl Boys High, 232 Aurret Street, Paarl, S34-Additions & Alterations (SJ)
Case No: HWC25041605SJ0526

SUMMARY

- Graded IIIA and inside Special Character Protected Area Overlay Zone of Paarl.
- Proposal is for additions & alterations that include 5 temporary classrooms (not triggering the NHRA) and addition of 4 new classrooms to administration block, addition of north wing to school hall and mezzanine addition to an existing classroom.
- HOMs 15 July 2025: **DECISION**
The Committee resolved to approve the application, as the proposal does not negatively impact on heritage resources. Approval is given on condition that:
 1. The work must be monitored by a suitably qualified architect with heritage experience.
 2. A close-out report, compiled by a suitably qualified heritage consultant, must be submitted to HWC within 30 days of practical completion.
- Anne-Marie Fick was appointed but subsequently resigned from the project in November 2025.
- The applicant, Eugene da Silva (Emerging Architecture) has stated that the practice has heritage experience. SJ has requested the CV and appointment letter for the practice.
- SJ received the CV and appointment letter on 17 November 2025.

COMMENT

The Committee resolved to endorse Emerging Architecture to monitor the work and compile a close out report to submit to HWC within 30 days of practical completion. The permit dated 15 July 2025 is still valid.

10.2. Various Farms in Karreebosch, Laingsburg, S38(8)-HIA (RB)

Case No: 21102218AM1022E / 22080301NK0803E / <https://sahris.org.za/node/384251>

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 24 November 2025 due to the official being on sick leave.

10.3. Erf 33249, Strand, S38(8)-HIA (RB)

Case No: C13/3/6/1/1/1/1/A2

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 24 November 2025 due to the official being on sick leave.

11. Monitoring by practitioner

11.1. Erf 6162, Old Lutheran Church, Dorp Street, Stellenbosch (CH)

Case No: HWC25092922CH1016

SUMMARY

- HOMs supported a S27 minor work application on 27 October 2025 for proposed maintenance and repairs to the Old Lutheran Church. The scope of work includes painting the exterior of the building with Breathecoat paint.
- Graded II inside the Historic Core of Stellenbosch.
- The HOMs Committee required the CV and appointment letter of a suitably qualified consultant with heritage experience. This consultant would prepare the close-out report.
- Mr. Charl Francois Taljaardt has been appointed by the owner, Stellenbosch University.

DECISION

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

1. A close-out report, compiled by Mr. Charl Taljaardt, must be submitted to HWC within 30 days of practical completion.

11.2. Erf 45192, 6 Park Road, Rondebosch (RB)

Case No: HWC25101701RB1022

SUMMARY

- Proposal is to reconstruct the collapsed portico facing Park Road, for which HWC issued a stop works order dated 16 October 2025.
- Graded IIIA and within HPOZ.
- A stop works order was issued by RB.
- On 27.10.25 HOMS issued the following COMMENT:
The Committee is supportive of the proposed interventions. For Heritage Western Cape (HWC) to issue a permit, the following is required:
 1. The applicant must appoint a suitably qualified consultant with the appropriate heritage experience to prepare a close out report.
 2. HWC is to be provided with the details of the consultant and their CV confirming suitability.
 3. A letter of appointment to be signed by the applicant and consultant.*Once the above has been fulfilled, HWC will provide the required permit.*
- Mike Scurr of RSA has been appointed to compile the close out report.

DECISION

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

1. A close-out report, compiled by a suitably qualified heritage consultant, must be submitted to HWC within 30 days of practical completion.
2. The Committee endorses Mike Scurr of RSA to compile the close-out report.
3. The Stop Works Order dated 16 October 2025 is herewith lifted.

12. Discussion of the Agenda

- 12.1. (13.6) SB
- 12.2. (13.11) SB
- 12.3. (13.12) SB
- 12.4. (13.15) SB
- 12.5. (13.30) SJ
- 12.6. (13.31) CSI
- 12.7. (13.30) SJ
- 12.8. (14.15) CSI
- 12.9. (14.36) SB
- 12.10. (14.52) SVB
- 12.11. (14.53) SVB

MATTERS TO BE DISCUSSED

13. MATTERS ARISING

13.1 Erf 5164-RE, 12 Cleveland Road, Claremont, S34 – Additions & Alterations Case No: HWC25090816EJV0930

CASE SUMMARY

- Outstanding Information received on 5, 11, and 12 November
- Not Graded but noted as "Requires further investigation" on the City inventory
- Outside HPO
- Work has been completed
- The proposal is for the regularisation of fenestration changes and conversion of the carport into a garage
- CoCT support and consider the structure NCW; the GLCA confirmed that the property falls outside of their boundaries; the Belvedere East Civic Association has no objection

FOR NOTING

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

The ASD in consultation with the relevant specialist staff resolved to issue a S51 letter as the proposed work did not negatively impact the heritage resource.

EJV

13.2 Erf 11839, 1 Dirkie Uys Street, Hermanus Primary School, Hermanus, S34-Minor Works Case No: HWC25082833CH0829 Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 6 November 2025.
- Graded IIIA outside HPO
- Proposal is for maintenance and repairs to the roofs and ceilings at Hermanus Primary School. The roof materials on the existing structure (building no.1 - older than 60 years) varies from clay and harvey tiles to asbestos corrugated roof. The intention is to replace like-for-like and to replace the asbestos roofs with a suitable alternative. The ceilings are to be replaced due to water damage and timber roof battens will be replaced where necessary.
- A specialist inspected the building and noted signs of decay in the roof covering and fascia boards, deterioration of asbestos gutters and downpipes and lack of sufficient flashing to roof valleys.
- Work has not started.

DECISION

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

CH

13.3 Erf 51201, 62 Rangelagh Road, Claremont, S34-Additions & Alterations

Case No.: HWC25102713CH0705

Ms Chane Herman introduced the item.

CASE SUMMARY

- Outstanding information received on 29 October 2025.
- Not graded outside HPO
- Proposal is for the additional storey above the existing dwelling and internal alterations on ground floor.
- Work has not started.
- CoCT supports.
- GLCA supports.

FOR NOTING

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

CH

13.4 Erf 1809, 167 Main Road, Green Point, S34-Minor Works

Case No: HWC25091606RB0918

Ms Sneha Jhupsee introduced the item on behalf of RB.

DISCUSSION

- Outstanding information received 4 November 2025.
- Graded IIIB.
- Inside Green Point HPOZ (edge of it on main road).
- Work has not started.
- Proposal is for reroofing blocks A, B, and C, all of which were built in the 1920s, so the 100-year-old roof needs to be redone.
- The trusses have been inspected and are considered structurally sound and adequate but will require bolting on many of the joints, with no indication of dry rot or beetle infestation.
- The profile of the clay tiles that were originally used is no longer in manufacture and a cement tile of similar colour and profile will be used. A brochure for this has been provided with the application.
- Total batten replacement is required; a Roof Tile underlay (RTU) will also be installed due to fire risk and insulation where required.
- The fascias, gutters, downpipes and eaves would also need replacement due to the reroofing (noting that the 2016 guidelines doc has specific recommendations for this).
- GPRRA offered a comment of no objection despite this being minor works.

DECISION

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

RB

13.5 Kleinmond, Riversdale, Byneskranskop, material housed at UCT and Iziko Museums, S35-Dating

Case No: HWC25082818SB0903

Ms Stephanie Barnardt-Delport introduced the item.

Ms Judith Sealy was present and took part in the discussion.

DISCUSSION

- Outstanding information 4 October and 7 November 2025.
- Detail email was received on 4 October with response to officials' additional information requested.
 - Radiocarbon and isotope dating sample (UCT 30, 32 and SAM-AP 6049)
 - The purpose for the application is for academic research and publication – to obtain a chronological data for these individuals as they currently do not have a date.
 - The individuals have a rare ear condition link with diving.
 - Sample will be taken from rib and single tooth.
 - There is a letter of ethical clearance from San Council.
 - Iziko has provided support.
 - UCT has approved.

HOMs issued further requirements and requested that Section 35 permit application with detail methodology and the geographical information be shown on a map.

- Updated application and information were received 17 November:
- Section 35 application - The proposed work involves limited destructive sampling for academic research aimed at establishing the chronological and dietary context of three Later Stone Age individuals from the Western Cape who exhibit external auditory exostoses (EAEs) or "surfer's ear." This condition, linked to repeated exposure to cold water, suggests aquatic foraging or diving activities. The study represents the first systematic documentation of EAEs in South African archaeological contexts and will clarify their prevalence, geographic distribution, and temporal occurrence. By radiocarbon dating these individuals and analysing their stable isotope ratios, the research will provide new insights into marine resource use and foraging behaviour among coastal populations during the Later Stone Age.

DECISION

The Committee resolved to endorse the Section 35 permit application prepared by Victoria Gibbon and Judith Sealy dated 25 August 2025.

13.6 Erf 1197, Noordwal, Helderberg Street, Stellenbosch, S34-Additions & Rezoning

Case No: HWC25080507SB0806

OUTSTANDING INFORMATION

Previous stamped plans, and clarification on SHF comment is required.

SB

13.7 Erf 14, 11 Hoog Street, Piketberg, S34-Minor Work

Case No: HWC25102903SB1030

OUTSTANDING INFORMATION

Municipal comment required.

SB

13.8 Erf 1524, 5 Graaf Avenue, Milnerton, S34-Additions & Alteration

Case No: HWC25091603SB1013

OUTSTANDING INFORMATION

Friends of Blaauwberg Conservation Area (FoBCA) comment required.

SB

13.9 Erf 160, 81 Sands Road, Wilderness, S34-Additions & Alteration

Case No: HWC25100607SB1023

OUTSTANDING INFORMATION

Updated plans as per the heritage assessment clearing showing dimensions and annotations for any material changes, clear elevations and floorplans is required.

SB

13.10 Erf 2284, Unit 4 Bramber Court 12 Ravenraig Road, Green Point, S34-Minor Works

Case No: HWC25100807SB1010

SB

CASE SUMMARY

- Proposal: additional guest bathroom, new doors, built in cupboards, revamp kitchen, solar panels
- Work start: According to the form – no
- Grade: "Some heritage significance"

- HPO: Inside

FOR NOTING

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

SB

13.11 Erf 3146, 7 Station Street, Paarl, S34-Additions & Partial Demolition

Case No: HWC25031207SB0718

Ms Stephanie Barnardt-Delport introduced the item.

Clive Theunissen, Chris Schoeman and Stephen Whitehead were present and took part in the discussion.

DISCUSSION

- Latest additional information received on 5 November 2025.
- Proposal: Demolish the existing structure and build a new office space.
- Work start: According to the form – no
- Grade: no graded
- HPO: inside
- Comments: Paarl300 support, DHF does not object in principle however strongly object to demolition of the original façade, Drakenstein municipality objects and stated that the heritage statement must be revised include additional information such as analysis and investigation of the surrounding environment, heritage and graphic indicators to guide the replacements' structure, 3D's and photomontages must be added.
- Additional information: 14 October 2025 - Drakenstein has no objection on condition that parapet on front facade be removed and replaced with hipped roof, canopy element continue across the facade, clarity on the vehicular access.

DECISION

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

SB

13.12 Erf 334, 17 A Vrede Street, Malmesbury, S34-As Built

Case No: HWC25090320SB0912

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Additional information received 25 September and 6 November 2025.
- Proposal: As built plan, municipality has no record of the plans – no proposed actions
- Work start: According to the form – yes (as built)
- Grade: Not graded
- HPO: outside
- Comments: na – nothing proposed

COMMENT

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

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

SB

13.13 Erf 3614, 105 Sarel Cilliers Street, Strand, S34-Additions & Alterations

Case No: HWC25090807SB0912

CASE SUMMARY

- Proposal: large extension to the house including parking bay, the property is to be rezoned from single residential to general to allow for extension to from part of a guesthouse. There is also internal works applied for the existing house – installation of bathrooms, covered patio and walkway.
- Additional information received:
- Work start: According to the application form – no
- Grade: Not graded
- HPO: outside
- Comments: City of Cape Town has not provide a comment within 30 days, Helderberg Renaissance Foundation (HRF) support

FOR NOTING

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

SB

13.14 Erf 53, 1 Meiring Street, Prince Albert, S34-Additions & Alteration

Case No: HWC25092910SB1016

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposal: New braai and braairoom-covered stoep, additional bedroom, additional window, roof, additional bathroom changes.
- Work start: According to the form – no
- Grade: 3B
- HPO: Outside
- Comments: Prince Albert Cultural foundation note that contemporary braai structure would be preferable – particularly support

DECISION

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

SB

13.15 Erf 5476, 63 Long Street, Riversdale, S34-Additions

Case No: HWC25091208SB0916

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposal: Proposed new mosque structure, will require some tree removal – this is all to the rear of the existing building. The existing building will be retaining, however, internal additions to change the configuration and use of the building. Boundary wall treatment is also planed – 1.8m block wall.
- Additional information received:
- Work start: According to the application form – no
- Grade: not graded
- HPO: outside
- Comments: Municipality has not comment within 30 days (email proof provided)
- Additional information received - 10 October and 10 November.

DECISION

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

SB

13.16 Erf 845, 18 Strandloper Street, Paternoster, S34-Additions

Case No: HWC25091704SB0922

OUTSTANDING INFORMATION

Committee requires a dated comment from the municipality and Trust/company resolution stating that Joseph Ghanem has the authority to sign under Hyperbuild - the company and owner of the property.

SB

13.17 Erf 378, 38 Main Road, Keurboomstrand, S34-Additions, Alteration & Partial Demolitions

Case No: HWC25100616SB1007

CASE SUMMARY

- Proposal: proposed partial demolition to develop a new extension that consists of roof, new courtyard. The existing roof sheets will also be replaced, and windows will be changed along with internal reconfiguration.
- Work start: According to the form – no
- Grade: not graded
- HPO: outside
- Comments: municipality comment is not clear if they support as they mention number of precautions around the demolition - these are safety concerns.
- additional information received 15 October, 10 November
- Updated plans received - will stamp off both sets as that gives the complete understanding of the proposal

FOR NOTING

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

SB

13.18 Erf 144416, 121 Loader Street, Green Point, S34-Additions & Alterations

Case No: HWC25072103SVB0724

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 11 November 2025.
- The property is graded IIIB and within the Loader Street HPOZ.
- Work has not started.
- The proposal is to extend the ground storey to accommodate a bedroom and en-suite, a new pergola to the rear of the property, various internal alterations to create an open plan living room and kitchen. The proposal is also for a new window on the street facing elevation, as well as various alterations to openings at the rear of the building.
- CoCT support the proposal.
- De Waterkant Civic Association did not provide a comment.

DECISION

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

SVB

13.19 Erf 16472, 42 Main Road, Knysna, S34-Additions & Alterations

Case No: HWC25101602SVB1021

Ms Sofia Briel introduced the item.

Mr Andre Vercueil was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 29 October and 10 November 2025.
- The site is Not Graded. However, the building has a proposed grading of NCW (as per the Knysna Public Viewer).
- The site is within the Main Street Heritage Precinct. Main Street adjacent to the site is also a proposed grade IIIA Character Area (as per the Knysna Public Viewer).
- Work has not started.
- The proposal is for various internal and external alterations to retrofit the building for use as a Nando's. The proposal is also for new outdoor signage on the building.
- Knysna Municipality supported the alterations and additions and partially supported the signage. Regarding the signage they noted that they "supported the proposed Nando's signage, however, the extruded colourful plasterwork pattern was not supported".
- Knysna Historical society do not object to the proposal.
- All I&APs have been invited to the meeting of 17 November 2025.
- The owner noted that there were no objections, and that one of the members of the aesthetics committee wanted their comment on the minutes, however the aesthetics committee approved the application. It was further noted by the applicant that the comment indicating no support for the extruded colourful plaster was noted and taken into account. The applicant agreed that this element would not be implemented, and all proposed plans were subsequently stamped by the municipality, as reflected in Appendix K of the permit application submission.
- The Knysna Public Viewer notes that the building no longer exhibits heritage significance. Authenticity of the building has been destroyed as part of the shopping centre development. No original fabric discernible. Building retains a smaller scale, street-facing stoep, gable ends and corrugated, pitched roof that do contribute to the main road
- Andre Vercueil noted that KHS has no objections.

DECISION

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

SVB

13.20 Erf 424, 65 Market Street, Prince Albert, S34-Additions & Alterations

Case No: HWC25102003SVB1027

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 04 November 2025.
- Proposed grade IIIC (Prince Albert Heritage Inventory) and outside of any HPO.
- Work has not started.
- The proposal is for various internal and external alterations including new internal walls, alterations to windows and doors.
- PACF partially supports the application. They do not support the proposed new narrow 2,1m high windows in the original north external wall of the NE bedroom, a single window with historically correct proportions would be more appropriate. However, they do support the remaining proposal.
- Prince Albert Municipality referred the application to HWC.
- All I&APs have been invited to the meeting of 17 November 2025.
- The applicant noted that all of the PACFs concerns have been addressed in the heritage notes on the plans.
- However, as per the plans provided the new narrow 2,1m high windows in the original north external wall of the NE bedroom are still included.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. The applicant must submit a written response to all comments provided by the PACF, and a set of revised plans should the design be revised to respond to the comments.

SVB

13.21 Erf 5941, 11 Cornwall Street, Simon's Town, S34-Additions & Alterations

Case No: HWC25101305SVB1013

Ms Sofia Briel introduced the item.

Kristin Hattingh was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 06 November 2025.
- The property is graded IIIA and within the Simon's Town HPOZ.
- Work has started.
- The completed work is construction of the deck, pergola and swimming pool. The proposed work is an extension to the garage and closing up of four internal doorways, as well as insertion of dry wall to accommodate two new en-suite bathrooms.
- CoCT support the proposal.
- Simon's Town Historical Society do not object to the proposal.
- The structure is an arts and crafts building. The statement of significance notes that it is a fine double storey house attributed to Baker. High quality stonework, prominent building in very original condition. Association with the Anglican Church.

DECISION

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

SVB

13.22 Erf 656-RE, 29 Dysart Road, Green Point, S34-Additions & Alterations

Case No: HWC25101507SVB1020

Ms Sofia Briel introduced the item.

Mujahied Barnes, Clint Lombard and Stuart Burnett were present and took part in the discussion.

DISCUSSION

- Outstanding information received on 10 November 2025.
- A stop works order was issued for this property, after a site inspection was undertaken on 09 May 2025 in response to a report of unauthorized work.
- The property is graded IIIC and within the Green Point HPOZ.
- Work has started.
- The work completed by the previous owner includes construction of a basement level construction of some new interior walls, a new stoep and small extension to the front of the house as well as a new boundary wall. Work completed by the current owner includes stripping of floors and ceilings, removal of cabinetry, fittings and fixtures, removal of damaged internal doors and removal of lighting. Proposed work includes the addition of two dormers to create an additional storey in the existing roof space.
- GPRRA "...have no objections to the alterations and additions to the front of the property facing Dysart Rd. We do have some concerns about the new extension at the rear of the property. Whilst Elize Mendelsohn supports the application, she does state in her advice to applicant that he was advised to retain the roof ridge line position as it is important to retain the historic pattern of the roofs of the group within the Green Point HPOZ. The sides were to be set back to keep the party walls intact and legible. It is not clear if the attached plans reflect this advice."
- CoCT support the proposal.
- All I&APs have been invited to the HOMs meeting of 17 November 2025.

COMMENT

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

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

SVB

13.23 Erf 9998, 13 Adderley Street, Cape Town City Centre, S34-Additions & Alterations

Case No: HWC24101603SVB1030

Ms Sofia Briel introduced the item.

CASE SUMMARY

- Outstanding information received on 08 and 10 November 2025.
- The property is graded IIIA and within the Central City HPOZ.
- Work has not started.
- The proposal is for alterations to the existing standard bank building, and the addition of a "tower" structure on top with a maximum height of 145 420m from ground level.
- CIBRA support the application in principle however they noted that consideration could be given to reducing the excessive proposed height to be more in line with the surrounding buildings.
- ClfA in their initial comment noted (1) the potential damage that may be caused by the piling in a sensitive part of the building; (2) the complexity of the facade, which will draw too much attention to the tower elements; and (3) the impact of the building height in this part of the City. In their follow up comment ClfA noted the positive change to shift the tower element back and there was consensual support for this design direction; they supported the simplified and streamlined minimalist facade; they noted that the height reduction although still higher than the surrounding buildings, is a step in the right direction, however they did request that the architect investigate the potential to make the tower building somewhat narrower above the parking floors to improve the proportions, as it would reinforce the tower concept which was somewhat lost in the current design.
- CoCT do not support the addition of a tower block above this highly significant landmark building; in addition, the extensive changes proposed to existing heritage fabric requires further detailed consideration to ensure the protection of the building's high architectural significance. Furthermore, the CoCT note that notwithstanding the potential design merit of such a tower (in a different location), the placement above the heritage structure is considered highly insensitive as it results in a drastic change to the site, streetscape and urban context. The intention for this development to act as a catalyst for potential urban revitalisation and the creation of a so-called 'cultural precinct' is noted as a positive initiative; there are however no guarantees that any of this will be implemented, and it therefore does not have a direct bearing on the assessment of heritage impacts brought about by the proposal.
- Gabriel Miller supports the application, however then requested the full application pack after the fact, as he had only seen half of it.
- Gil Spreeth objected to the proposal due to traffic, parking the height and obstructing light and views.
- Hoosein Mahomed objected to the proposal due to the height, the integrity of the design, the relationship to the structure and its context, noise pollution, and the impact on the current vendors that occupy the grand parade.
- Eloise Wessels objected due to traffic congestion, noise levels, and obstructing light and views.
- Brett Walters objects due to traffic, noise levels, obstructing light and views and pollution.
- Mareli Jordaan objects due to obstructing light, noise levels, traffics, impact to the heritage building.
- All I&APs have been invited to the HOMs meeting 17 November 2025.
- The applicant's response to objections was comprehensive and included the following among other things:
 - The applicant noted that the tower design has been developed to taper to the top and be articulated in their corners.
 - The design has been revised to reduce the potential changes in the banking half; with concentration of the Tower to the rear of the existing building.
 - The initial application to HWC is primarily for the tower application, the detail of the new wider window openings and the removal of the metal railings and gates can be resolved in the detail design phase (recommended to be resubmitted to HWC).

- The Standard bank building will remain as a fine grained building, and with a tower that does relate to the two existing towers in the immediate context.
- The significant sections of the Standard Bank building are proposed to be retained.
- The historic building will remain as a landmark building in this important CBD context.
- The Tower is located towards to rear of the building, as to not visually dominate the building and its setting. Scale of tower is reduced, but remains as the tallest building in the immediate context, which is assessed to be able to accommodate this tower.
- The applicant has met with the CCT Transport to discuss the application of the improvement to the immediate surrounds, as proposed.
- The applicant also provided a response to the comments pertaining to parking, traffic, noise and obstructing views and lighting.
- Heritage Practitioner's recommendations:
 - 1. HWC approves the following for the Standard Bank building, located on Erf 9998 Cape Town:
 - Statement of significance for Grade IIIA for historic, aesthetic, architectural, technical and associational values;
 - Heritage design indicators;
 In principle approval for a tower structure on Erf 9998 Cape Town, in the rear site precinct.
 - 2. HWC requires a detail design phase for the proposed development that concentrates on the extent of the tower structures, junctions between the proposed tower and the historic structure, alterations to the historic structure and fittings.
 - 3. The further detail design stage drawings are resubmitted to HWC for approval;
 - 4. HWC require the submission of the following documents in the future final HWC submission:
 - Conservational Management Plan (CMP) for the historic structure;
 - Method Statements prepared by a registered Engineer, experienced with historic buildings, for all structural element and changes (including demolitions). The mitigation measures listed in the VIA inform the Method Statements.
 - The Cultural precinct report for the public areas around the Standard Bank Building are supported in principle (contained in Annexure 7)

REFERRAL

The Committee resolved to refer the application to BELCom on 19 November 2025 due to the objections received from interested and affected parties.

SVB

13.24 Erf 1019-RE, Unit 305, Bordeaux Residential Apartments, 239 Beach Road, Sea Point, S34-Additions & Alterations

Case No: HWC25081110XM0819

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 03 November 2025
- The proposal is for internal alterations to the existing apartment, proposed works are entirely internal and limited to the boundaries of Unit 305. No work will be undertaken to the external envelope of the building, and no changes to fenestration, balconies, or the shared structure are proposed.
- The intention of the alterations is to modernise the internal layout and finishes of the apartment, bringing it in line with contemporary expectations of space planning, material specification, and energy efficiency.
- General configuration of rooms will be retained including the positions of the kitchen, bathrooms, and bedrooms, all interior walls are to be rebuilt to accommodate new cabinetry and spatial alignment. Updated bathroom and kitchen installations are proposed, along with electrical and lighting upgrades. A new ceiling and limited use of bulkheads are proposed for lighting integration, although these changes are superficial and entirely reversible. Importantly, floor levels and loadbearing elements are not being altered. These changes are primarily motivated by the need to rejuvenate the internal space, which has become dated and lacks the functional performance required of a high-value, sea-facing urban residential unit. The finishes and fixtures currently in place are not original and are, in several areas, failing. None of the retained materials or surfaces are of historic value. In this respect, the proposed works will enhance the unit's liveability and longevity without negatively impacting the heritage value of the broader

building.

- Work has not started
- Graded IIIB
- Not within HPO
- CoCT support
- SFB has no objections

DECISION

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

XM

13.25 Erf 2757, 13 Saddle Road, Devil's Peak Street, Cape Town S34-Additions & Alterations

Case No: HWC25082104XM0825

CASE SUMMARY

- Outstanding information received on 03 November 2025.
- The proposal is for additions and alterations to the existing roof and an addition of a dormer and additional stairs, addition of a new timber loft floor to be the same level as the existing.
- Work has not started
- Graded IIIC
- Outside HPO
- CoCT support

FOR NOTING

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

XM

13.26. Erf 904, 7 Strathcona Road, Oranjezicht, S34-Additions & Alterations

Case No: HWC25082504XM0826

CASE SUMMARY

- Outstanding information received on 11 November 2025.
- The proposal is for additions and alterations for a new garage structure to replace existing carport. New roof extension to rear of property
- Work has not started
- Not graded
- Not within HPO
- CoCT support
- CIBRA supports

FOR NOTING

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

XM

13.27. Erf 2957, 11 Verbena Way, Pinelands, S34-Additions & Alterations

Case No: HWC25071704XM0728

CASE SUMMARY

- Outstanding information received on the 17 November 2025.
- The proposal is for the extension of the property by adding three bedrooms and bathrooms along the eastern side of the property.
- Work has not started

- The property is not graded
- Not within HPO
- E&HM has no objection to the proposed work

FOR NOTING

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

XM

13.28 Erf 958, 32 Zone 8 Road, Langa, S34-Additions & Alterations

Case No: HWC25102305XM1027

CASE SUMMARY

- Outstanding information received on the 11 November 2025.
- The proposal is for additions to the existing dwelling to accommodate additional bedrooms, a lounge, and the construction of domestic staff quarters. The design approach seeks to integrate these additions harmoniously with the existing structure while maintaining its original character and proportional balance.
- Work has not started
- Graded IIIC
- Outside HPO
- CoCT support

FOR NOTING

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

XM

13.29 Erf 932, 41 Arthurs Road, Sea Point, S34- Minor Works

Case No: HWC25092603XM0930

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received on 12 November 2025.
- The proposal is for additions internal renovation - Internal walls to be demolished in living room and laminate flooring to be replaced with reclaimed oregon pine to match rest of house. New screen wall and doors to be heritage doors to match rest of the house. Many cheap modern finishes will be removed and restored with more authentic materials.
- Work has not started
- Graded IIIB
- Outside HPO
- CoCT support

DECISION

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

XM

13.30. Erf 1792, 6 Law Road, Green Point, S34-Additions & Alterations

Case No: HWC25071107SJ0715

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- Additional Information: The property forms part of the second phase of residential densification in Green

Point and is a good architectural example with notable landscape features. Located within the St Bedes HPOZ which is one of the most intact historic areas on the Atlantic Seaboard, it contributes to a well-preserved terrace of late 19th-century Victorian villas and double-storey houses with decorative mouldings and ironwork, all in highly authentic and conservation-worthy condition.

- The work has not started.
- Graded IIIA and inside Saint Bedes HPOZ.
- PROPOSAL 1 / Original: The original proposal was to add an additional storey on the roof space but that was rejected and will not be taken further. The heritage report covers the original proposal and not the new basement proposal.
- Consultation:
 - CoCT EHM: do not support third storey addition (24.06.25)
 - GPRRA: oppose the application (24.06.25)
 - Law Road Heritage Homeowners' Voluntary Association (Submitted by Hannchen Louw): oppose the application.
- Consultation Responses: None.
- PROPOSAL 2 / "Amended": Proposal is for a new basement space below the existing rear courtyard area for an extended living space below grade. The existing kitchen will be opened to create an open plan kitchen and dining area within the existing structure and a new timber staircase will be inserted to access the basement space. Additionally, the main bedroom on the first floor will receive a newly configured bathroom and the roof will receive a skylight over the existing stairwell.
- Consultation: (Requested by SJ & received 11.11.25)
 - CoCT EHM: support with conditions: basement room in the courtyard is supported in principle if it complies with all the required engineering and safety precautions; total removal of the entire bottom part of the back wall (from party wall to external wall) is not supported - nibs should be retained on both sides, and possibly where the new 'stair light' connects; skylight is not supported - series of smaller skylights will be supported between the rafters and providing spaces for water to flow down the roof slope; A final set of drawings need to be prepared, with more structural and design details, indicating that care will be taken for the preservation of the heritage resource, which is of utmost importance; the appointment of a qualified architect and engineer with experience in the structural alteration of heritage buildings, to oversee and monitor the work, should be mandatory.
 - GPRRA: no response received in 30-day commenting period.
 - Law Road Heritage Homeowners' Voluntary Association (Submitted by Hannchen Louw): no objection to the revised proposal.
- Consultation Responses: None.
- HOMs 28.07.25 OI: "Amended" proposal requires IAP comments. Commenting period ends 12 August.
- PROPOSAL 3 (Received 11 November 2025): Proposal 2 / Amended proposal was abandoned but submitted with comments. The third proposal is to extend the existing outbuilding to create a sunken study attached to the house. The study will have a pool above it and the area next to the study will be a multilevel courtyard. Additionally, the main bedroom on the first floor will receive a newly configured bathroom and the roof will receive a skylight over the existing stairwell.
- Consultation: No consultation undertaken on third proposal - practitioner says Proposal 2 received support and those comments were considered.

FURTHER REQUIREMENTS

As the application has undergone 3 substantial design revisions, the first 2 of which received objections from I&APs, the Committee resolved to request the following further requirements:

1. The applicant must circulate the third and final proposal as indicated in the latest undated *Design Proposal* report prepared by Cohen and Garson Architects, and an updated heritage report reflecting the final proposal, to I&APs for the 30-day consultation period and comments or proof of consultation must be submitted to HWC.
2. The applicant must submit a written response to any objections received.

13.31. Erf 477, 8 Jansen Road, Milnerton, S34 – Additions & Alterations

Case No: HWC25101003CSI1015

Ms Chiara Singh introduced the item.

Ms Helen Schacht was present and took part in the discussion.

DISCUSSION

- Outstanding information received 6 November for coloured up, annotated plans and title deed
- Work applied for has started
- Graded IIIC
- Outside HPO
- Proposed work is for a new padel court and to regularise completed alterations to the existing club house
- CoCT provided comment stating that they do not condone unauthorised work. Though the property itself has some heritage significance, the clubhouse itself is considered to not have intrinsic architectural heritage value and typical of its type. The as-built alterations have not impacted on the significance of the property. The proposed padel court is in accordance with the recreation activities of the site.

COMMENT

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

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

CSI

13.32. Portion 7 of Farm 585, Farm Hemel en Aarde, Caledon, S38(4) – NID

Case No: 26475CSI1023 (<https://sahris.org.za/node/386522>)

Ms Chiara Singh introduced the item.

DISCUSSION

- Further requirements received 11 November: The applicant must submit a supplementary overview of the heritage resources on site and any impacts thereon by the full scope of the as-built and proposed development.
- Trigger: N/A
- Proposed development: proposed amendment of a previously approved SDP (Overstrand Municipality) is required for the new entertainment and tourist accommodation structures in the farm market.
- Current land-use/zoning: Agricultural
- Built environment: No impacts expected to any historical structures
- Visual impacts: None as the structures will not impact negatively on the surrounding landscape
- Archaeology: No impacts to archaeological material expected.
- Palaeontology: Sensitivity on the SAHRIS palaeo map is high.
- The applicant has stated that according to Overstrand Municipality and the Environmentalist who conducted work between 2008 and 2011 and their records, no comments were received from Heritage Western Cape. The consulting firm that handled the initial approval in 2013 cannot be contacted.
- In response to the further requirements the applicant has provided a summary of the cumulative impacts of the development on heritage resources:
 - The property and immediate surroundings have been subject to previous disturbance and transformation, and no intact or sensitive heritage landscape features remain within the proposed development footprint.
 - There are no visible archaeological, palaeontological, or built heritage resources present on or adjacent to the proposed site.
 - The cumulative impact of the as-built and proposed works on the surrounding landscape is considered negligible, as the proposed development will not alter the existing visual or environmental character of the area.

FINAL DECISION

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

CSI

13.33. Portion 10 of Farm 28, Farm Klipvlei & Klein Diamant Farm, Cape Farms, 38(4) – NID

Case No: 26534CSI1030 (<https://sahris.org.za/node/386714>)

Ms Chiara Singh introduced the item.

DISCUSSION

- Further requirements received 11 November 2025: The applicant must submit a supplementary overview of the heritage resources on site and any impacts thereon by the full scope of the as-built and proposed development.
- Trigger: N/A
- Proposed development: Proposed consent use and removal of restrictive title deed conditions to operate a wedding venue. The applicant has indicated that all buildings are existing, and none are proposed. The Land Use Application is currently in with City of Cape Town and the departmental comments received requested we submit a NID to get the input from the Heritage department. My client has been operating a wedding venue on the farm and his intention was to get a liquor license for the venue. He was subsequently advised that his use is illegal on the premises and the penalty application was concluded. It is now the intention of my client to legalise his operations on the farm.
- Current land-use/zoning: Agricultural / Vacant
- Built environment: All structures are around 10 years old; the previous owners constructed the buildings as per correspondence with the applicant.
- Visual: The existing structures have minimal impact on the surrounding landscape as they are in a low-lying area.
- Archaeology: No impacts to archaeological material as the land was agricultural in nature.
- Palaeontology: Sensitivity on the SAHRIS palaeo map is low
- The applicant provided a screener report in response to the further requirements. The archaeological sensitivity is low and the palaeo sensitivity is low.

FINAL DECISION

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

CSI

14. NEW MATTERS

14.1 Erf 20746, 166-170 Main Street, Paarl, S34-Total Demolition and Replacement Structure

Case No: 26591CH1106 (<https://sahris.org.za/node/386898>)

Ms Chane Herman introduced the item.

Cindy Postlethwayt (Heritage Practitioner) and Clive Theunissen (Drakenstein Municipality) were present and took part in the discussion.

DISCUSSION

- Not graded inside the SCPAOZ of Paarl.
- Proposal is for the demolition of the existing structures on site and to redevelop the site in accordance with the previous HWC approval. The previous permit was issued on 7 September 2022.
- Work has not started.
- Case history:
- (1) The initial application for total demolition and redevelopment was tabled at HOMs on 11 July 2022 and was referred to BELCom on 27 July 2022. The reason for referral was due to objections received from 191 Main Street Pty Ltd and for further expertise. In 2022, the I&AP raised no objection to the controlled

demolition of the section older than 60 years as it has no heritage value. Concerns were raised by the I&AP regarding the northern boundary wall.

- (2) BELCom on 27 July 2022 resolved to conduct a site inspection and the application was formally tabled on 11 August 2022. The following further requirements was issued ""The Committee is in general support of the proposals but does have reservations regarding the treatment of the scheme at street level where it is felt that the pedestrian interface could be more articulated in acknowledgement of the context. The Committee had no objection to the demolition of the reconstructed portal should the applicant deem this necessary. This structure is not older than 60 years and lacks architectural/historical authenticity. Prior to making a final decision regarding this portal, the Committee, however, advises that the applicant consult local interested parties as the reconstruction may have acquired a degree of historical associational significance.
- The further requirements were tabled at BELCom on 31 August 2022 and the application was approved. The approval included the 5-year clause for the replacement structure.
- (3) The BELCom decision was appealed and the Appeals Committee, on 12 October 2022, dismissed the appeal.
- (4) An appeal was lodged to the MEC Tribunal. The Tribunal dismissed the appeal on 24 February 2023.
- I&AP comments:
- Drakenstein Municipality did not comment within 30 days.
- DHF supports.
- Paarl300 Foundation supports.
- 191 Main Street Pty Ltd (Len Raymond) objects to the proposal stating that HWC does not have authority as there is no heritage significance attached to the building. No other authority is delegated, and heritage is detailed in subsection (2) where heritage significance is defined. There is no mention of any age requirement and no 60-year period if set out.

DECISION

The Committee resolved to approve the demolition as the existing building has having insufficient significance to warrant retention. The Committee resolved to approve the replacement building as indicated on drawings numbered A120, A121, A122 and A101, A102, A103, A104, A105, A106, A112, A113, A115, A116, A117, A118, A119, dated 21 August 2022 and prepared by CAA Architects. Approval is granted on condition that:

1. The replacement development must be completed within five years of the permit for the demolitions date of issue, failing which, new application to approve the replacement structure will be required in terms of the NHRA, regardless of whether the existing structure has taken place or not. The period may be extended by HWC on good cause shown, provided that the application for the extension is made prior to the lapsing of the approval referred to above.

CH

14.2 Erf 125749, 50 Princess Alice Avenue, Brooklyn, S34-Additions &Alterations

Case No: HWC25020310CH1106

OUTSTANDING INFORMATION

Outstanding fee of R4650, SG diagram, external photographs, streetscape photographs, CoCT comment required.

CH

14.3 Erf 10072, 6 Lymington Close, District Six, S34-Additions &Alterations

Case No: HWC25100808CH1103

CASE SUMMARY

- Graded IIIC outside HPO
- Proposal is for a covered area to the side of the building.
- Work applied for has already been completed.
- CoCT supports and notes that the work is minor.

FOR NOTING

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

The ASD in consultation with the relevant specialist staff resolved to issue a S51 letter as the proposed work did not negatively impact the heritage resource.

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

- CH**
- 14.4 Erf 149, 16 Queen Victoria Street, Stanford, S31-Additions &Alterations**
Case No: HWC25100301CH1031
OUTSTANDING INFORMATION:
Plans to reflect the work that has started and the work still to be completed, shutters to be reflected in colour on the elevations, Company Resolution for Mr. Steven Dumont to sign on behalf of Romansbaai Eiendomme Pty Ltd required.
- CH**
- 14.5 Erf 14928, 9 Sweet Valley Vineyard Estate, Constantia, S34-Additions &Alterations**
Case No: HWC25101404CH1107
OUTSTANDING INFORMATION:
Trust Resolution, internal photographs, streetscape photographs, floor plans and elevations, CoCT comment required.
- CH**
- 14.6 Erf 15429, 13 Spencer Road, Salt River, S38(4)-NID**
Case No: 26564CH1104 (<https://sahris.org.za/node/386791>)
OUTSTANDING INFORMATION:
POA required.
- CH**
- 14.7 Erf 2259-RE, 2260, 2261, 2262, 50 Long Street, Cape Town, S34-Additions &Alterations**
Case No HWC25102714CH1106
Ms Chane Herman introduced the item.
- DISCUSSION**
- Graded IIIA
 - inside HPO
 - Proposal is for internal alterations to convert the building into apartments consisting of 112 units. The proposal includes the removal of lightweight partitioning, the lifts and staircase and the insertion of a new lift shaft and fire escape in the enclosed light well.
 - Work has not started.
 - CoCT supports.
 - CIBRA supports.
- DECISION**
The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.
- CH**
- 14.8 Erf 3432, 58 Main Road, Paarl, S27 - Additions & Alterations**
Case No: HWC25101407CH1104
OUTSTANDING INFORMATION
Signed Company Resolution required.
- CH**
- 14.9 Erf 377, 14 New Court, The Alphen, Pete Cloete Drive, Constantia, S27 - Minor Works**
Case No: HWC25102706CH1107
Ms Chane Herman introduced the item.

DISCUSSION

- Graded a PHS (II) outside HPO. The structure in question was built in 2007 and is within a grade II site.

- Proposal is for internal alterations. The work includes:
 - Demolishing internal walls on ground floor and closing off the living room to create a study.
 - Remove existing tiles and carpets and replace it with engineered timber flooring.
 - Replacing all plumbing fixtures.
 - Demolishing internal walls on the first floor to rearrange the space.
 - Replacing the loft bedroom door with a pocket door and a new dry skin wall to be constructed for the pocket door.
 - New sliding door at the top of the stairs in the loft to create a private bedroom.
- Work has not started.

DECISION

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

CH

14.10 Erf 502, 163 Jan van Riebeeck Weg, Oudtshoorn, S34- Additions & Alterations **Case No: HWC25103003CH1106**

CASE SUMMARY

- Not graded outside HPO
- Proposal is for internal alterations to both apartment blocks, the addition of carports, addition of a living/dining room to apartment block B and the addition of covered stoep to apartment block A.
- Work has not started.
- Oudtshoorn Municipality supports.
- Heritage Oudtshoorn supports

FOR NOTING

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

CH

14.11 Erf 1001, Ceres Tolhuis, 50 Voortrekker, Ceres, S27-Minor Works **Case No.: HWC25103001CN1103**

OUTSTANDING INFORMATION

PoP or proof of fee waiver approval, Title Deed, Mun Resolution, Internal & Streetscape photos required

CN

14.12 Erf 178864, 24 Main Road, Kalk Bay, S34-Additiona & Alterations **Case No.: HWC25100610CN1031**

OUTSTANDING INFORMATION

CoCT comment required.

CN

14.13 Erf 48784, 13 Kent Road, Newlands, S34-Additiona & Alterations **Case No.: HWC25103105CN1103**

OUTSTANDING INFORMATION

SG diagram, title deed, CoCT comment, motivation and internal photographs required.

CN

14.14 Erf 1227-RE, De Waal Park, Kamp Street, Oranjezicht, S27 - Minor Works **Case No: HWC25100101CSI1103** Ms Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Graded II
- Inside HPO
- Proposed work is for the upgrading of the pedestrian walkway along Molteno Road. The pedestrian

walkway seeks to create a formalised pedestrian pathway on the western side to replace the existing and eroded ground paths.

DECISION

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

1. A close-out report, compiled by Mike Scurr (Rennie Scurr Adendorff), must be submitted to HWC within 30 days of practical completion.

CSI

14.15 Erf 148-RE, 202 Kloof Road, Bantry Bay, S27 - Additions & Alterations

Case No: HWC25102206CSI1104

OUTSTANDING INFORMATION

E&HM, SFA, SFB comments required.

CSI

14.16 Erf 23731, Aalwyn Way, Aalwyndal, Mossel Bay, S38(8) - NID

Case No: 26602CSI1107 (<https://sahris.org.za/node/386919>)

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: S38(1)(a) Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length., (i) exceeding 5 000m² in extent,; S38(1)(d) Rezoning of a site exceeding 10 000m² in extent.
- Proposed development: The establishment of a residential estate on the property as well as the management/ treatment of sewer effluent. Three sewerage options are currently being assessed; Alternative 1: Upgrading and expansion of municipal bulk sewer infrastructure, which will include installation of a new bulk sewer line along the existing road reserve of Aalwyn Way. Alternative 2: Construction of sewer package plant on the property. Alternative 3 (Preferred alternative): Construction of sewer conservancy tank on the property.
- Current land-use/zoning: Agricultural/ Vacant
- Visual impacts: The subject property is located within an area earmarked for urban expansion in the Mossel Bay MSDF, 2022 where several similar projects are in the planning stages and/or have been permitted by Heritage Western Cape. While the proposal would transform the present landscape context it is likely to be viewed within context of the above proposals once implemented.
- Archaeology: Dr Webley conducted a site visit after which the following was noted, ""A preliminary site visit to Erf 23731 has revealed the presence of stone artefacts which will be impacted by the development. However, the artefacts are thinly spread and not in situ. CRM work elsewhere in the area confirms that these artefacts are spread across the hills to the west of Hartenbos. Impacts are not expected to be high in view of the widespread distribution of this material. While it is possible that similar artefacts may also occur in the road reserve between the study area and the N2, this area is likely to have already been disturbed by the road construction. It is recommended that the Environmental Control Officer is alerted to the possibility of archaeological material. If dense concentrations of artefacts are found, the ECO must report this to Heritage Western Cape (HWC).""
- Palaeontology: Sensitivity on the SAHRIS palaeo map is very high. Professor Bamford provided a desktop PIA in which she concludes and recommends that, ""Based on experience and the lack of any previously recorded fossils from the area, it is extremely unlikely that any fossils would be preserved in the overlying soils and sands of the Quaternary. There is a small chance that fossils may occur in the Enon Formation conglomerates and sandstones below ground that might be excavated so a Fossil Chance Find Protocol should be added to the EMPr.""
- Consultant recommends NFS

FINAL COMMENT

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

CSI

14.17 Erf 648, 26-28 Van Zyl Street, Robertson, S34 - Additions & Alterations

Case No: CSI1104

OUTSTANDING INFORMATION

PoP, comment from Langeberg Municipality, internal photos required.

CSI

14.18 Erf 929, 30 Petrusa Street, Belgravia Estate, Belville, S34 - Additions & Alterations

Case No: HWC25110512CSI1106

OUTSTANDING INFORMATION

CoCT comment required.

CSI

14.19. Erf 914, 7 Chesterfield Road, Oranjezicht, S34 – Emergency Works

Case No: HWC25110301CSI1103

CASE SUMMARY

- Work applied for has started
- Not Graded
- Outside HPO
- Proposed work is for the stabilisation of the roof only as per the engineer's letter.

FOR NOTING

An email decision was taken on 4 November 2025 whereby the HOMS Committee resolved to approve the emergency application.

CSI

14.19 Erf 13453 & 13455, Bokmakierie Street, Amstelhof, Paarl, S38(4) - NID

Case No: 26605CSI1107 / HWC25091714CSI1107 (<https://sahris.org.za/node/386922>)

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: S38(1)(c) Any development or activity that will change the character of a site -, (i) exceeding 5 000m² in extent; S38(1)(d) Rezoning of a site exceeding 10 000m² in extent.
- Proposed development: subdivision and rezoning of the existing informal settlement to accommodate conventional housing, together with utility zoning for civil services and transport zoning for an access road. The proposal is to subdivide and rezone the existing informal settlement as follows:
 - Residential (Dwelling Houses): 73 portions (1–73) totalling 7225 m² for conventional housing.
 - Public Open Space: 1 portion (74) totalling 3203 m².
 - Utility (Service Servitude): 3 portions (75 - 77) totalling 140 m².
 - Transport (Streets): 1 portion (78) totalling 4150 m².
- Though the site is larger than 5000 m², the proposal is not expected to change the character of the site as it is located within a well-established residential area.
- Current land-use/zoning: Informal dwellings
- Built environment: The site is within 2km of a PHS and within 5km of a Grade I site. No impacts are expected.
- Visual: No cumulative impacts are expected
- Archaeological: The screener report indicates high archaeological sensitive as the site is within 2km of a PHS and within 5km of a Grade I site.
- Palaeontology: Sensitivity on the SAHRIS palaeo map is unknown and medium on the screener report.

FINAL DECISION

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

CSI

14.20 Portion 152 of Farm 216, Farm Uitzicht, Brenton-on-Lake, Knysna, S38(8) - NID

Case No: 26610CSI1107 (<https://sahris.org.za/node/386944>)

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: S38(1)(a) Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length.
- Proposed development: Small camping resort, associated infrastructure and tourist facilities consisting of 20 camping sites and five wooden decks.
- Current land-use/zoning: Agriculture Zone I / Existing rural housing, various structures
- Built environment: There are a few existing structures, unclear if any are older than 60 years.
- Visual impacts: Surrounding land-use is agricultural in nature, small residential estate nearby. The camp will be established near the railway line according to the SDP. A VIA was submitted which recommends mitigation in order for the development to be screened and blend into the environment.
- Archaeology: Sensitivity according to the screener report is low
- Palaeontology: Sensitivity on the SAHRIS palaeo map is unknown and medium according to the screener report
- Consultant recommends NFS

FINAL COMMENT

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

CSI

14.21 Portion 66 & 67 of Farm 443 (Erf 16830), Farm Brakkloof, Robbeberg Road, Plettenberg Bay, S38(8) – SDP amendment

Case No: 26543CSI1031 <https://sahris.org.za/node/386741>

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: S38(1)(c) Any development or activity that will change the character of a site -, (i) exceeding 5 000m² in extent;
- Previous application: 21021901SB1008E (HIA with AIA, PIA, VIA)
- Proposed development: Amendment of the SDP to reflect a boardwalk instead of a footpath, revised footprints, an amended EMPr has been included in the application, should the boardwalk be approved, an amendment of Condition 21 as contained in the Environmental Authorisation (16/3/3/1/D1/14/0028/22) dated 31 July 2023.
- Current land-use/zoning: Subdivisional / open space
- Visual impacts: Surrounding land-use is residential and open space.
- Archaeology: There is a low possibility that material will be found underneath the surface.
- Palaeontology: Sensitivity on the SAHRIS palaeo map is unknown. The proposed development site is covered in thick vegetation, particularly invasive Rooikrantz, for all surface outcrop to be investigated. Much of the area around the dwelling has however been disturbed, with removal of organic rich top sand leading to the development of blow outs. These were all carefully examined. Initiation of calcretisation of sediments was observed with the development of rhizoliths. Small terrestrial snail shells were noted throughout the sand. Very little indication of strandloper activity was observed, with only sparse small scatters of sand mussels being observed. No palaeontological material of any importance was observed, and no mitigation is therefore specified.

OUTSTANDING INFORMATION

A supplementary report prepared by a suitably qualified heritage practitioner comparing the revised SDP to the findings and informants of the previously endorsed HIA must be submitted to HWC.

CSI

14.22 Erf 218-RE, Bronaar Farm, Ceres, S34 – Minor Works

Case No: HWC25091701EJV1031

OUTSTANDING INFORMATION

R4000 penalty fee; coloured-up aansig 3; additional photographs; resolution required.

EJV

14.23 Dorp Street Oak Trees, Stellenbosch, S27 - Landscaping

Case No: HWC25102708EJV1104

OUTSTANDING INFORMATION

Signed application form; locality; tree removal plan; streetscapes CB comments required.

EJV

14.24 Erf 11238-RE, Rembrandt Mall, Lady Grey and Berg Streets, Paarl, S34 - Deviation

Case No: 26609EJV1107 (<https://sahris.org.za/node/386941>)

Emily Jane Vowles introduced the item.

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

DISCUSSION

- Not Graded
- Outside HPO
- Work has not started
- Previous application HWC24061107EJV0619 for the demolition of the façade and internal alterations was approved by BELCom in August 2024. The Committee at the time noted that "The building was constructed in the late 1940s-early 1950s by British American Tobacco, is ungraded and not in a heritage protected area. The building was repurposed as a retail centre in 2013. The site is located at a key Berg River crossing and as such forms a landmark. However, given that the building is ungraded and not in a heritage protected area, the Committee struggled to understand how the site could be considered to be a heritage resource as argued by objectors".
- The applicant now seeks to demolish only one side of the façade while retaining the other side, and will no longer be implementing additions and alterations to the eastern portion of the mall. A deviation with regards to internal alterations have also been submitted. The consultant concludes that it is evident that the proposed deviations will have no impact on the very limited heritage significance of the building complex and its context
- The public participation for the 2024 application revealed the following: Paarl 300 support; The DHF objects to the demolition of the existing Art Deco façade on the southern side of the building; Drakenstein Municipality objects on the basis that the site is an important landmark and is located at an important crossing of the Berg Rivier, no elevations, sections, or plans were provided to them of the proposed facade, and that s38 may be triggered. No further consultation was undertaken as part of the deviation application.

DECISION

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

EJV

14.25 Erf 19275, 71 High Street, Mossel Bay, S34 – Minor Works

Case No: HWC25103104EJV1104

OUTSTANDING INFORMATION

SG diagrams; all photographs required.

EJV

14.26 Erf 461, Malgas, Breede River, S38(8) - NID

Case No: 26582EJV1105 (<https://sahris.org.za/node/386853>)

Emily Jane Vowles introduced the item.

Mr. David Halkett was present and took part in the discussion.

DISCUSSION

- Not Graded
- Outside HPO
- Work has not started
- Triggers s38(1)(a) and NEMA.
- The proposal is to construct a 4m wide and at least 500m long access road to the property necessitating the clearing of vegetation and the possible construction of a bridge over the Vaalkrans River. The property contains a dwelling and lawn accessed only via boat and is largely dominated by indigenous vegetation. Three options have been proposed and Option C is preferred. The SAHRIS Palaeo-Map indicated very high and unknown sensitivity due to the presence of very highly sensitive Ceres Subgroup quartzites. However, Almond concluded in a PIA on an adjacent property that the Bokkeveld sandstones exposed in this area are highly folded, cleaved, quartz veined and weathered, and their palaeontological sensitivity is correspondingly very low. Halkett confirmed during walkdown surveys of the options that the same weathered quartzitic fluvial sandstones that are overlain by a thick layer of ferruginised gravels described by Almond, occur along the proposed access routes. The findings are corroborated by Bamford. The map of relative archaeological and cultural heritage theme sensitivity indicates low sensitivity and the proposed access roads are ~2.5km south-east of the village of Malgas and therefore no impact is anticipated on the historic built environment. No historic structures are located on erf 461 or on the proposed access routes alternatives. No cultural landscape is defined for the Malgas area by Winter and Oberholzer. No formal artefacts or associated non-lithic remains were observed during a walkover of Options A and B, and as a result the consultant concludes that impacts are likely to be very low to non-existent for all options.
- Consultant recommends no further studies

FINAL COMMENT

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

EJV

14.27 Erf 80955-RE, Princess Vlei Outdoor Adventure Centre, Prince George Drive, Elfindale, S27 – Landscaping & Additions

Case No: HWC25110509EJV1106

OUTSTANDING INFORMATION

Proof of ownership; locality map; confirmation of scope; streetscapes; City comment; Princess Vlei Forum comment required

EJV

14.28 Erf 3546; 1946; 3449, 5 Somerseats Close, Higgovalle, S38(4) - NID

Case No: 26548EJV1103 (<https://sahris.org.za/node/386752>)

Emily Jane Vowles introduced the item.

DISCUSSION

- Not Graded
- Erf 3449 is partially inside the Upper Table Valley HPO
- Work has not started
- Triggers s38(1)(c)(i) and (ii).
- The proposal is to consolidate the site in order to construct a tennis court and pavilion on the vacant portions of the site and connect them to the contemporary dwelling on the adjoining Erf 3449. The structure on Erf 1946 was approved for demolition in 2024 under case number HWC24102104SB1017 and the garage structure on Erf 3546 is being retained. There will be no impact to the contemporary structure on Erf 3449 nor its contribution to the outer edge of the HPO. The erven in question were originally part of the Leeuwenhof estate and later subdivided to form part of the Belle Vue estate before being transferred to the Higgo brothers in 1875. The erven were subdivided in 1939 and the first development of the properties occurred by the 1950s. The SAHRIS Palaeo Map indicates insignificant sensitivity.
- Consultant recommends no further studies

DECISION

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

EJV

14.29 Farm 16 Portion 1; Portion 3-RE; Portion 4 (Portion of Portion 3) and Farm 18-RE Portion 1 Tyger Hoek and Driehoekfontein, Nelspoort, S38(8) - HIA

Case No: 26438EJV1017 (<https://sahris.org.za/node/386271>)

OUTSTANDING INFORMATION

Consultation comments; Clarity regarding Table 1 (Summary of the components, specifications, and approximate areas of impact of the Aria WEF) required

EJV

14.30 Farm 32 Portion 29-RE, Hoopenberg, Klapmuts, S38(4) - NID

Case No: HWC25090305EJV1107 / 26600EJV1107 (<https://sahris.org.za/node/386916>)

Emily Jane Vowles introduced the item.

DISCUSSION

- Not Graded
- Inside IIIB Landscape Unit
- Work has not started
- Triggers s38(1)(a) and (c)(i).
- The proposal is to erect over 14ha of crop cover in the form of agricultural netting and polythene cover on the property alongside a new packing shed, sowing store, wash store, workshop, pump rooms, reservoir, waste area, parking, water purification, canteen, and ablution facilities. The property used to contain chicken broiler structures until as recently as 2014. The property contains various workers dwellings and smaller agricultural related buildings, which have no heritage significance. The neighbouring property is fully developed inclusive of hydroponic agriculture and greenhouses and by 2018 the areas closest to the N1 had also been developed under netting and tunnels. Properties in the larger area include industrial structures, small farms and holdings with nurseries and some fruit orchards, the N1 and Old Paarl Roads to the south. Vineyards are only found south of the Old Paarl Road. The landscape therefore does not have a pristine or homogenous character. While the Stellenbosch Winelands Survey also does not indicate this section of the N1 as a scenic route, the Stellenbosch Zoning scheme does and stipulates a setback which has been adhered to. The SAHRIS Palaeo-Map indicates unknown sensitivity in a mix of insignificant, low, and moderate sensitivity.
- Consultant recommends no further studies

DECISION

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

EJV

14.31 Farm 933, Steenbras Water Treatment Plant, Helderberg, S38(8) - NID

Case No: 26611EJV1107 (<https://sahris.org.za/node/386949>)

Emily Jane Vowles introduced the item.

DISCUSSION

- Not Graded
- Inside Steenbras Mountain/Koegelberg Mountain Nature Reserve Cultural Landscape
- Work has not started
- Triggers s38(1)(c)(i) and NEMA
- The proposal is to rehabilitate and repair a damaged section of Slope 1 of the Steenbras Water Treatment Plant access road after flood damage. The preferred method of repair involves the installation of an anchored gabion wall extending roughly 6m to 9m into the underlying rock and 5m high based on the ground profile. The gabion wall will be installed 5m from the road edge. The site is in a remote mountain area between Gordon's Bay and Rooi Else. Historical imagery shows that the Steenbras Dam access road

was constructed after 1938 but before 1953 and is therefore older than 60 years. The SAHRIS Palaeo-Map indicates high sensitivity; however, the proposal will not entail excavations into fresh bedrock but rather than drilling of small holes 25 mm to 32 mm in diameter in order to anchor the structures. The overall impact to unweathered bedrock will be limited to drill holes and will thus be minimal.

- Consultant recommends no further studies

COMMENT

The proposal does not trigger the NHRA in terms of Section 38(1). A letter of no trigger to be issued.

EJV

14.32 Boschendal Farm, R310, Stellenbosch, Farm 1730, off Helshoogte Road, Stellenbosch, S38(1)-NID

Case no: 26559SB1103 <https://sahris.org.za/node/386774>

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: Redevelopment and repurposing of 1980s farmworkers' cottages on the Droebaan parcel of Farm 1730, Boschendal, to accommodate farm facilities (Food Labs, workshops, laundry, stores, etc.) and installation of a 0.9 ha solar PV facility (approximately 2700 panels producing 0.864 MW). The work has already been completed.
- Trigger: Section 38(1)(c)(i) – development exceeding 5000 m² in extent (NHRA).
- Other: NA
- Grade: Within the Cape Winelands Cultural Landscape (Graded). Adjacent to Rhone Werf (Grade II Provincial Heritage Site). Within Grade II Landscape Unit (R310 Scenic Route buffer). Droebaan cottages previously recommended for Grade III C (social significance).
- HPO: Inside - Dwars River Valley Rural Conservation Overlay Zone.
- Heritage Resource: Part of the Boschendal cultural landscape containing mid-late 20th century farm labour cottages associated with Amfarms and the Rhodes Fruit Farms era; carries social and contextual significance within the broader scenic valley setting.
- Archaeology: Low potential. Previous surveys (Hart & Webley 2009a/b; Kaplan 2005) recorded no significant archaeological material; any finds would be of limited significance.
- Palaeontological: According to SAHRIS map – low, impact unlikely.
- Visual / Cultural: The site lies within the Grade II - R310 Scenic Route buffer but is not visible from the road due to flat topography and low structures. Minimal visual impact. The redevelopment consolidates farm functions, reducing sprawl and protecting scenic qualities.
- Consultant Recommends: NFS

DECISION

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

SB

14.33 Remainder of Olyvenhoek 818, Off Old Malmesbury Road, Malmesbury, S38(8)-NID

Case No: 26540SB1030 <https://sahris.org.za/node/386729>

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: amendment of an existing mining right (WC30/5/1/2/2/104MR) to include an additional 26.2126 ha extension area on the Remainder of Farm Olyvenhoek 818, Malmesbury. The amendment aims to optimise operational flexibility and increase available sand resources to extend the mine's life. The total mining right area will increase from 136.2277 ha to 162.4403 ha. Mining will occur in blocks, to a depth of 1–4 m (average 1.5 m), with progressive rehabilitation for future agricultural use. Estimated mine life: ±30 years.
- Trigger: Section 38(8) of the NHRA — NEMA/MPRDA and activity exceeds 5000 m².
- Other: NEMA and MPRDA
- Decision-making authority: DMR (Department of Mineral Resources and Energy).
- Grade: Not graded

- HPO: outside
- Heritage Resource: Surrounding context largely agricultural. The site has been historically agricultural landscape with evidence of long-term cultivation (1938–1960 aerials). The existing mine has transformed parts of the property, and the proposed extension lies on degraded land heavily infested with Port Jackson trees. No heritage structures or significant landscape features are identified.
- Archaeology: Low archaeological sensitivity. The area has been extensively disturbed by previous agricultural and mining activity; potential for intact subsurface archaeological material is low.
- Palaeontological: According to SAHRIS - Low sensitivity; no anticipated impact.
- Visual / Cultural: The area is rural and visually consistent with surrounding agricultural and mining landscapes. The extension is unlikely to cause significant visual or cultural impacts due to existing disturbance and vegetation screening.
- Consultant Recommends: NFS with Rehabilitation to agricultural use post-mining.

COMMENT

The proposal does not trigger the NHRA in terms of Section 38(1). A letter of no trigger to be issued.

SB

14.34 Erf 1448, 4 Keswick Way, Pinelands, S34-Minor Works

Case No: HWC25060604SB1103

OUTSTANDING INFORMATION

Additional payment, Title deed, POA, internal photographs, external photographs, more streetscape photographs is required.

SB

14.35 Erf 1527, 2 Thierry Street, Mostertdrift, Stellenbosch, S34- Total Demolition

Case No: HWC25102806SB1103

OUTSTANDING INFORMATION

Comments from the municipality, Stellenbosch Interest Group (interestgroupstellenbosch@gmail.com) and Stellenbosch Heritage Foundation (chairperson@stellenboschheritage.co.za) is required.

SB

14.36 Farm 1259, Paternoster Waterfront, Kreefte Street, Paternoster, S38(1)-NID

Case No: 26550SB1102 <https://sahris.org.za/node/386754>

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: Rezoning and redevelopment of a 1.21 ha portion of Farm 1259 (3.12 ha in total) from Industrial Zone II to Business Zone I for mixed-use purposes. The proposal includes integrating the redeveloped crayfish factory buildings with the existing Paternoster Waterfront (Erf 2063). Existing industrial buildings will be adapted to accommodate business, office, and limited tourism functions. One building will contain three tourist dwelling units at ground floor level, while others will retain crayfish tanks and storerooms to be leased to individual quota holders.
- Trigger: Section 38(1)(d) – Rezoning of a site exceeding 10 000 m².
- Other: na
- Grade: not graded
- HPO: Outside
- Heritage Resource: Within the historic fishing village of Paternoster, which has high contextual and social significance. The factory buildings form part of the mid-20th century fishing industrial layer, but the specific structures on Farm 1259 are not formally graded.
- The site has historical associations with Paternoster's fishing and crayfish processing industry, dating back to the early 20th century. The existing factory complex represents the town's working industrial heritage but is not a formally protected resource. It contributes to the broader cultural landscape of Paternoster's working harbour environment.
- Archaeology: None was noted on the NID application, although the site appears is disturbed by historical and modern industrial development; but based on the previous HIA, there are record archaeological sites near the site. Need archaeological input at this is closer to and on the existing warehouse footprint.
- Palaeontological: According to SAHRIS, unknown, coastal deposits and infill unlikely to yield significant

fossils. But will need committee input here

- Visual / Cultural: The site is visually and functionally connected to the Paternoster Waterfront and the working harbour area. Redevelopment will reinforce the town's mixed maritime character rather than introduce new intrusive elements. Potential impacts to consider.
- Consultant Recommends: NFS as the redevelopment and rezoning are not anticipated to negatively affect heritage resources.

FINAL DECISION

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon. A Section 34 application for additions and alterations to the structures older than 60 years on the site must be submitted to HWC.

SB

14.37 Farm 499/27, Alongside the Duiwenhoks River, Vermaaklikheid, S38(8)-NID

Case No: 26551SB1102 <https://sahris.org.za/node/386755>

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: Construction of a new ± 600 m long and 3.8 m wide access road ($\approx 2\,500\text{ m}^2$) on Farm 499/27, Vermaaklikheid, Riversdale, along the Duiwenhoks River. The proposed track will link two existing riverside residential units to the main gravel road (MR4801), replacing the previous access that crossed a neighbouring farm. The route will traverse a steep mountainside before extending along the riverbank.
- Trigger: Section 38(1)(a) – construction of a road exceeding 300 m in length.
- Other: NEMA (S38(8))
- Decision-making authority: Department of Economic Development, Environment, Conservation and Tourism (DEDECT).
- Grade: Not graded
- HPO: outside
- Heritage Resource: Located within the historic rural settlement of Vermaaklikheid, which retains 19th-century vernacular character. The broader Vermaaklikheid settlement is of high heritage value, recognised for its intact rural character and traditional thatched cottages (Fransen 2006). The proposed access track is outside the historic hamlet core and situated in a previously disturbed agricultural and residential landscape. The alignment passes near the ruins of former farm labourer cottages but avoids direct disturbance.
- Archaeology: According to the Screener tool, archaeology is high. There is a possibility of isolated archaeological material but given the nature of the application, I believe HWC chance finds, and accidental finds will be sufficient.
- Palaeontological: According to SAHRIS moderated – potentially HWC chances to be implemented. There is an exemption letter – HWC chance finds enough to mitigate any potential finds.
- Visual / Cultural: The road will follow the natural topography and river course, and will have limited visual intrusion if constructed sensitively and rehabilitated post-installation. It will not alter the character of Vermaaklikheid or the Duiwenhoks River landscape.
- Consultant Recommends: NFS

FINAL COMMENT

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

SB

14.38 Re-4330, 52 Laing Street, George, S34-Additions

Case No: HWC25101406SB1104

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposal: garage (approved in 2007), and addition to the rear (north-east)

- Work start: According to the form – yes (in the motivation it is note that the unauthorized work was done by previous owner)
- Grade: Not graded (in the report it is noted as low significance as it is a mid-20 century home with no cultural significance)
- HPO: outside
- Comments: George Heritage Trust support, Simon van der Stel Foundation and George Municipality did not comment within 30 days.

COMMENT

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

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

14.39 Erf 17115, 94 Johnson Road, Rylands, Athlone, S38(1)-NID

Case No: HWC25050905SB1107

OUTSTANDING INFORMATION

Application to be done via SAHRIS. Additional payment to be made. POA and plans or SDP showing the proposed development.

SB

14.40 Erf 3672, 8 Klein Reservoir Street, Paarl, S34-Minor Works

Case No: HWC25110402SB1107

OUTSTANDING INFORMATION

Internal photographs, external photographs, streetscape photographs, comments from Drakenstein of Heritage Foundation (dhfheritage@gmail.com).

SB

14.41 Portion 1 of Remainder Farm 159 Meerendal , Meerendal Road, Durbanville, S38(1)-NID

Case No: 26607SB1107 <https://sahris.org.za/node/386932>

Ms Stephanie Barnardt-Delport introduced the item.

SB

DISCUSSION

- Proposed: Revised proposal for the development of four open padel courts on Remainder Portion 1 of Farm 159, Meerendal Wine Estate, Durbanville. The development replaces a previously approved scheme (HWC Ref: HW24031803) that included enclosed courts within a ± 12 m high shed structure. The current revision proposes four unenclosed courts and associated landscaping to reduce visual intrusion. A small service structure (ablutions, coffee shop, and administration area) will remain part of the approved consent use for Tourist Facilities.
- Trigger: Section 38(1)(c)(i) – development exceeding 5 000 m² that changes the character of a site.
- Other: no
- previous HWC Record of Decision (28 March 2024) (HWC Reference number: HW24031803)
- Grade: 3A
- HPO: outside (but within the Durbanville Cultural Landscape)
- Heritage Resource: abutting Vissershok Road, a declared Scenic Route.
- The Meerendal Wine Estate forms part of a significant historic farm complex within the Durbanville valley, containing a Grade 3A werf ensemble with Cape Dutch and later farm buildings, as well as established vineyards and landscape features of cultural importance. The proposed padel courts are located away from the core werf, near existing farm sheds and tourist infrastructure, within a previously disturbed area.
- Archaeology: No archaeological resources identified, potential low impact.
- Palaeontological: According to palaeo- SAHRIS map is low.
- Visual / Cultural: The revision from enclosed to open courts significantly reduces visual impact on the historic werf and the Durbanville Cultural Landscape. The addition of a landscaping plan and lighting

mitigation measures addresses prior concerns raised by the Durbanville Heritage Society and the City of Cape Town. The open configuration is visually recessive and compatible with surrounding agricultural and recreational uses.

- Consultant Recommends: NFS

DECISION

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

SB

14.42 Erf 227, 1B Broad Walk, Pinelands. S34-Additions & Alterations

Case No: 26539SJ1030 (<https://www.sahris.org.za/node/386728>)

OUTSTANDING INFORMATION

Response to objections received during consultation process.

SJ

14.43 Erf 487-Re, 34 Gilmour Hill Road, Tamboerskloof. S34-Minor Works

Case No: 26541SJ1030 (<https://www.sahris.org.za/node/386730>)

OUTSTANDING INFORMATION

Title Deed, Company/Trust Resolution if the site is owned by a company/trust; CIPC document indicating ownership of Company is accepted.

SJ

14.44 Erven 179652, 3214-Re, 3216, and 144382-Re, 192-198 Loop Street, 11 and 13 Buiten Street, 7 and 13 Orphan Lane, 10 Orphan Street, Cape Town, S38(4)-HIA

Case No: 25255SJ0526 (<https://www.sahris.org.za/node/381612>)

CASE SUMMARY

- NHRA Trigger: S38(1)(ii) involving three or more existing erven or subdivisions thereof; (iii) involving three or more erven or divisions thereof which have been consolidated within the past five years.
- Current Land Use: Vacant, Commercial
- Current Zoning: MU3 / MU2 (residential, retail, commercial and institutional uses). (38/60m EGL)
- Land Use of surrounding properties: Mixed Use (Commercial, Residential, Business). Bounded by Loop Street, Buiten Street, Bree Street, Orphan Lane and Orphan Street.
- Approximate Site Footprint: 1734sqm
- Gradings below and inside Central City HPOZ and CBD Local Area Overlay (LAO-4) which permits increased bulk/height if urban performance criteria met.
- 179652 (Madam Zingara Site): IIIA; vacant, dilapidated ruins of Madam Zingara Complex.
- 3214-Re, 3216 (Orphan Lane Site): Requires further investigation; vacant, car park, demolished structures. High potential of finding archaeological deposits relating to inner block rental houses (huurhuise). Rental houses historically associated with freed slaves and artisans. S35 applicable.
- 144382-Re (Orphan Lane Site): NCW structure, 3 bay roof.
- Original NID (07.07.25): HIA w Desktop Archaeological Impact Assessment; Townscape Assessment; Visual Impact Assessment; and the previous architectural, archaeological and socio-historical studies undertaken in the HWC approved 2013 and 2019 HIA's to be integrated within the new HIA.
- Site and Context and History: The remaining Loop and Buiten Street façades date from mid-19th-century rental terraces linked to post-emancipation housing. After a fire in 2006, three heritage assessments (Vermeulen 2010, Abrahamse 2013, Aikman 2019) were undertaken. Successive approvals allowed partial retention of façades and redevelopment; the 2019 Record of Decision (remains active) approved a mixed-use scheme with conditions. All interior fabric has since been demolished (2024), leaving only façades and stoep slabs. The Orphan Lane portion is largely vacant with a 1980s commercial building on one erf.
- The site is situated between two significant heritage clusters identified in the Draft CBD Spatial Development Framework (2024): the Bree Street Victorian streetscape and the religious-institution precinct (anchored by 3 churches). The HIA concludes that heritage significance derives mainly from the broader townscape context rather than the stripped façade itself, which no longer justifies a Grade IIIA status.

- **Identified Heritage Resources:**
 - Previous Surveys: Rennie et al., 1978: identified Loop Street terraces as rare surviving single-storey Cape Georgian rental rows; Todeschini & Japha, 1997: downgraded grading to IIIC due to partial loss of integrity and redevelopment pressure; CoCT Heritage Audit, 2025: assigned Grade IIIA to Erf 179652 (Zingara façades) for assumed social significance and noted archaeological potential on Orphan Lane erven.
 - Built Fabric: Remaining heritage fabric limited to Loop and Buiten Street façades and stoeps of the former Madam Zingara complex; all interiors, roofs, and rear wings removed following fire damage and subsequent approved demolitions; 1980s Orphan Street warehouse graded Not Conservation Worthy (NCW).
 - Archaeological Resources: High archaeological potential on Erven 3214-RE and 3216 (undisturbed sub-surface layers since 19th century); Low archaeological potential on Erf 144382 due to prior excavation for a 1990s basement;
 - Intangible and Social Significance: Associated with post-emancipation rental housing (“huurhuise”), mixed-race working-class occupation, and 1901 plague clearances; no remaining physical interior evidence to interpret these associations on-site.
 - Townscape and Spatial Significance: Adjacent to two Grade IIIA clusters: the Bree Street late-19th-century streetscape, and the religious-institution precinct (St Paul’s, Central Methodist, Evangelical Lutheran). These clusters hold higher heritage value than the surviving façade.
- **Findings of Separate Studies:**
 - Townscape Assessment (urban design and heritage related assessment and informants): the site forms part of a broader urban grain rather than being a discrete heritage object. Its heritage significance lies in the spatial relationship between the taller Loop Street edge (6–7 storeys) and the finer-grained Bree Street edge (2–4 storeys). Retaining the façade alone offers little heritage value unless integrated into a new development that restores active street edges and pedestrian permeability. The assessment recommends that new design work “complete the block” in a way that reinforces adjacent heritage clusters rather than replicating historic forms.
 - Visual Impact Assessment: The proposed building exceeds the CBD LSDF height guidelines (24–32m; proposed dev 53m) but finds the impact acceptable due to its stepped massing, articulated ground plane, active laneway frontage, and preservation of key public view corridors to nearby churches and landmark structures.
 - Archaeological Impact Assessment (scoping report): High archaeological potential on Erven 3214-RE and 3216, requiring test trenching before construction, and limited potential on Erf 144382, where monitoring is only needed if new excavation exceeds the previous basement depth. Potential archaeological material includes domestic artefacts and remnants linked to 19th-century working-class, racially segregated occupation. The report recommends provisional Grade IIIC status and that a formal archaeological permit process under Section 35 be followed once final designs are complete.
- **Heritage Design Indicators/Informants:** The site is viewed as part of a wider townscape and heritage cluster rather than an isolated remnant, shifting focus from façade retention to context-based spatial design in line with the Draft CBD SDF’s vision of a dynamic, “living city.”

Key Heritage Design Principles:

 - Heritage value exists at block and cluster scale, not individual building scale.
 - Façade retention should be integrated, not objectified as a museum piece.
 - Reactivation of Orphan Lane as a civic pedestrian space is a heritage-positive intervention.
 - Height and massing must mediate between: Loop Street’s larger midrise grain (6–7 storeys), and Bree Street’s finer heritage scale (2–4 storeys).
 - Commemoration of social history must be embedded in design, not symbolic or decorative.
 - Archaeological legibility to be retained through visible thresholds, interpretation, or materials informed by findings.

Relationship to Previous HWC Conditions: 2019 approval included Condition 2 (Social history must be commemorated) and Condition 6 (Monitoring Archaeologist). Current HIA recommends strengthening these conditions, integrating interpretation into laneway activation rather than limiting it to internal displays.
- **Proposed Development:** Three design options were considered, with Option 3 by 255 Architects selected.

Option 3.1 is the preferred option with recommended Urban Design related heritage mitigations. The HIA states that Option 3 provides greater heritage benefit than the 2019 façade-retention scheme, replaces inactive edges with active mixed-use street frontages, avoids both complete demolition and superficial historic replication and aligns with Draft CBD SDF principles favouring cluster-based heritage management over isolated façade preservation.

The proposal is a comprehensive redevelopment of the Madam Zingara and Orphan Lane sites as one integrated mixed-use precinct including:

- Height: ±53 m (±15 storeys) on Loop/Buiten Street; stepping down to ±46 m on Bree Street.
- Ground–2nd floor: retail, restaurants, and other public interface uses.
- 3rd–6th floors: structured parking.
- 7th floor and above: residential units.
- Orphan Lane frontage: 70% activated with small-scale retail and stoep thresholds.
- Architectural language: monumental arched expression to create a civic-scale anchor, avoiding imitation of historic forms.
- Public realm: Orphan Lane widened and programmed as a pedestrian seam connecting surrounding streets.
- Parking: basement scheme (2019 approval) dropped due to bedrock costs; parking now in above-ground podium.
- Assessment of Development Impact:
 - Positive Impacts: reactivation of the historic Orphan Lane system, improved public realm and urban permeability, integration of social history interpretation within the circulation spaces, removal of the non-conservation-worthy warehouse, and reduced excavation risks compared to the previous four-level basement scheme.
 - Neutral to Moderate Impacts: continued loss of façade authenticity, already largely compromised by prior demolitions, and a building height that exceeds LSDF guidelines but mitigates visual dominance through a stepped massing design.
 - Potentially adverse but mitigable impacts relate to the absence of a secured interpretive strategy, the possibility of façade retention becoming merely symbolic without a narrative framework, and the risk of archaeological loss if permit sequencing is not clearly managed.
 - VIA concludes the development will not cause unacceptable visual intrusion provided that the articulated massing and stepped skyline are retained.
 - Archaeologically, the Orphan Lane erven contain potentially high-yield deposits that must be investigated and mitigated prior to any excavation below the existing slab level.
 - Overall, with the recommended mitigations in place, the project is expected to enhance heritage legibility and coherence at the block scale, contributing positively to the urban heritage character of the area.
- Consultation:
 - CIBRA: Not supported. The panel finds the massing and large arches over-scaled relative to heritage context and warns of wind-tunnel effects in the lane. They recommend simplifying upper façades and adding smaller-scale elements like canopies to improve pedestrian comfort.
 - Our Future Cities: Supports. Views the project as a policy-aligned, job-creating urban infill that strengthens the CBD. Commends activation of frontages and Orphan Lane, calling it heritage-sensitive and beneficial to the public realm.
 - Mastertrade 286 (Pty) Ltd: Supports. Sees it as a catalytic development for the West City precinct. Endorses pedestrian priority, improved lighting and safety, and suggests stepping down height on Bree Street to respect heritage context.
 - Robert Silke & Partners: Objects. Opposes height and zero setbacks as inconsistent with earlier approvals and heritage indicators. Argues the design constitutes facadism and compromises the Loop/Buiten heritage edge; requests to address IACom directly.
 - CCID: Supports. Describes the scheme as a R1 billion catalyst for CBD regeneration. Commends heritage sensitivity and lane activation, while urging inclusion of lighting, waste, and emergency access provisions.
 - Cape Institute for Architecture (CIfA): Requests design revision. Raises concern about excessive height beyond LSDF limits. Supports careful restoration of façades and urges stronger treatment of Orphan Lane as a public space before approval.

- Young Urbanists South Africa: Supports. Praises the people-centred approach and Orphan Lane activation. Encourages ensuring inclusive, long-term residential use to preserve community diversity.
- Mission for Inner City Cape Town (MICCT): Supports. Welcomes human-scale design and laneway activation aligned with international best practice. Recommends raised crossings, continuous footways, and cultural programming to demonstrate public benefit.
- CoCT: Acknowledges design quality but raises concerns about height, bulk, and façade monotony. Requests proportional revisions, better Orphan Street integration, and further design mitigation through the land-use process.
- CoCT Environmental & Heritage Management (EHM): Do not support. Finds 15-storey height excessive for the precinct. Supports mixed-use intent but calls for reduced height, refined massing, and stronger heritage interpretation before approval.
- Mimo El Ali (representing adjacent owners): Support - project is a major catalyst for the West City; proposes several urban-design and safety recommendations, including making Orphan Lane a pedestrian-prioritised zone for small businesses, improving lighting and traffic safety at Loop and Bree intersections, and stepping down new development to 4–5 storeys along Bree Street to align with the heritage row. El Ali strongly supports sidewalk extensions and traffic calming to enhance pedestrian movement.
- Consultation Responses: The HIA practitioner, developer and architects have submitted lengthy responses to comments received. Blok maintains that the scheme strikes an appropriate balance between urban design and heritage concerns, responding to market realities without compromising integrity. They contend that the project will act as a catalyst for responsible urban renewal and architectural quality in the CBD and request that HWC approve the application as submitted.
- HIA Recommendations:
 - *HWC endorses this Impact Assessment Report as having met the requirements of all other parts of s38(3).*
 - *That HWC takes a decision in respect of the grading of the site and informs on the validity of the CoCT Heritage Audit as being a formal survey.*
 - *That HWC endorse the Urban Design Related Heritage Resource Indicators contained in this report and annexures.*
 - *It will finally be a recommendation that there is sufficient documentation and argument provided for HWC to take a final decision on the development as is submitted in terms of s38(4) of the NHRA.*
 - *Be this to either decide as to whether:*
 - *to allow development Option 3 as submitted to proceed, with standard conditions relating to archaeology etc.,*
 - *to allow development Option 3 to proceed with conditions which are in accordance with the Urban Designer and Heritage Practitioner's preferred alternative, Option 3.1, or outlined on page 77 or,*
 - *to inform the person proposing the development that the development may not proceed, and to allow the developer to either exercise his rights in terms of the provisions of s49 of the Act, or continue with the Active development.*
 - *Should HWC choose to exercise decision in respect of approval of option 3 or 3.1. It is taken as given that although planning on the Orphan Lane site is developed sufficiently to inform a LUMs application, it is regarded as a second phase and as such, given it has not been subject to detail, it is recommended that final treatment to the building should be submitted to HWC for endorsement prior to LUMs submission.*

REFERRAL

The Committee resolved to refer the application IACom on 03 December 2025 due to objections received and case complexity within townscape.

SJ

14.45 Erf 14157, 36 Pagasvlei Road, Constantia, S34-Alterations

Case No: HWC25100905SVB1031

OUTSTANDING INFORMATION

POA, Title deed, SG and company or trust resolution required.

14.46 Erf 40931, 16 Main Street, Paarl, S34-Deviation**Case No:** HWC25102111SVB1106

Ms Sofia Briel introduced the item.

DISCUSSION

- The property is Graded IIIC (Drakenstein Heritage Survey Report 2013) and within the Paarl Special Character Protected Area Overlay.
- Work has not started.
- The proposed deviations are to demolish an external wall and reduce the footprint of the back portion of the building. The deviations are also for a different interior layout as well as deviations to the eastern street facing facade to clad the facade in Kliplok. The deviations are also for changes to doors and windows and a slightly different windows along the southern street facing facade.
- Paarl 300 support the proposal.
- DHF have no objection.
- Drakenstein municipality have no objection.

DECISION

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

SVB

14.47 Erf 4642, 10 Charnwood Avenue, Tokai, S34-Additions & Alterations**Case No:** HWC25092914SVB1106**CASE SUMMARY**

- The property is Not Graded, however the City note the grading as NCW in their comment.
- The property is also outside of any HPO.
- Work has not started.
- The proposal is for various minor internal and external alteration to the ground and first floors, a new dormer with balcony on the 1st storey and new steps, deck and pool on the ground floor.
- CoCT support the proposal.
- CRRRA do not object (stamped the plans)

FOR NOTING

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

SVB

14.48 Erf 47269, 4 Gables Way, Rondebosch, S34-Additions & Alterations**Case No:** HWC25110405SVB1104**CASE SUMMARY**

- The property is graded IIIC and within the Sandown PHA proposed HPO.
- Work has not started.
- The proposal is for removal of internal walls to create a new layout, as well as alterations to doors and windows on the ground and first storey and an extension to the existing garage on the ground storey, including a new roof over this garage.
- CoCT support the proposal.
- RCID do not object to the proposal.

FOR NOTING

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

14.49 Erf 5669, 17 1st Avenue, Wellington, S34-Additions & Alterations
Case No: 26573SVB1104 (<https://sahris.org.za/node/386820>)

CASE SUMMARY

- The property is Not Graded and is outside of any HPO.
- Work has not started.
- The proposal is to enclose an area below the first floor to create a new living room, the addition of a new garage and carport as well as structural repairs and recladding of the existing carport.
- Wellington Heritage Foundation do not object to the proposal.
- DHF do not object to the proposal.
- Drakenstein municipality do not object to the proposal.
- Paarl 300 support the proposal.

FOR NOTING

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

SVB

14.50 Erf 86, 22B Klaasens Road, Bishopscourt, S27-Additions

Case No: HWC25081917SVB1104

OUTSTANDING INFORMATION

POA, Title deed, SG Diagram, Company/Trust resolution, locality plan, coloured up to scale plans, images, local authority comments, and registered conservation body comments required.

SVB

14.51 Erf 9435, 29 Loader Street, De Waterkant, S34-Additions & Alterations

Case No: HWC25110502SVB1106

Ms Sofia Briel introduced the item.

DISCUSSION

- The property is graded IIIC and within the Loader Street HPOZ.
- Work has not started.
- The proposal is for the addition of new screened external stairs leading to the roof along with the addition of new decking on the roof, as well as a pool and pergola.
- CoCT support the proposal.
- DWCA 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

14.52 Farm 2/1119 La Dauphine, Excelsior Road, Franschhoek, S34-Deviation

Case No: HWC25110808SVB1106

Ms Sofia Briel introduced the item.

Nicolene Visser and Amelia Strydom were present and took part in the discussion

DISCUSSION

- The property is graded IIIA (Stellenbosch Municipality Heritage Survey) and along the Excelsior Street Grade II Scenic Route as well as within the Grade II Franschhoek Historic Area (Stellenbosch Municipality Heritage Survey)
- The deviations for building A include reconfiguration of the previously approved chimney. The deviations for building B include variations of the previously approved doors and windows as well as a new fireplace with chimney, a new atrium, a different internal layout of the kitchen portion of the

building, and a combination of thatch and concrete roofs in place of the previously approved corrugate roofs.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. The applicant must undertake a 30-day consultation period with I&APs inclusive of the Municipality and all registered conservation bodies and the results thereof must be submitted to HWC.

SVB

14.53 Farm 6/24 Bo-Radyn, Elandskloof Road, Villiersdorp, S27-Alterations

Case No: HWC25102908SVB1103

Ms Sofia Briel introduced the item.

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

DISCUSSION

- The property is a PHS.
- Work has not started.
- The proposal is for various internal and external alterations including new ceilings, replacement of the thatch roof with new corrugated roof sheeting on existing roof structure, and to replace the existing roof sheeting of the flat roof with kliplok sheeting. The proposal is also for a new door with sidelight on the rear northern elevation, as well as replacement of the existing windows and doors on the northern flat roofed portion of the building with three new windows. The proposal is also for two new windows on the front southern facade a new window on the eastern elevation and a new door as well as two single garage doors on the western elevation of the garage.
- Whale Coast Conservation did not respond to the request for comment.
- Theewaterskloof Municipality did not provide a comment.
- The historic Cape Dutch farmhouse, Bo-Radyn, was built in 1777. The fine pilaster front gable, with its triangular pediment, was however erected about 1836, probably by the owner, Daniel du Toit Sr.

DECISION

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

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

SVB

14.54 Erf 1001, 11 Woodside Drive, Pinelands, S34-Additions & Alterations

Case No: HWC25101702XM1106

OUTSTANDING INFORMATION

SG Diagram, building plan, Annotated Streetscape photographs (up and down the road, neighbouring structures, Google images are not accepted); Consultation comments: Local municipality and Conservation bodies required.

XM

14.55 Erf 13462, Amstelhof, Paarl, S38(1) - NID

Case No: HWC25091713 / 26601XM1107 (<https://sahris.org.za/node/386918>)

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The NID forms part of the subdivision and rezoning process aimed at formalising the existing informal settlement on Erf 13462, Amstelhof, Paarl. The proposal forms part of the Upgrading of Informal Settlements Programme (UISP) implemented by the Drakenstein Municipality.
- The erf is currently zoned as 'Public Open Space'. Surrounding Erf 13462 are formal houses, a church

and an early childhood development centre. The erf itself consists of an open field with a cluster of informal dwellings.

- The site is located on Erf 13462, approximately 300 m south of Klein Drakenstein Road, in the suburb of Amstelhof in Paarl.
- The site is approximately 18597 m² in extent and according to the Drakenstein municipal zoning scheme, it is currently zoned as Public Open Space Zone.
- The proposal is to subdivide and rezone the existing informal settlement as follows:
 - Residential (Dwelling Houses): 25 portions (1–25) totalling 2581 m² for conventional housing.
 - Public Open Space: 1 portion (remainder of Erf 13462) totalling 13336 m².
 - Utility (Service Servitude): 1 portion (26) totalling 44 m².
 - Transport (Streets): 1 portion (27) totalling 2636 m².
- Though the site is larger than 5000 m², the proposal is not expected to change the character of the site as it is located within a well-established residential area.
- A section is already used for informal housing which will now be formalised through this subdivision and rezoning application. The proposed access road from Suikerbekkie Street is also less than 300 m in length.
- The area was originally inhabited by the Khoikhoi, particularly the Cochoqua, who were mainly cattle herders and among the wealthiest Khoi groups. European settlement began in the 1680s with Dutch and later Huguenot farmers, who cultivated vineyards, orchards, grain, and some livestock. none of the heritage or potential heritage sites in Paarl are directly linked to the proposed development area and has very limited heritage resources and value.
- Current Zoning- open space
- Current land use- Informal dwellings
- Paleo is low
- Archeology high sensitivity
- No identified impacts to heritage resources.
- The proposed subdivision and rezoning are therefore not expected to negatively affect heritage resources. On the contrary, the formalisation of the existing settlement may support the community in establishing and preserving its own living heritage for current and future generations.
- Specialist assessment- Landscape/Visual Impact
- Assessment- Archaeological and Cultural Heritage Impact Assessment
- The consultant recommends no HIA is required

FINAL DECISION

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

XM

14.56 Erf 177094, 24 Aberdeen Road, Rondebosch, S34-Minor Works

Case No: HWC25102907XM1031

OUTSTANDING INFORMATION

Application form- both owners' signature, Streetscape photographs required.

XM

14.57 Erf 44795, 4 Roseland, Rondebosch, S34-Additions & Alterations

Case No: HWC24093013XM1106

OUTSTANDING INFORMATION

Application form- both owners' signature, POP with outstanding payment of R700, Annotated Internal, Streetscape photographs required.

XM

14.58 Erf 4565, 16 Louie Street, Paarl, S34-Minor Works

Case No: HWC25071507XM1106

OUTSTANDING INFORMATION

SG Diagram, Locality Map and Annotated Internal photographs required.

XM

14.59 Erf 46356, 4 Irene Road, Rondebosch, S34-Additions & Alterations

Case No: HWC2510271XM1103

OUTSTANDING INFORMATION

Streetscape photographs (up and down the road, neighbouring structures, Google images are not accepted)
Consultation comments: Conservation bodies required.

XM

14.60 Erf 57735, 8 Cecil Street, Claremont, S34-Additions & Alterations

Case No: HWC25102902XM1103

OUTSTANDING INFORMATION

Annotated Streetscape photographs (up and down the road, neighbouring structures, Google images are not accepted), Consultation comments: Conservation bodies required.

XM

14.61 Erf 89764, 13 Colyn Road, Kalk Bay, S34-Additions & Alterations

Case No: HWC25110304XM1104

OUTSTANDING INFORMATION

Clarity on ownership/title deed required.

XM

14.62 Erf 101586 and portion of Erf 101588-RE, Modderdam High School, 3 Rosewood Street, Bonteheuwel, S38(8) - NID

Case No: 26557XM1103 <https://sahris.org.za/node/386769>

Ms Xola Mlwandle introduced the item.

Frik Vermeulen was present and took part in the discussion.

DISCUSSION

- The proposal is for the proposed new seeded grass sports field of 100m x 60m on Erf 101586 for the adjacent Modderdam High School.
- Construction of (1) a 2,4m high, ± 129m long concrete wall along the southern boundary with Robert Sobukwe Road; assembly of a 2,4m high, ± 261m long visually permeable security fence and construction of a 2,4m high, ± 56m long temporary gumpole and mesh fence to provide security for the learners using the sports field.
- The total length of the wall and fences exceeds 300m and HWC has advised that s38(1)(a) of the NHRA is triggered by this development. The original Rosewood Primary School became unfit for use, and in 2015, a replacement school for was constructed to the south-west of Modderdam High School by the Western Cape Education Department. Immediately thereafter, the old Rosewood Primary School on Erf 101586 was demolished, and that vacant site is the subject of this submission.
- The subject site has remained vacant since 2015 and is currently used for illegal dumping of refuse. It has been fenced before, but the entire fence has been dismantled and stolen.
- No anticipated impacts to heritage
- Archaeology is low
- Palaeosensitivity is low
- No heritage resources identified on site
- The consultant recommends no HIA.

DECISION

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

XM

15. Other Matters

15.1. SAHRIS Communications Resource Development (WD)

16. Adoption of Resolutions and Decisions:

EJV moves to adopt and CH seconds the adoption of resolutions and decisions of the meeting of 17 November 2025.

17. **Closure:** The chairperson, Ms. Sneha Jhupsee, officially closed the meeting at 12:41.

18. **Date of next meeting:** Monday, 24 November 2025

MINUTES APPROVED AND SIGNED BY:

CHAIR: _____

SECRETARY: _____

Annexure A – HWC: Heritage Officers' Meetings

Abbreviations

APHP - Association of Professional Heritage Practitioners

AHP - Agulhas Heritage Society

BKCA - Bo-Kaap Civic Association

BKYM - Bo-Kaap Youth Movement

CIBRA - City Bowl Ratepayers & Residents Association

CoCT - City of Cape Town

CTHT - Cape Town Heritage Trust

CRM - Cultural Resources Management

DRHCA - De Rust Heritage Conservation Association

Docomomo South Africa

DHS - Durbanville Heritage Society

EHM - Environmental Heritage Management department

FoBCA - Friends of Blaauwberg Conservation Area

FE - Friends of Elim

GLCA - Greater Lynfræ Civic Association

GPRRA - Green Point Ratepayers & Residents Association

HVA - Harfield Village Association

HMB - Heritage Mossel Bay

HVTA - Hex Valley Tourism Association

HBRRA - Hout Bay & Ratepayers and Residents Association

HIA - Heritage Impact Assessment

ILASA - Institute for Landscape Architecture in South Africa

KBHA - Kalk Bay Historical Association

KBSJRR - Kalk bay-St James Ratepayers & Residents Association

LKID - Lower Kenilworth Improvement District

MHCS - Muizenberg Historical Conservation Society

NCW - Not Conservation Worthy

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

ASAPA - Association of Southern African Professional Archaeologists

ABHC - Associated Bibbys Hoek Conservancy (Knysna)

BELCOM - Built Environment and Landscapes Committee

CBCRA - Camps Bay Clifton Ratepayers Association

CSDBOA - Clifton-On-Sea & District Bungalow Owners Association

CTHF - Cape Town Heritage Foundation

CRRA - Constantia Ratepayers & Residents Associations

CMP - Conservation Management Plan

DWCA - De Waterkant Civic Association

DHF - Drakenstein of Heritage Foundation

EMPr - Environmental Management Program

FHRA - Franschhoek Heritage and Ratepayer Association

FoCVGB - Friends of Constantia Valley Green Belts

GBRM - Great Brak River Museum

GVHAG - Greater Vredehoek Heritage Action Group

GCS - Greyton Conservation Society

HRF - Helderberg Renaissance Foundation

HOMs - Heritage Officers Meeting

HPO - Heritage protects overlay.

HWC - Heritage Western Cape

IACom - Impact Assessment Committee

IGIC - Inventories, Gradings and Interpretations Committee

KHS - Kommetjie Heritage Society

MGHS - McGregor Heritage Society

NHC - Napier Heritage & Conservation

NASDB - Nelspoort Agency of Sustainable Development body

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

NID - Notification of Intent to Develop
NCOA - Noetzie Conservancy Owners Association
OH - Oudtshoorn Heritage
Paarl300 Foundation
PRRA - Pinelands Ratepayers & Residents Association
PACF - Prince Albert Cultural Foundation
SAHRA - South African Heritage Resources Agency
SRHS - Salt River Heritage Society
SFB - Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents Association
SvDSF - Simon van der Stel Foundation Cape Town
STHS - Simon's Town Historical Society
SHF - Stellenbosch Heritage Foundation
SHCT - Stillbaai Heritage Conservation Trust
GHT - George Heritage Trust
RVRA - Rustenburg Valley Residents Association
TRHCS - Touws River Heritage and Conservation Society
VASSA - Vernacular Architecture Society of South Africa
WUECAG - Walmer/University Estate Conservation Action Group
WCAC - West Coast Aboriginal Council
WAAC - Woodstock Aesthetic Advisory Committee
WHCS - Worcester Heritage & Conservation Society
WRRRA - Wynberg Residents and Ratepayers Association

NRA - Newlands Residents Association
OCA - Observatory Civic Association
OHAC - Overstrand Heritage and Aesthetics Committee
PPP - Public Participation Process
PHCT - Pniel Heritage and Cultural Trust
RMCA - Rosebank and Mowbray Planning & Architectural Committee
SAHRIS - South African Heritage Resources Information System
SPFA - Sea Point for All Group

SHC - Stanford Conservation Trust & Stanford Heritage Committee
SIG - Stellenbosch Interest Group
SHA - Swellendam Heritage Association
OWVS - Old Wynberg Village Society
TVHF - Tulbagh Valley Heritage Foundation
UCRRA - Upper Claremont and Residents and Ratepayers Association
WERRA - Walmer Estate Ratepayers and Residents Association
Ward 2 Forum
WCC - Whale Coast Conservation
WRA - Woodstock Residents Association
WECA - Wynberg East Civic Association