

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS' MEETING
Held on Monday, 18 August 2025 at 08:30 via MS Teams**



1. Opening and Welcome

The Chairperson, Emily Jane Vowles officially opened the meeting at 08:46 and welcomed everyone present.

2. Attendance

Members

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

Staff

Ms. Waseefa Dhansay	Assistant Director	WD
Ms. Nosiphiwo Tafeni	Backup	NT
Ms. Aneeqah Brown	Secretariat	AB

Legal Advisor

Observers

Ms Ayanda Mncwabe-Mama	ECPHRA
Ms Dawn Green	ECPHRA

Visitors

Mr Clive Theunissen
Mr Mark Callaghan
Mr George Kotras
Mr Henk Beukes
Mr Johan Cornelius

Capacity

Drakenstein Municipality
RAMPAC
Owner
Architect
Heritage Practitioner

I&AP
Architect
I&AP
Durbanville Heritage Society
Applicant

Item

Drakenstein items
Item 13.13
Item 13.10
Item 13.10
Items 13.8; 13.10;
14.26
Item 13.10
Item 13.17
Item 14.31
Item 14.12
Item 14.33

3. Apologies

Mr. Ruan Brand	Specialist Heritage Officer	RB
Ms. Corne Alexander	Heritage Officer	CN
Ms. Penelope Meyer	Deputy Director	PM

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 18 August 2025 with minor edits.

CSI moved to adopt the agenda and CH seconded.

6. Approval of Minutes of the Previous Meeting

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

CH moved to approve the minutes and CSI seconded.

6.2. The Committee resolved to approve the minutes of 11 August 2025.

SVB moved to approve the minutes and SB seconded.

7. Disclosure of conflict of interest**8. Confidential matters**

None.

9. Standing Items**9.1. Site inspections undertaken****9.1.1 Farm 713, Walker Bay Nature Reserve, De Kelders (SB) - 8 August 2025 at 9:30**

- HWC received a notification of an application regarding the rescue of various fossil trails in Walker Bay Nature Reserve and Potberg De Hoop Nature Reserve in June 2025. The intention of the operation is to cut into the rock to remove fossil traces/tracks for relocation to a repository or museum (still to be confirmed). Further clarity on this process is required.
- HWC was invited to undertake a joint site inspection with CapeNature on the 15 and 16 July; however, officials were unable to attend on the scheduled dates and resolved instead to conduct a separate inspection at a later stage when in the area for the APP report.
- Potberg De Hoop Nature Reserve was not accessible. However, a brief meeting and discussion were held with CapeNature, during which photographs of the site and the fossil signage/symbol were obtained.
- The fossil tracks at Walker Bay Nature Reserve were accessible and investigated. It was noted that they are located along a rocky and partially sandy beach and are not easily identifiable. Given the remote location, the tracks appear secure, although natural elements such as erosion, tidal action, and weathering may threaten their long-term preservation.
- HOMs noted the site inspection and await the official report.
- The HO awaits the full application, together with CapeNature's comments, before making a final decision on the matter.

9.1.2 Erf 1069, The Kelders Cave, De Kelders (SB) – 8 August 2025 at 12:00

- HWC received an application for a proposed single-storey house above the cave site at De Kelders, on privately owned property (HWC25071103).
- A site inspection was undertaken to determine whether archaeological resources would be impacted and if any NHRA triggers apply.
- The proposal will not impact the cave or its access; in fact, it may provide better control over access to the heritage resource.
- Furthermore, it was noted that there are several simple, small, single-storey houses along this stretch of coastline.
- HOMs noted the site inspection and await the official report.
- Case Officer to investigate the previous nomination dossier, the potential of provisional protection, and the applicability of Section 35.

9.1.3 Farm 713, Klipgat Caves, Walker Bay Nature Reserve, De Kelders (CSI) – 8 August 2025

- Site inspection discussed under item 9.3.1.

9.1.4 Erven 86 and 875, Sarel Cilliers Street, Napier (CSI) – 7 August 2025

- APP site inspection to the Dutch Reformed Church (NGK) and the former enslaved peoples' quarters.
- Met on site by the Dominee of the Church who has been in the position for 10 years. The condition of the Church was assessed and the ongoing maintenance was briefly discussed.
- A permit for painting and roof repairs and maintenance work was obtained from HWC (MS0317E) with a method statement attached.
- The cost of maintenance was discussed and identified as an ongoing issue amongst the Church's dwindling congregation, however, we noted that the Church was well maintained and could only identify a few cracks in the boundary walls that needed repair.
- The former enslaved peoples' quarters are owned by the Church but they have rented out all but one of the rooms to local businesses. These quarters were equally well-maintained and we did not identify any maintenance concerns.
- We were later met on site by members of the Napier Conservation Body who discussed the general heritage significance of the town and their interest in becoming heritage inspectors.
- HOMs noted the site inspection.

9.2 Proposed Site Inspections

9.2.1 Erf 45516, 3 Nursery Road, Rosebank (SVB) – 20 August 2025 at 09h00.

- Proposed site inspection discussed under item 14.33.

9.2.2 Erf 3410, 229C Long Street, Cape Town City Centre (SVB) – 21 August at 10h00.

- On 12 August HWC received a report of unauthorized works taking place on the property. The report included a photograph suggesting that a new timber pergola was being erected over the street facing balcony and that the building had potentially been painted.
- The HWC application records were checked, and it was determined that the last application submitted to HWC for this property was in 2011 (110606JW12).
- The file for the 2011 application was accessed from registry on 15 August and reviewed by the case officer.
- From review of the file, CoCT aerial imagery and google imagery, the case officer determined that the retractable awning previously present over the balcony has been removed and a timber pergola structure was constructed in its place without authorization from HWC, sometime between May 2024 and now.
- The case officer recommends that a CoCT's building inspector be informed of the situation, that a site inspection be conducted, and a stop works be issued, should there be any ongoing work at the time of the inspection. The case officer has contacted Maurietta from the City to refer them to the relevant inspector.

9.3 Site Inspection Reports

9.3.1 Farm 713, Klipgat Caves, Walker Bay Nature Reserve, De Kelders, Gansbaai (CSI)

- Site inspection conducted to assess the condition of the caves as they are of archaeological and palaeontological importance. A PHS nomination application was made to HWC prior to 2014 in order to declare the caves, however, no such declaration has yet been made.
- The caves have two open chambers, a small chamber that acts as the entrance and a larger chamber that forms the main part of the cave.
- Access to the mouth of the caves is difficult to navigate as there were many loose rocks and it was steep in some parts.
- The interior of the caves has been well maintained with updated signage indicating the archaeological significance of the cave.

- The main chamber has been reinforced with loffelstein concrete blocks to create a retaining wall that forms part of the circular boardwalk.
- The site is notable in terms of archaeological and palaeontological resources and requires formal protection under Section 27 of the NHRA.
- Recommendations:
 1. The site inspection and report to be noted at HOMs on 18 August 2025.
 2. For Klipgat Caves to be nominated again for PHS status as the site is notable in terms of archaeological and palaeontological resources and requires formal protection under Section 27 of the NHRA.
- HOMs noted the site inspection report. The Case Officer is to investigate the previous nomination and its current status as HOMs are in agreement that the site warrants protection under Section 27.

9.4 Preparation for upcoming Committee meetings

9.4.1 BELCom – 22 August 2025

9.5 Tribunal Updates (Legal)

9.5.1 None

9.6 Interim and Close out Reports

9.6.1 Farm 837/510, Farm Blaauwklippen, Stellenbosch (RB)

- Municipal approval has officially been granted in terms of the National Building Regulations for the work on-site.
- Work off-site on the fabrication of replacement doors, fenestration, and fixtures has commenced.
- A decision has yet to be reached regarding the custodianship of the collection of early pottery sherds; however, management is very keen to take custodianship of at least some of the material for display in the Manor House and wine tasting venue.
- Work on the manor house has commenced, making use of Portland cement mortar and traditional lime mortar where respectively appropriate. The south court infill is being set flush with the flanking old wings of the manor house separated by bold plaster joints to express a separation between the newly introduced infill wall and old wall fabric. The timber for the manor house includes yellowwood and American white oak and will be differently rebated or chamfered to distinguish old from new.
- Work on the Jonkershuis has commenced and includes the new bathroom extensions.
- Mr Graham Jacobs confirms that there is no reason to doubt that the contractor continues to exercise due diligence in ensuring that his heritage-related requirements have been met between site inspections.
- The committee are supportive of the ceramics being conserved and displayed on-site as their significance is largely limited to Blaauwklippen and it allows them to retain their contextual value.

COMMENT

The Committee noted the interim report titled “NHRA S.34 Rescue Restoration of the Blaauwklippen Werf, Farm 837/510 Stellenbosch. S.34 Minor Works”, dated 11 August 2025, and prepared by Graham Jacobs, as adhering to the conditions of the HWC issued permit, dated 31 January 2025.

9.7 Incomplete Applications

9.7.1 Matters Arising: None

9.7.2 New Matters: Items 14.2; 14.5; 14.7; 14.8; 14.9; 14.19; 14.22; 14.24; 14.25; 14.27; 14.28; 14.31; 14.34; 14.37; 14.39; 14.40; 14.41; 14.43; 14.44; 14.45; 14.47; 14.48; 14.49

9.8 Decisions taken under ASD delegation

9.8.1 Matters Arising: Items 13.1; 13.2; 13.3; 13.5; 13.16

9.8.2 New Matters: Items 14.6; 14.10; 14.13; 14.29; 14.35; 14.36

9.8.3 **Erf 251-RE, Brunswick Court, 7 Brunswick Road, Tamboerskloof, S34-MW (SVB)**
Case No: HWC24072903SJ0717

- The permit was approved under the ASD delegation and issued to the applicant on 15 August 2025.

9.9 Exemption Notice 9051 of 2025: NCW graded within CoCT

9.9.1 Matter Arising: None

9.9.2 New Matters: Items 14.14; 14.42; 14.46

9.10 Archaeological Matters

9.10.1 None

9.11 Illegal Works Database: Stop Works Orders issued

None

9.12 Permit deadline: Tuesday, 19 August at 13:00pm

9.13 SAHRIS rollout feedback

- Notice for a briefing session for 19 September 2025 has been issued to familiarise the public with SAHRIS. Officers are to please distribute the notice amongst the relevant parties.

10 Administrative Matters

10.1 HOMs SoP feedback

- HOMs testing of the SoP regarding committee deadlines was effective from 18 August 2025 and feedback will be provided weekly.
- The Committee agreed that they no longer require WhatsApp updates from the Chair or secretariat regarding the upload of documents to the OneDrive for their review.
- The Committee agreed that the deadlines from the past week were manageable and would continue to communicate openly regarding any issues with meeting deadlines.
- The Committee agreed to input comments from the case review into the case summaries once the minute template has been made available and to edit the heading and decision of their summaries to better reflect the nature of the application.

11 Monitoring by practitioner

11.1 Erf 5397, 19 Buitenkant Street, District Six (SVB)

- On 28 July 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 oversee the proposed work.
 2. HWC is to be provided with the details of the consultant and their CV confirming suitability to oversee the work
 3. A letter of appointment to be signed by the applicant and consultant
 4. Where plaster patching is required, this should be done with a lime-based plaster, and the plaster details of the façade must be replicated within the repairs.
- The applicant proposes the appointment of Claire Abrahamse and has provided her details and CV for the committee to review.

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 Claire Abrahamse to monitor the proposed work.

2. A close-out report, compiled by Claire Abrahamse, must be submitted to HWC within 30 days of practical completion.
3. Where plaster patching is required, this should be done with a lime-based plaster, and the plaster details of the façade must be replicated within the repairs.

12 Discussion of the agenda

None.

MATTERS TO BE DISCUSSED

13. MATTERS ARISING

13.1 Erf 6604, 62 Klein Constantia Road, Constantia, S34 - Additions & Alterations Case No: HWC25041408CH0717

CASE SUMMARY

- Outstanding information received on 12 August 2025.
- Not graded outside HPO. Site abuts the Groote Constantia cultural landscape - PHS
- Proposal is to enclose existing stoep to create a sunroom and internal alterations.
- Work has not started.
- CoCT supports.
- CRRRA supports and signed 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.

CH

13.2 Erf 2173, 11 Reyger Road, Stellenbosch, S34 - Additions & Alterations Case No: HWC25062406CN0630

CASE SUMMARY

- Outstanding information was for Correctly coloured up plan and I&AP comments which was received on 4 Aug.
- Grading: Ungraded
- HPO: Outside
- Status of work: Not started
- Proposal: For a north-western extension for a bedroom, en-suite, double garage and outside bedroom, as well as carport. Internal alterations also proposed.
- Consultation:
 - Stellenbosch Municipality recommends approval
 - SIG has no objections
 - SHF did not comment in 30 days
- Heritage considerations: No impacts.

FOR NOTING

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

CN

13.3 Erf 351- RE, 118 Union Street, Strand, S34 – Additions & Alterations Case No: HWC25072102CN0723

CASE SUMMARY

- Outstanding information was for confirmation if work has started which was received on 4 Aug.
- Grading: Ungraded
- HPO: Outside
- Status of work: The work that started relates to the installation of a geyser, fixing cracks and painting.
- Proposal: For extensions to the front and side, internal alterations and alterations to the outbuilding.
- Consultation:
 - CoCT recommended the applicant to HWC.
 - HRF supports
- Heritage considerations: No impacts

FOR NOTING

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

CN

13.4 Erven 660 & 661, 6 & 8 Byron Street, Tamboerskloof, S34 - Deviation Case No: HWC25052903CN0606

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding information was for a Title Deed and a motivation which was submitted on 17 June
- Grading: IIIB
- HPO: Inside
- Status of work: Completed
- Previous applications: HWC23071304CN0724 - Alts and Ads approved with conditions.
- Proposal: For deviations from the previously approved plans and include:
 - Extension of the front balcony
 - Paving and surface bed additions in external areas
 - Bathroom layouts
 - External bathroom
 - Roof over a portion of external back garden
- Applicant response to previous permit conditions:
 - "Work to be done strictly in accordance with the HWC stamped plans." We acknowledge that deviations occurred during construction. As stated above our office was not involved during the construction phase but has since been reappointed to assess the completed works and submit this application to regularise the deviations. These changes are considered minor and do not negatively impact the heritage significance of the building.
 - "The front facade windows and doors should match that of the existing period windows and doors.". The front windows were replaced on a like-for-like basis, with no changes to the size or proportions of the openings. While the material differs from the original, the overall scale, rhythm, and appearance remain consistent when viewed from the public realm.
 - "The surrounds and architraves must also be used in all instances". The internal layout was significantly opened, and many internal doors were removed. As a result, the original architraves and surrounds were not retained or replicated in all areas. Given the more open plan interior and the number of variations in the original detailing, a consistent reproduction was not carried through. However, we are of the opinion that this does not detract from the overall character or heritage value of the property, as the primary heritage significance lies in the external form and street facing façade, which has been

respectfully maintained.

- Consultation:
 - CoCT supports
 - CIBRA supports
 - CTHF stated that they will not comment since CIBRA is an active body in the area.
- Further Requirements:
- FR - Deviations that occurred:
 - 1. Change A – Driveway paving levels adjusted and replaced
 - 2. Change B – Pool surrounds: new finish
 - 3. Change C – Balcony extension and new steel balustrade
 - 4. Change D – Front door replaced with aluminium
 - 5. Change E – Bedroom 3 window replaced (aluminium)
 - 6. Change F – Living room window replaced (aluminium)
 - 7. Change G – Boundary wall infill (composite cladding replaced with masonry)
 - 8. Change H – Bathroom layout adjustments
 - 9. Change I – Replacement of internal timber doors and loss of architraves
 - 10. Change J – Ceiling replacement throughout
- The applicant argues that changes were made in response to on-site conditions and construction realities, not as intentional deviations from the approved heritage scheme. In all cases, care was taken to respect the approved proportions, façade structure, and heritage-sensitive principles, even where original materials could not be retained.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. Heritage statement compiled by a suitably qualified architect with heritage experience must be submitted to HWC within 60 days.
2. The heritage statement must assess the unauthorised work, the status quo of the site and any proposed mitigations to inform a heritage mitigation agreement.

CN

13.5 Erf 4901, 11 Old Helshoogte Road, Stellenbosch, S34 - Additions & Alterations

Case No.: HWC25062407CN0630

CASE SUMMARY

- Outstanding information was for external and streetscape photos, Municipality and Conservation bodies comments which were received on 4 August
- Grading: Ungraded
- HPO: Outside
- Status of work: Not started
- Proposal: For a kitchen extension, new carriage way and internal alterations to the ground floor and the addition of a 1st Floor.
- Consultation:
 - Stellenbosch Municipality did not comment in 30 days
 - SIG has no objection
 - SHF did not comment in 30 days
- Heritage considerations: No impacts to heritage.

FOR NOTING

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

CN

13.6 Erven 34880, 34890, 34891, Beaumont Lifestyle Estate, Paarl, S38(8) - NID
Case No: 25782EJV0730

Emily Jane Vowles introduced the item.

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

DISCUSSION

- Outstanding Information received on 7 August 2025
- Ungraded
- Outside HPO
- Work has started
- Triggers s38(1)(c)(i) and NEMA.
- The Beaumont Lifestyle Estate consisting of 229 single residential erven and ancillary services was subject to an HIA by Henry Aikman, AIA by Hilary Deacon, and was resolved via BELCom RoD dated 16 February 2009. Phases 1 and 2 are completely developed and sold off and the remaining portion is essentially infill development.
- Due to continued development of Phases 3 and 4 after a change in project ownership and layout, a S24G application is now required. These phases of development have included a higher density as approved by the local municipality and the addition of a story from single to double (maximum 8m) in some of the units in an effort to limit the building footprints and encourage more garden and open space between the units. Second storeys will be setback on the facade to better articulate the building form and will only be implemented where deemed appropriate by the estate architect. Note that the 2009 VIA recommended that development be kept as low as possible, and "houses to be predominantly single storey with a height restriction of 6.5m". This application therefore constitutes an SDP amendment. Phases 3 and 4 now include 222 residential units (approved 2009 SDP appears to indicate roughly 150 units):
 1. Erf 34880 is zoned for residential use and will accommodate 182 housing units.
 2. Erf 34891 is currently zoned commercial but will be rezoned for residential purposes to accommodate 40 housing units.
 3. Erf 34890 will retain its neighbourhood business zoning and is earmarked for a clubhouse or community facility for residents which may include a gym, restaurant, office space, or other shared amenities.
- The development site occupies a transitional position between the medium density residential area of Noorder Paarl and the farms to the north. This transitional zone is marked by small subdivisions and falls within the urban edge and has been identified for residential development. The property in question has been subdivided, consolidated, and subdivided again in recent years as it was earmarked for development resulting in the 'intrusion' of residential sections along the length of this property. There is an isolated early 20th century house (IIIA in the Drakenstein Survey) associated with the vineyard portion on Erf 34980 on the site that has been extensively remodelled since the 70s that is being retained and there is a steel portal frame shed to the east of the house. Both structures have been vacant since 2008. St Pieter's Roche (Proposed PHS) on Erf 8709-RE north of the site and outside of the development area is a fine example of High Victorian architecture with classical principle of

location, planting, layout, form, and decoration evident in the order, hierarchy, symmetry, and axuality of the settlement; however, it is adequately buffered by the existing orchard that is being retained. While the AIA was not available to consult, it is likely that isolated ESA artefacts are present without cultural significance unless in high numbers. The site has been previously cultivated so in situ archaeological resources are unlikely. The recommendations of the HIA were that provision be made in the constitution of the body corporate to maintain and manage the olive grove and allow for its succession; the draft architectural guidelines be further developed to make for more variation in roof colours; a comprehensive landscape master plan be prepared; only visually permeable barriers be erected along the St Pieter's Roche and Main Road boundaries; and all lighting be shielded. BELCom supported the HIA in principle on condition that the erven on the vineyard edge are larger and the architectural guidelines be revisited. The applicant states that "the "vineyard edge" theoretically no longer exists as the municipality is currently producing a local SDF to develop all that land which is now within the urban edge. (...) However, the erven along that northern edge are still larger than those through the remainder of the development. Note that the developer has continued to respect the lemon orchard that lies between St Peter's Roche and the site". The SAHRIS Palaeo-Map indicates moderate and unknown sensitivity.

- The Drakenstein Municipality support on condition that clarity be obtained regarding the BELCom RoD conditions (C. Theunissen does not believe the 2009 RoD to still be relevant and suggests re-evaluation might be required); landscaping plans be submitted at building plan stage; any alterations to the existing farmhouse be submitted to DHAC for comment; a revised SDP be submitted for comment; a maintenance plan be provided for the orange orchard buffer along Main Road and; fencing along main road be permeable.
- Jayson Orton recommends no further studies.

INTERIM COMMENT

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

1. Supplementary Visual Impact Assessment

EJV

13.7 Farm 516 Portion 20; Farm 49577, Klipdrift Complex and Blombos Cave, Swellendam and Still Bay, S35 – Destructive Analysis and Dating Case No: HWC2404089EJV0304

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 12 August 2025
- BBC is graded II; Klipdrift ungraded
- Outside HPO
- Work has not started
- The proposal is to date thin cores sampled (under previous permit 21022407SB0224E) from the base and tip of stalagmite speleothems to aid in the reconstruction of the palaeoclimate by assessing their growth periods. Speleothems are excellent archives of climate fluctuations over time in terms of temperature, precipitation, and vegetation. Reconstruction of the climate conditions during periods of significant cognitive change in occupants of the Klipdrift Complex and Blombos can determine the relationship between the two. The speleothem samples will be dated by Uranium Thorium dating, while additionally the soil and speleothem samples will be prepared for biomarker analyses using Gas Chromatography-Mass Spectrometry. Professor Henshilwood from the Centre For Early Sapiens Behaviour confirmed that the export of to the University of Bergen and destructive analysis of the 41 samples gathered from West Cave, Bloukrantz Cave, and Morris Cave within the Klipdrift Complex as well as the flowstones from BBC will not compromise the collection.

- CapeNature provided a permit; the University of Bergen approves; there is a repository agreement with Iziko

DECISION

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

EJV

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

Ms Xola Mlwandle introduced the item.

Mr Johan Cornelius was present and took part in the discussion.

DISCUSSION

- Outstanding information received 6 August 2025.
- The proposal is to demolish the building currently occupying the site and to have the site redeveloped. The property is currently being used as the Brenwin Guest House and the building has been altered with negative impacts on its cultural significance. It is noted that the building has a mixture of contemporary and historic features.
- The building is a Grade IIIC building and falls within
- the City designated Somerset Road proposed HPOZ area.
- CoCT comment: It is requested that an assessment is made of the surrounding heritage environment/context, to establish basic design
- indicators to inform the design of an appropriate replacement building for approval, before the demolition of the contextually significant heritage resource is authorised.
- This assessment should include an understanding of the:
 - Predominant pattern of roof materials and forms;
 - Overall building heights and street scale. The maximum permissible height for a building on the property is 24m, i.e. approximately double the height of the neighbouring apartment block immediately to the west. To propose a replacement building of such height within this street context is not appropriate.
 - Typical street facades (whether symmetrical or asymmetrical) should be assessed to determine the correct arrangement to contribute to the existing streetscape rather than introducing foreign contemporary forms;
 - The treatment of fenestration, balcony parapets and openings in the replacement building should be similar to the surrounding patterns;
 - Meeting the ground should be an important informant. Most buildings meet the ground solidly and are not raised on pillars or cantilevered;
 - Street set-backs should be adhered to;
 - Materials used should complement the existing patterns. If the architecture is mostly painted and plastered masonry, a facebrick building will be out of character.
 - Only after this had been done, a suitable form and envelope can be determined to allow an appropriately scaled and designed replacement structure to be approved by HWC. Therefore, the unconditional demolition of the graded heritage resource is not supported in this context.
- GPRRA comment: no objection to this application.

DECISION

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

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

XM

13.9 Erf 234-RE, 22 Huguenot Street, Franschhoek, S34 - Additions & Alterations Case No: HWC25061206XM0729

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 11 August 2025.
- The proposal is for alterations and additions to the building formerly known as the FNB building.
- On 5 September 2023 Heritage Western Cape (HWC) approved plans for the proposed alterations and additions and a permit was issued. The Stellenbosch Municipality however required that 10 parking bays be provided on the property or payment be made to the Municipality of R1.74-million for bays to be provided off-site. This proved to be unviable so it was decided to reduce the size of the additions and provide on-site parking that complied with the Planning By-law requirements. The existing open stoep at the back of the existing building is to be roofed to create a weather protected veranda. The proposed remodelling of the existing building is modest and will reverse inappropriate internal modifications made by FNB that had a negative impact on its intrinsic significance. The lean-to additions at the back of the building are modest in scale and are hidden from view by the existing building.
- The property is graded IIIB, It is in the core Conservation Area
- The Stellenbosch Municipality supports the application and no comment was received from the Stellenbosch Heritage Foundation after 30 days.
- The FHRRA objected to the proposed development arguing that the development did not comply with the provisions of the planning By-law. No grounds in terms of impacts on heritage significance were raised.
- Response to FHRPA comment: Jed Kritzingers Architects established that the proposed development fully complied with the By-law. The FHRPA comment was referred to town and regional planner Peter Mons who has been involved in this project since its inception. As can be seen the objection from the FHRPA is without substance and should be dismissed.
- All parties were invited to HOMs today

DECISION

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

XM

13.10 Erf 3931, 8 Hout Street, Paarl, S34 - Additions & Alterations Case No: HWC25072107XM0729

Ms Xola Mlwandle introduced the item.

Ms Nicolene Visser, Mr Theunissen, Mr George Kotras, Mr Henk Beukes and Mr Johan Cornelius were present and took part in the discussion.

DISCUSSION

- Outstanding information received 7 August 2025.
- The proposal is for alterations and additions to the existing building for living and braai area additions. Alterations include removal of existing doors and windows: majority of the doors and windows that are to be removed, are to be reused. New windows: All external windows to be small pane windows to match the look of the existing dwelling. New external door: all new external doors to be small pane windows to match the look of the existing exterior doors.
- The aesthetics of the proposed additions are to match the look of the existing dwelling, we can achieve this by incorporating similar elements from the existing dwelling. Listed below are a few examples: Plaster moulds to match existing small pane windows and external doors. The use of a concrete roof as a break between the existing dwelling and additional room. This allows to make use of a hip roof that matches the existing dwelling.
- Work has started: The completed work was done by the previous owner. Applicant notes that they've added it to the application and building plan to legalize the existing illegal building work.
- The property is graded IIIC and located within the Paarl Special Character Protected Area Overlay Zone
- Drakenstein Municipality offers objection and recommends that the balcony on the eastern façade must be constructed of visibly lighter material. The existing balcony structure and veranda can be used as an example in this regard.
- In response the applicant states: Our proposed design aims to create a covered external gathering area accessible from all the living areas of the house. By using a concrete structure, we can create a covered area that protects the patio from the elements, making it useable throughout the entire year. The difference of the existing floor levels is 3,35m, due to this height, the engineer advised use to use a slightly bigger beam, to soften it, we added plaster moulds inspired by the moulds on the existing dwelling. Instead of using plain square columns we opted for a detailed doric style column, matching the style of the existing dwelling
- DHF has no objection to the submitted proposal
- The Paarl 300 Foundation does not support cannot comment on work already started or completed without a permit
- All parties were invited to HOMs today

DECISION

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

XM

13.11 Erf 609, 12 Avenue Normandy, Fresnaye, S34 - Additions & Alterations Case No: HWC25052304XM0609

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 8 August 2025.
- The application is for proposed additions to the existing structure for proposed to improve the liveability, functionality, and overall cohesion of the property, while remaining sensitive to the architectural character of the existing structure. The scope of work includes:
 - The replacement of the original tiled roof with new roof sheeting.
 - The construction of a new covered entrance to provide a more defined and

sheltered arrival point to the property.

- The addition of a scullery at the rear of the property.
- The extension of the existing lounge.
- The addition of a new covered patio that connects directly to the outdoor entertainment area, pool and new deck level.
- The raising of the pool and deck level to improve accessibility from the ground floor, reducing the previous level difference to just a few steps.
- The restoration of the entertainment room, which includes the addition of a new fire pit and pergola.
- The reconfiguration of external landscaping to accommodate the new levels and to improve circulation and use of space.

Internal changes to bathroom and bedroom layouts to enhance spatial efficiency and comfort.

- The replacement of all windows and doors with updated units that maintain the proportions and architectural language of the original structure
- Work has not started
- Graded IIIC, Outside HPO
- E&HM is supportive of the proposed application as not further impacting negatively on a heritage resource.
- Sea Point for All is of the opinion that due to previous changes such as changing roof tiles to sheets and all windows to aluminium, the proposed alterations can be permitted. The latest proposals will not have a negative heritage impact as this dwelling has already undergone several changes.
- The SFB is comfortable with the documents, photos and plans and have no objection to the alterations & additions

DECISION

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

XM

13.12 Erf 96170, Section 7, Unit 24, 16 Dunkley Street, Gardens, S27 - Additions & Alterations

Case No: HWC25031002XM0306

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 15 April 2025, 7 August 2025.
- The proposal is to regularize plans for repair work to the walls completed without a permit.
- Graded PHS
- Inside HPOZ
- CoCT supports
- CIBRA supports
- Recommend: S51

UNDER INVESTIGATION

Case officer to confirm with legal that the title deed can be accepted.

XM

13.13 Erf 6 and Erf 1-PTN, 2 Kohler Street, Montagu, S34 - Minor Works

Case No: HWC25012001XM0210

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The application is for minor works including basic maintenance of leaking roofs, replacement of clay tiles, installation of new gutters and waterproofing, repairing water damaged ceilings and walls, retaining timber flooring, refurbishing doors and windows and the replacement of non-compliant steel escape staircase. The high school is in a mid-century town expansion of Montagu, above the southern sloped nat-erwe along the Kingna River. The urban pattern continues the orthogonal street pattern from historic Montagu, adapting to the mountain spurs at either end. The area is exclusively single-dwelling houses, many from the 1960s onwards, with recent modern houses built on subdivided erven. There is no noticeable heritage or sensitive context, although the extensive mature trees along many roads provide a sense of place and shade. assessment of the school is that the building's design has intrinsic architectural qualities and value, suggesting that interventions must be carefully considered to retain and reinforce these values.
- Work has not started
- The school is currently not graded the consultant propose grade IIIB.
- Consultant recommendations: provided an outline of how to handle period-specific items and recommend that this be incorporated into the Quantity Surveyor scope of works and included in the Contractor's building agreement. The listed repairs and new maintenance processes are required to ensure that the school complex will be useable and fit for purpose for the next 10 years. Maintaining specific components, especially roofs, guttering, and joinery, will require annual or bi-annual cycles to increase these items' lifespans dramatically. The proposed work will be positive for the school's functional requirements and maintain the heritage significance. Specific joinery and timber components have to be replaced as they have deteriorated and in-situ repairs are no longer possible. This refers primarily to the timber roof barge boards. We, however, do not recommend fixing Nutec cover boards to these. In addition, we recommend that timber flooring (even if covered) always be repaired and retained, preferably with no covering.

UNDER INVESTIGATION

Clarity with regards to the current scope of works as there is an inconsistency between the plans and the report. Clarity regarding the recommendations on page 5 of the report is also required.

XM

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

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Provincial Heritage Site.
- Additional Information: A landmark site with highly intact Victorian villa and garden. Good interface with the street. Associated with the Ladan Family and Eddie Ladan well-known South African artist. Clear intrinsic, contextural, landmark and association significance.
- The work has not started.
- Graded II and inside Muiz St James Kalk B HPOZ.
- Proposal is for renovations and restorations by new owners. The works include works include general redecoration, adding a downstairs bathroom and studio basin under the Rubin usufruct, reconfiguring internal spaces by replacing living room doors with matching external double doors, creating a new opening between the living area and kitchen, and relocating the existing spiral staircase. The kitchen door will be replaced with repurposed double doors, timber picket fencing and gates will be installed for security, and the existing double garage (1966) will be partially demolished and redesigned as a smaller "boatshed" structure with teak doors, an eyebrow feature, and a circular window.
- Consultation: N/A MW

- KBSJRRA: no objection
- Outstanding information received on 08 August 2025.
- Case Officer Recommendation: support.

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 oversee the proposed work.
 2. HWC is to be provided with the details of the consultant and their CV confirming suitability to oversee the work.
 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.

SJ

13.15 Erf 33022, 8 Prins Street, Paarl, S34 - Additions & Alterations Case No: HWC25011001SVB0114

Ms Sofia Briel introduced the item.

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

DISCUSSION

- Outstanding information received on 24 March, 29 July, 12 and 13 August.
- The property is ungraded and outside of any HPO.
- Work has not started.
- The proposal is for an extension to the existing dwelling to accommodate a new braai room, enlarged bedroom and new en-suite. The proposal also includes internal alterations to accommodate additional bathrooms as well as new windows and doors along the southern facade. The proposal is also for a new garage as well as a new boundary wall.
- DHF in their initial comment strongly objected to the closure of the stoep area as the loss of the stoep, by enclosing it, will impact the streetscape negatively and should be retained. The committee had no objection to the rest of the proposal. However, after further consultation DHF noted their support for the revised proposal, however they suggested that the stacked door be replaced by a side-hung double door.
- Drakenstein Municipality in their initial comment objected to the closure of the front facade and recommended that other enclosure alternatives be explored that will not impact on the character of the facade. However, after further consultation they issued a second comment whereby they objected to the garage and required that the facade be set back in line with the existing gable. Furthermore, they recommended that two single doors be utilized instead of one double garage door.
- Paarl 300 support the proposal.
- In response to the comments received from I&APs the proposal was significantly revised. The entire stoep is no longer proposed to be enclosed, rather just the short end will be closed with a frameless glass pane, in response to the objections received.

- From the plans provided by the applicant the proposed garage is setback slightly from the existing gable and two single garage doors have been utilized instead of one double door, so I believe Drakenstein Municipality's objections have been dealt with.
- All parties were invited to attend today's meeting.

DECISION

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

SVB

13.16 Erf 47375, 16 Tullyallen Road, Rondebosch, S34 – Additions & Alterations **Case No: HWC24050204SB0516**

CASE SUMMARY

- Work has not started.
- The CoCT supports the proposal.
- Located on the corner of Tullyallen Road and Tullyallen Crescent, received approval on 11 January 2023 for renovations and additions. The original plan aimed to modernize the house while maintaining its existing structure.
- The current proposal focuses on repurposing an outbuilding into a main bedroom, converting the narrow garage into a bedroom with an en-suite bathroom, and extending the existing bedroom on Tullyallen Road to create a new single garage.
- Graded: NCW and not a heritage resource.

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

13.17 Erf 189 & 190-RE (1048), 12 Mill Street, McGregor, S27 - Additions and Alterations **Case No: HWC25040709SB0507**

Ms Stephanie Barnardt-Delport introduced the item.

Mr Bruwer was present and took part in the discussion.

DISCUSSION

- Requested info: More streetscape, locality plan – received 28 May 2025.
- Proposal: New flooring, interior and exterior paint, new main bathroom fittings, new kitchen sink and stove (see photographs with illustrations of the proposed work; bathroom, kitchen, and bedroom work not yet started). Pool and braai area completed. Bricking up of an external door and removal of gable entrance to create parking.
- Note: Corner property.
- Work start: According to the application form – yes.
- Grade: II
- HPO: Outside
- Revised Heritage Statement received: 16 July.
- Applicant's reason for starting internal work: The applicant removed the clay tiles under the assumption that, because the work was internal, there was no need to contact the Municipality. They are now aware that a permit is required for all work.
- The revised statement indicates that only the following was completed:
 - Removal of clay tiles (plans updated).
 - Renovations in 2025 include: removal of diagonal garden wall, Courtyard floor removed and

replaced like-for-like with correct run-off, brick pier columns replaced like-for-like.

- Internal floor surfaces (screed and tile) removed and replaced with terracotta tiles (20x20cm).
- New garden wall built to square off parking area with new vehicle gate and fence enclosure.
- Side garden gate and solid timber entrance door (Mill Street access) removed.
- Rotten timber doors replaced.
- Threshold steps added to aid run-off/prevent water ingress.
- Kitchen repainted and butler sink added.
- Rear bathroom replaced with a more traditional suite.
- All wall surfaces repainted.
- Unauthorised work listed:
 - Removal of clay floor tiles in various rooms – negative impact
 - Removal of screed floor finish in two rooms – negative impact
 - Painting of beam and bamboo ceilings
 - Removal of existing sanitaryware in one bathroom
 - Removal of wall tiles in one bathroom
 - Removal of courtyard floor substrate and external clay tiles
 - Removal of courtyard columns
 - Building of new parking forecourt enclosure wall
- Proposed work includes:
 - Double external doors from lounge to pool area (right wing).
 - New vehicle driveway gate and fence enclosure.
 - Bricking up of existing external solid wood bedroom door (left wing).
 - Bricking up of garden gate to Mill Street.
 - Demolition of garden arch folly (retain werf wall at existing height).
 - Demolition of diagonal garden wall folly.
- McGregor Heritage Society revised comment: Supports proposal and notes that the unauthorised work completed has no permanent impact on the PHS.

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

SB

13.18 Erf 12491, Corner of Darling Road (R315) and Peperboom Street, Malmesbury, S38(1) - NID **Case No: HWC25070211SB0730**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: Rezoning and subdivision to accommodate Residential Zone 1, Open Space Zone 1, and Transport Zone 2.
- Location: Western edge of Malmesbury, within the urban edge.
- Trigger: S38(1)(d)
- Other: N/A
- Grade: Not graded
- HPO: Outside
- Heritage resources:
 - Archaeology: Unlikely, as the site has been heavily disturbed over the years by fires and agricultural activities. In 2007, ACRM undertook an AIA and noted low impact to archaeological

resources, with only low-significance scatters of ESA tools found on site.

- Palaeontology: Low sensitivity according to SAHRIS; unlikely to be impacted by the development.
- Visual/Cultural: Site is within the urban edge, expanding the residential component; unlikely to have a negative impact.
- Consultant recommendations: NFS
- Additional info received: 12 August 2025.

DECISION

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

14. NEW MATTERS

14.1. Erf 172302, 18 Beach Road, Muizenberg, S34 - Minor Works **Case No: HWC25080107CH0804**

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIA inside HPO
- Proposal is for alterations to an existing bathroom, new internal drywalls and new internal doors.
- Work has not started.
- Previous applications: (1) S51 letter issued on 21 Feb 2025 for unauthorized solar panels and roof structures/coverings - HWC25020507CH0207; (2) Permit issued on 13 May 2025 for a glazed roof over courtyard - HWC24031416SB0319

DECISION

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

CH

14.2. Erf 2387, 189 Banghoek Road, Universiteits Oord, Stellenbosch, S34 - Total Demolition **Case No: HWC25070702CH0731**

OUTSTANDING INFORMATION:

Streetscape photographs, SIG comment and SHF comment required.

CH

14.3. Erf 466, 22 Main Road, Wellington, S34 - Total Demolition **Case No: HWC25080504CH0805**

Ms Chane Herman introduced the item.

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

DISCUSSION

- Not Graded inside SCPAOZ of Wellington (previous permit stated NCW)
- Proposal is to demolish the outbuilding.
- Work has not started
- DHAC supports.
- DHF supports
- Previous permit was issued on 20 April 2022 (22032503CH0404E) for TD. Municipality granted

the demolition permit on 10 October 2024.

DECISION

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

CH

14.4. Erf 5516, 1 Myrtle Lane, Westcliff, Hermanus, S34 - Additions & Alterations

Case No: HWC25080409CH0805

Ms Chane Herman introduced the item.

DISCUSSION

- Not Graded inside HPO and along a scenic route
- Proposal is to extend the building envelope to create a new reception/office, demolish internal walls and move the existing columns to a new position on the extended stoep.
- Work has not started.
- OHAC supports

DECISION

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

CH

14.5. Erf 567, 9 Hedge Street, Knysna, S34 - Additions & Alterations

Case No: HWC25052005CH0731

OUTSTANDING INFORMATION:

Updated application form, all unauthorized work and proposed to be coloured up on the 2025 plans, outstanding payment of R4670 and additional contextual photographs required.

CH

14.6. Erf 7371, 27 Flambeau Street, Paarl, S34 - Additions & Alterations

Case No: HWC25073005CH0804

CASE SUMMARY

- Not Graded outside the SCPAOZ of Paarl
- Proposal is to open the dining room to allow more natural light into kitchen area and add braai area; enclosing a section of existing stoep to enlarge lounge and dining room; addition of dressing room to existing main bedroom; new roof structure for existing braai area at the rear and a freestanding boma area.
- Work has not started.
- DHAC supports
- DHF supports
- Paarl300 Foundation 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

14.7. Farm 10154, R328 and R407, Weltevrede Road, Prince Albert, S34 - Total Demolition

Case No: HWC25070304CH0801

OUTSTANDING INFORMATION:

Site photographs, comment from Prince Albert Municipality, SvdS Foundation comment, locality plan, SG diagram and outstanding payment of R4000 required.

CH

14.8. Farm 10154, R328 and R407, Weltevrede Road, Prince Albert, S34 - Additions & Alterations

Case No: HWC25070303CH0801

OUTSTANDING INFORMATION:

Contextual photographs, comment from Prince Albert Municipality, SvdS Foundation comment, locality plan, SG diagram and outstanding payment of R4000 required.

CH

14.9. Erf 613, House Hennig, 8 Hoop Street, De Rust, Oudtshoorn, S34 - Additions & Alterations

Case No: HWC25072404CN0801

OUTSTANDING INFORMATION:

Internal photographs, external photographs, streetscape photographs and proposed work to be coloured up on elevations required.

CH

14.10. Erf 386, 5 Reservoir Street, Franschhoek, S34 - Additions & Alterations

Case No: HWC25080103CN0731

CASE SUMMARY

- Graded IIIA
- Proposal is for two new Velux type dormers flush with roof line; remove the stairs on NE side, addition of a stairs and chimney on NW side, new squared off attic extension to the rear roof, with new small pane windows to rear façade, new straightened off low street plinth wall to remove curved profile with new/ adjusted railing, new trusses and IBR roof sheeting to revert to metal sheeted roof as previously, X2 new en-suite bathrooms to ground floor, retention of the central front door and creation of a lobby entrance, revised internal layout with sliding partition doors, services and fenestration to the rear, new refuse area, new planter walls to rear garden and terrace, new timber pergola and splash pool at upper deck level.
- Work has not started
- Stellenbosch Municipality supports
- FHRRRA did not comment within 30 days.
- Permit issued under ASD delegations on 11 August 2025

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. Multiple Erven, Brandberg Wind Energy Facility, off the N1, Laingsburg, S38(8) - NID

Case No: 25823CSI0806

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: S38(1)(a) Construction of a linear development or barrier over 300m in length., (ii) involving three or more existing erven or subdivisions thereof
- Proposed development is for a 600 MW Wind Energy Facility and associated Grid Connection infrastructure with wind turbines, internal access roads (where required), a construction laydown area/camp, Operation and Maintenance (O&M) building, and the Independent Power Producer (IPP) 33/132 kV portion of the on-site substation and Battery Energy Storage System (BESS)
- The site is located within both the Komsberg REDZ and the Central Strategic Transmission Corridor. The current land-use is agricultural.
- Built environment: Historical farm structures occur on some of the properties.
- Visual impact: The Karoo landscape is generally aesthetically pleasing and can be regarded as culturally significant for aesthetic reasons.
- Archaeology: One rock art site is known from within the study area. Historical sites are fairly common, but other Stone Age materials appear to be rare. Farm graves are known to occur on the site.
- Palaeo: Sensitivity is a mixture of red and green (high and moderate)
- Consultant recommends HIA with AIA, PIA, and VIA (to assess impacts to N1)

INTERIM COMMENT

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

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

CSI

14.12. Erf 1143, 4 Luckoff Street, Valmary Park, Durbanville, S38(4) - NID Case No: HWC25080403CSI0805

Ms Chiara Singh introduced the item.

Mr Henk Lourens was present and took part in the discussion.

DISCUSSION

- Trigger: S38(1)(c)(i) exceeding 5000m² in extent
- Proposed development is for a new two-storey school building, 50 parking bays, and associated infrastructure to expand the existing Durbanville Preparatory School.
- Current land-use/zoning: Community Zone 1
- Built environment: Cluster of school buildings, site graded IIC on CoCT map viewer.
- Visual: No impacts, surrounding land-use residential in nature, height seems to be in keeping with the existing school buildings. Mature trees will be retained where possible.
- Archaeology: doubt that there are archaeological resources present here but SB to confirm.
- Palaeo-sensitivity on the SAHRIS palaeo map is low.

COMMENT

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

CSI

14.13. Erf 1918-RE, 25 Mann Street, George East, George, S34 – Additions & Alterations Case No: HWC25062013CSI0804

CASE SUMMARY

- Work applied for has not started
- Not Graded - Recommended IIC grading by practitioner
- Outside HPO
- Proposed work is for extensions to the existing dwelling and for a new carport.
- George Municipality and SvDS did not provide comment within 30 days.
- George Heritage Trust provided comment and support the application stating that the proposed work is to the rear of the property and with the conditions that the front facade will remain intact, the stoep will be retained, and the integrity of the southern streetscape be preserved.

FOR NOTING

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

CSI

14.14. Erf 551, Northern End of Sonneblom Avenue, Malva Avenue, Okkerneut Street, Darling, S38(8) – NID

Case No: HWC25070403CSI0805

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: S38(1)(c)(i) exceeding 5000m² in extent, S38(1)(d) rezoning of a site exceeding 10 000m² in extent.
- Proposed development is for rezoning a portion (12.1905 ha) of Erf 551-RE to a subdivisional area to create a mixed-use residential development on a proposed subdivided Portion A of the erf. The subdivided property will then be further subdivided into 395 portions for the development.
- Current land-use/zoning: Zoned as Split Zoning (commonage). The portion of land is earmarked for residential expansion by the Municipality.
- Built environment: No notable historical structures nearby.
- Visual: No impact, surrounding land-use is residential in nature. Height should not be of a concern as it is a single residential development and not located on or near a cultural landscape or scenic route.
- Archaeological: no impacts to any archaeological material anticipated
- Palaeo: sensitivity on the SAHRIS palaeo map is unknown.

FINAL COMMENT

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

CSI

14.15. Erf 81442, 26 Third Avenue, Retreat, S34 – Additions & Alterations

Case No: CSI0804

COMMENT

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

CSI

14.16. Erf 891, 15 Derry Street, Vredehoek, S34 – Additions & Alterations

Case No: HWC25072505CSI0806

Ms Chiara Singh introduced the item.

Mr Johan Cornelius was present and took part in the discussion.

DISCUSSION

- Work applied for has not started
- Graded IIIC
- Outside HPO
- Proposed work is for an additional storey to the existing building and balconies on each floor.
- CIBRA provided comment and support the application but they have noted issues regarding the proposed parking area and access to it.
- CoCT provided comment and does not support the application stating that, "it will lead to loss of historical fabric and detract from the architectural significance of the site and its contribution to the streetscape of Derry street. The new work will result in an overscaled form that is not in keeping to the proportions associated with the apartment typologies of the era. A more subservient addition could be considered, such as an additional storey positioned to the rear of the roof and towards the back of the site. The proposed fenestration, doors, and balconies will require further design development to better enhance both the site and the streetscape of Derry Street."
- The applicant responded to CoCT's objection stating that there will be no loss of historical fabric as it is an addition to the rear of the current building and will be stylistically in keeping with the art deco significance. There are other art deco buildings in the surrounding area of three storeys. The set-back of the third floor is not necessary as it will not contribute significantly to the streetscape. The fenestration is a continuation of the facade windows of the building.
- All parties were invited to today's meeting

DECISION

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

CSI

14.17. Portion 38 of Farm 510, off Webersvallei Road, Jamestown, Stellenbosch, S38(8) - NID Case No: HWC25061710CSI0808

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: S38(1)(c)(i) and (iii), S38(1)(d)
- Proposed development is for a residential development of 15 single residential erven arranged around a central open space site roughly in the middle of the property and associated infrastructure.
- Current land-use/zoning: Agricultural
- Built environment: No historical structures present.
- Visual: located on a grade II cultural landscape. The consultant has stated that, "In this instance the survey does not provide sufficient detail at the site scale, especially if one considers that the area has been earmarked for development for some time in local planning and in addition is not visible or accessible from the agricultural land to the east nor from Blaauwklippen Road to the north of the site. The site itself does not include any heritage resources, and the middle portion of the site that is proposed for development will be read as an extension of Jamestown. The eastern boundary of the site, with its dense tree line, that lines up with the eastern end of the Aan de Weber development, constitutes a clear edge to urban development."" In terms of

scenic routes, "Blaauwklippen Road is shown as a scenic route, but the site is not visible from this road.

- Archaeological: no impact to any archaeological material anticipated
- Palaeo: sensitivity on the SAHRIS palaeo map is low

FINAL COMMENT

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

CSI

14.18. Portion 43 of Farm 72, off the Old R43 Road, Caledon, S38(8) - NID
Case No: HWC25073004CSI0808

HELD OVER:

The application is held over to the Heritage Officers' Meeting (HOMs) on 25 August 2025 to allow the Committee to review the additional documentation submitted.

CSI

14.19. Portion 57 of Farm 495, Farm Blomboschfontein, Blombos Cave, Still Bay, S35 - Analysis
Case No: HWC25060307CSI0806

OUTSTANDING INFORMATION:

Correct sample size to be stated in the application form as the sample size varies across the documents submitted, and photos of the samples are required.

CSI

14.20. Farm 1139-RE, Malmesbury, Saldanha Bay, S38(8) - NID
Case No: HWC25080505EJV0811

Emily Jane Vowles introduced the item.

DISCUSSION

- Ungraded
- Outside HPO
- Work has not started
- Triggers s38(1)(c)(i) and NEMA.
- Previous application HWC25040107CSI0409 for the total demolition of structures on site was approved
- The proposal is for the development of a Manganese and Iron Ore storage and conveyor facility on 61ha of the northernmost section of the farm. The farm falls within the West Coast cultural landscape stretching from St Helena Bay to Yzerfontein. While originally a landscape characterised by fishing settlements, it has changed dramatically into a retirement and holiday destination with stretched of public and private nature reserves. The area has been extensively farmed with isolated farm complexes note for the structures within and their interspatial relationships. There are, however, no contemporary or historical structures within the development area. In terms of archaeology, the West Coast is a highly sensitive archaeological landscape with resources spanning the entire Stone Age and the colonial-period. A 2011 HIA (Halkett) of the development area noted LSA scatters and lithics. Deeper occupation horizons beneath ploughed fields may warrant further investigation. A small pile of calcrete was noted

that may be a gravemarker or beacon, graded IIIB by Halkett, and Lavin notes that this feature must be subject to a 50m buffer - this has not been incorporated into the SDP nor is a revised SDP being workshopped. The SAHRIS Palaeo-Map indicates very high sensitivity; however, a palaeontological field assessment is unlikely to yield any significant findings. The implementation of the HWC Chance Fossil Finds, and palaeontological monitoring during development will increase mitigation in case subsurface palaeontology is uncovered during development and is the preferred approach for this development.

- Jenna Lavin originally recommended NFS with the CFP but subsequently revised her recommendation to an HIA

INTERIM COMMENT

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

1. Archaeological Impact Assessment
2. Palaeontological Impact Assessment

EJV

14.21 Farms 14 Portions 1 and 3; 1726; 1298 Portion 11; 25 Portion 38, Dagbreek-Voelvlei and Dagbreek-Soetendal 66kV LILO Power Lines, Hermon, S38(8) - HIA Case No: 25509RB0624

Emily Jane Vowles introduced the item.

DISCUSSION

- Ungraded
- Outside HPO
- Work has not started
- HOMs in July 2025 requested an HIA with AIA and VIA on the CL for the proposed development of the Dagbreek-Voelvlei and Dagbreek-Soetendal 66kV Lilo power lines
- The development is required to connect the Zen Wind Farm and Bergriver Wind Farm to the national grid. At NID level, the SAHRIS Palaeosensitivity for the area was low, so palaeo-impacts were not foreseen, and heritage resources identified included the R44 and R46 scenic routes, the rural and wilderness landscape, the Hermon proposed HPO, a few Grade II, IIIB, and III farmsteads (Bosplaas, Langhoogte, and Bartholomewsklip respectively) and, importantly, the Elandsberg Farm PHS, as well as a small river gully and lithics identified in a previous survey. The area proposed for development lies across the R44 from the small town of Hermon, on the undulating slopes that lead down to the Berg River from the Groot Winterhoek mountains. The proposed grid connection is located within existing agricultural fields in the Upper Berg River Valley Cultural Landscape characterised by interspersed settlements, an undulating valley landscape, historical linkages, the Elandsberg Nature Reserve, agricultural landscapes, the railway line and associated block houses, the Kasteelberg cultural landscape, and the Voelvlei dam. This cultural landscape is considered a pristine natural landscape, landscape of water, a traditional hunting and grazing ground, a site of early colonial settlement and contact zone, a landscape of displacement and one associated with slavery, and has historical, agricultural, tourist, and transport elements.
- The AIA was conducted by Jenna Lavin. Based on previous archaeological assessments in the area, there are not likely to be significant archaeological resources impacted by the proposed development. Furthermore, a site visit conducted in June 2022 revealed that the development area has been extensively disturbed through agricultural activities and no archaeological resources were identified. Deacon (2016) notes the presence of handaxes, cleavers, and flakes eroding from the gravel located within a stream bed approximately 1km from the proposed powerline alignment. This observation is located within the Elandsberg PHS and will not be directly impacted, but it does signify the possible presence of further Early Stone Age artefacts in this area. Previous assessments have noted that eroding ESA artefacts tend to be associated with river streams, gullies or furrows in this area. The proposed alignment does not cross any

river gullies and as such, no impact to significant archaeological heritage is anticipated. The alignment is located within the recommended no-go areas for the Elandsberg Private Nature Reserve PHS and the R44 scenic route, it is located away from the Elandsberg access road (for the most part), as well as outside of the 500m buffer recommended around the Langhoogte Farm Werf. The alignment is therefore appropriate from a heritage perspective.

- The VIA was conducted by Lourens Du Plessis. It notes that the alignment is located on the eastern edge of the Western Cape coastal plain. The coastal plain is edged by a number of mountains declared scenic mountain ranges. The dominant terrain morphological units or terrain types are high mountains in the east of the study area and moderately undulating plains in the west. The alignment traverses relatively flat land with a gentle slope to the west towards the Berg River. The region has a rural character, with scattered isolated homesteads occurring within the study area. Large areas, especially within the mountains, have been given over to conservation, or remain in a natural state. The VIA concludes that the grid connection infrastructure is expected to have a moderate visual impact on observers within a 0.5km radius of the grid connection infrastructure. The visual impact of the power line will largely be absorbed by the presence of existing power line and wind turbine infrastructure. The very low occurrence of sensitive visual receptors in the area, and the fact that observers travelling along the R44 will only experience the impact for a brief period of time, reduces the likelihood of this impact occurring. No mitigation of this impact is possible, but general mitigation and management measures are recommended as best practice. The anticipated visual impact of the proposed grid connection infrastructure on the regional visual quality, and by implication, on the sense of place, is difficult to quantify but generally expected to be of low significance.
- In terms of public participation: DHF took note but offered no comment; DHAC did not provide formal comment within the 30 day commenting period.
- DHAC offered support in HOMs.
- The consultant recommends on page 56 of the HIA titled "Heritage Impact Assessment In terms of Section 38(8) of the NHRA for the Dagbreek-Voelvlei and Dagbreek Soetendal 66kV LILO Power Lines, Western Cape Province" dated July 2025: If any archaeological resources or unmarked human remains are uncovered or exposed during mining operations these must immediately be reported to Heritage Western Cape (Att: Ms Stephanie Barnardt 021 483 9543). Burials must not be removed until inspected by a professional archaeologist.

FINAL COMMENT

The Committee resolved to endorse the S38(8) Heritage Impact Assessment (HIA), titled "Heritage Impact Assessment In terms of Section 38(8) of the NHRA for the Dagbreek-Voelvlei and Dagbreek Soetendal 66kV LILO Power Lines, Western Cape Province", dated July 2025, and prepared by Jenna Lavin of CTS Heritage, as having met the provisions of Section 38(3) of the National Heritage Resources Act (NHRA), with specific reference to the following recommendations on page 56:

1. If any archaeological resources or unmarked human remains are uncovered or exposed during mining operations these must immediately be reported to Heritage Western Cape. Burials must not be removed until inspected by a professional archaeologist.
2. HWC Chance Finds and Accidental Finds Procedures must be included in the EMPr and Environmental Authorisation.
3. The general mitigation and management measures as recommended in the VIA must be implemented.

EJV

14.22 Erf 1197, 13 Noordwal Wes Road and Corner of Helderberg Street, Stellenbosch, S34 - Additions & Rezoning
Case No: HWC25080507SB0806

OUTSTANDING INFORMATION:

Title deed, internal photographs, updated external photographs, SG diagram is required.

SB

14.23 Erf 12491, Corner of Darling Road (R315) and Peperboom Street, Malmesbury, S38(8) - NID
Case No: HWC25070211SB0806

DUPLICATE

SB

14.24 Erf 1639, Off R44, Wellington, S38(4) - NID
Case No: 25833SB0806

OUTSTANDING INFORMATION:

Site photographs/contextual photographs required.

SB

14.25 Erf 307, Hill Street, Malmesbury, S34 - Additions
Case No: HWC25072402SB0806

OUTSTANDING INFORMATION:

Title deed, POA, stamped coloured-up plans, internal photographs, external photographs, Streetscape, municipal comment, conservation body comment, SG Diagram required

SB

14.26 Erf 7691-RE, 14 Lewes Street, Somerset West, S38(4) - NID
Case No: HWC25072806SB0804

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: Rezone from Single Residential to General Residential and subdivide the site into several erven to accommodate 10 residential units, roadways, stormwater use, and vegetated areas as part of a private estate.
- Trigger: S38(1)(c) – site exceeds 5000 m² and will be considered a change of character.
- Other: None
- Grade: 3C
- HPO: Outside
- Heritage resources:
- Built: The existing building on site is over 60 years old, first appearing in 1953 aerial photographs, when the area featured paddocks, an arena, stables, and surrounding farmland. Timing of suburbanization is unclear due to missing aerial records between 1953 and 1980.
- Archaeology: The closest AIA on SAHRIS for Erf 7072 (2005) found no archaeological material. The site was a former farmhouse; there is a slight possibility of colonial material.
- Palaeontological: Low to zero significance; no impact anticipated.
- Visual/Cultural: Mature trees provide contextual value to the site, streetscape, and suburb. These natural features can be protected if required through a CCT application process.
- Consultant recommendations: NFS
- HO comments: On the fence. The building is a loss; a separate Section 34 application for demolition is recommended. Possibly a separate Section 35 for potential archaeological resources, given the site has never been developed and was associated with a former farmhouse.
- The committee agreed that demolition requires a separate Section 34 application.

FINAL COMMENT

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

SB

- 14.27 Erf 1908 (Portion of Erf 366), Corner of Bree and Peperboom Street, McGregor, S34 - Total Demolition**
Case No: HWC25072906CN0801

UNDER INVESTIGATION

This matter was placed under investigation in order for the Case Officer to determine if the previous NID did not include the demolition of the building.

SB

- 14.28 Farm 552/3, Slangkop farm, Yzerfontein Road, Malmesbury, S38(8) - NID**
Case No: SB0807

OUTSTANDING INFORMATION

Payment and site photographs.

SB

- 14.29 Erf 80, Beach Road, Herold's Bay, S34 - Total Demolition**
Case No: HWC25080412SB0805

CASE SUMMARY

- Proposal: Total demolition of a traditional holiday cottage and associated structures, to be replaced with a modern multi-story house.
- Background: The house is linked to the earlier development of Sandstrand, later renamed Herolds Bay. The structure first appears in 1940 aerial photographs.
- Work start: According to the form – No
- Grade: Not graded
- HPO: Outside
- Comments: SvdSF and SC support; no comments were received from George Municipality or George Heritage Trust.

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 total demolition as there is insufficient heritage significance to warrant retention.

SB

- 14.30 Farm 1066-RE, Basse Provence, R45, Franschhoek Road, Franschhoek, S38(1) - NID**
Case No: HWC25080406SB0808

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: Paving of the road to accommodate the proposed hotel. The HIA is still underway.
- Background: Several previous applications (X131030ZS01D – endangered species facility, 18012202ZK0124E – tourism venue, HWC24101612 – hotel) all required an HIA.
- Trigger: S38(1)(a)
- Other: None

- Grade: Basse Provence – 3C
- HPO: Inside 3A landscape
- Heritage resources:
- Built: Basse Provence, developed between 1850 and 1920, features a linear werf overlooking the Franschhoek River. The homestead is dated 1855. Both the homestead and neighbouring Jonkershuis have undergone significant alterations, notably in 1994, and are now used for guest accommodation. The property also contains an old winery, derelict outbuildings, pigsties, back-of-house facilities, and a staff cottage. Comprising six land portions over 21 hectares, the current proposal concerns only the paving of existing roads within Rem Farm 1066 and does not affect the historic buildings or werf.
- Archaeology: Dr Webley notes the archaeological potential as low.
- Palaeontological: According to SAHRIS, potential is low; given the nature of the proposal, impact is unlikely.
- Visual/Cultural: The farmland around the werf, particularly areas visible from the Franschhoek Road scenic route, is culturally significant as it forms the scenic setting for the historic werf. One road to be resurfaced is in this foreground landscape but is mostly hidden by vineyards, so resurfacing will have little to no visual or heritage impact. The other road is in a less prominent location, away from the main heritage view, so it also will not significantly affect the cultural landscape.
- Consultant recommendations: NFS
- The committee discussed whether paving existing gravel roads constitutes a linear development. Members agreed that the proposed resurfacing is minor and does change the character of the site.

DECISION

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

SB

14.31 Erf 1211, 20 Stander Street, George, S34 - Additions & Alterations Case No: SVB0805

OUTSTANDING INFORMATION:

Title deed, internal photographs, local authority comment, and conservation body comment required.

SVB

14.32 Erf 162830, 6 Franklin Street, Observatory, S34 - Minor Works Case No: HWC25072504SVB0731

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 06 August.
- The property is graded IIIC and is within a proposed HPOZ.
- Work is complete.
- The completed work is a new internal wall to accommodate an en-suite, and alterations to various windows and a door at the rear of the property.
- Despite being MW, Observatory Civic Association as well as the CoCT were consulted and support the proposal.

COMMENT

HWC does not condone unauthorised work. The committee resolved to issue a Section 51 letter, as

the proposed work did not negatively impact the heritage resource.

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

SVB

14.33 Erf 45516, 3 Nursery Road, Rosebank, S34 - Total Demolition

Case No: HWC25080109CN0804

HELD OVER

The Committee resolved to hold the matter over subject to site inspection scheduled for 20 August 2025 at 09h00.

SVB

14.34 Erf 4942, 56 Corporation Street, Cape Town City Centre, S27 - Minor Works

Case No: HWC25070707SVB0806

OUTSTANDING INFORMATION:

Power of attorney and streetscape images required.

SVB

14.35 Erf 56959, 53 Roosevelt Road, Claremont, S34 - Additions & Alterations

Case No: HWC25080404SVB0805

CASE SUMMARY

- The property is ungraded and outside of any HPO. However, the CoCT notes the grading as NCW in their comment.
- Work has not started.
- The proposal is for minor alterations to an existing garage to convert it into a study, as well as the addition of a new carport.
- CoCT 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

14.36 Erf 65892-RE, 9 Murray Road, Kenilworth, S34 - Minor Works

Case No: HWC25072401SVB0801

CASE SUMMARY

- The property is graded IIIC and within the Kenilworth PHA proposed HPOZ.
- Work has not started.
- The proposal is for the addition of a window, internal wall and demolition of a second wall to accommodate an en-suite.
- Despite being MW, CoCT consulted and 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

14.37 Erf 66438, 3 Riverstone Road, Wynberg, S34 - Minor Works
Case No: HWC25072501SVB0731

OUTSTANDING INFORMATION:

Application form, clear locality plan, internal, external and streetscape images required.

SVB

14.38 Erf 8250, 153 Chapel Street, District Six, S34 - Minor Works
Case No: HWC25072805SVB0805

Ms Sofia Briel introduced the item.

DISCUSSION

- The property is graded IIIB and straddles the Chapel Street HPOZ and the District Six proposed HPOZ.
- Work is complete.
- The completed work was maintenance and repair work that included waterproofing of the existing roof, PVC gutter and downpipe replacement with PVC materials and window servicing and replacement of 47 windows with aluminium frames.
- Despite being minor works the WRA, WAAC and the CoCT were consulted.
- CoCT supported the work on the basis that the remaining original fabric such as the internal timber doors and windows with their semi-circular fanlights will not be altered.
- WRA and WAAC did not comment.

COMMENT

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

SVB

14.39 Erf 98052, 26 Riverton Road, Rondebosch, S34 - Additions & Alterations
Case No: HWC25073006SVB0806

OUTSTANDING INFORMATION:

Conservation body comments required.

SVB

14.40 Erf 114521, 14 High Street, Woodstock, S34 - Additions & Alterations
Case No: HWC25072115CN0805

OUTSTANDING INFORMATION:

Work has started- updated plans to clearly indicate proposed work that is yet to be completed and work already completed. Consultation comments: Conservation bodies in the area required.

XM

14.41 Erf 1328, 47 Ocean View Drive, Green Point, S34 - Additions & Alterations
Case No: HWC25080405XM0806

OUTSTANDING INFORMATION:

SG Diagram, Tittle deed, Company/Trust Resolution letter, Consultation comments: Local municipality and Conservation bodies in the area required.

XM

14.42 Erf 146773, 56 Old Mill Road, Ndabeni, S34 - Minor Works

Case No: HWC25072901XM0731

COMMENT

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

XM

14.43 Erf 1705, 19 Alex Pienaar Street, Strand, S34 -Total Demolition

Case No: HWC25080506XM0805

OUTSTANDING INFORMATION:

Work has Completed, POP with outstanding payment, SG Diagram, Demolition plan, Additional Streetscape photographs required.

XM

14.44 Erf 248, 37 Bergvliet Road, Bergvliet, S34 - Additions & Alterations

Case No: HWC2505270XM0731

OUTSTANDING INFORMATION:

Title deed, Company/Trust Resolution, Annotated Internal, External & Streetscape photographs required.

XM

14.45 Erf 345, 3 Almond Street, Napier, S34 - Additions & Alterations

Case No: HWC25072110CN0801

OUTSTANDING INFORMATION:

SG Diagram, Locality Map, Coloured up plans, Streetscape photographs, consultation comments: Local municipality and Conservation bodies in the area required.

XM

14.46 Erf 44973, 4 Keert De Koe Road Rondebosch, S34 - Additions & Alterations

Case No: HWC25072111XM0731

COMMENT

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

XM

14.47 Erf 55859-RE, 18 Chamberlain Road, Kenilworth, S34 - Additions & Alterations

Case No: HWC25073101XM0731

OUTSTANDING INFORMATION:

Work has started/ Completed- updated plans to clearly indicate proposed work that is yet to be completed and work already completed, response to objection by UCRRR required.

XM

14.48 Erf 815, 2 Holmfirth Road, Sea Point, S34 - Minor Works

Case No: HWC25080513XM0806

OUTSTANDING INFORMATION:

Application form, sg diagram, title deed, company/trust resolution, locality map, coloured up plans, annotated internal, external & streetscape photographs

- 14.49 Erf 90500, 85 Prince George Drive, Wetton, S34 - Additions & Alterations**
Case No: HWC25062505XM0804

OUTSTANDING INFORMATION:

New application form, motivation, pop, sg diagram, external photographs, consultation comments:
 local municipality required.

XM

15 Other Matters

16 Adoption of Resolutions and Decisions:

XM moves to adopt and CH seconds the adoption of resolutions and decisions of the meeting of 18 August 2025.

- 17 Closure:** The chairperson, Emily-Jane Vowles, officially closed the meeting at 12H18.

- 18 Date of next meeting: Monday, 25 August 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

ASAPA - Association of Southern African Professional Archaeologists
ABHC - Associated Bibbeys Hoek Conservancy (Knysna)
BELCOM - Built Environment and Landscapes Committee
CBCRA -Camps Bay Clifton Ratepayers Association
CSDBOA - Clifton-On-Sea & District Bungalow Owners Association
CTHF - Cape Town Heritage Foundation
CRRA - Constantia Ratepayers & Residents Associations
CMP – Conservation Management Plan
DWCA - De Waterkant Civic Association
DHF - Drakenstein of Heritage Foundation
EMPr - Environmental Management Program
FHRA -Franschhoek Heritage and Ratepayer Association

FoBCA - Friends of Blaauwberg Conservation Area
FE - Friends of Elim
GLCA - Greater Lynfræ Civic Association
GPRRA - Green Point Ratepayers & Residents Association
HVA - Harfield Village Association
HMB - Heritage Mossel Bay
HVTA - Hex Valley Tourism Association
HBRRA - Hout Bay & Ratepayers and Residents Association
HIA - Heritage Impact Assessment
ILASA - Institute for Landscape Architecture in South Africa
KBHA - Kalk Bay Historical Association
KBSJRR - Kalk bay-St James Ratepayers & Residents Association
LKID - Lower Kenilworth Improvement District
MHCS - Muizenberg Historical Conservation Society
NCW – Not Conservation Worthy
NEMA - National Environmental Management Act (No. 107 of 1998)
NID - Notification of Intent to Develop
NCOA - Noetzie Conservancy Owners Association
OH - Oudtshoorn Heritage
Paarl300 Foundation
PRRA - Pinelands Ratepayers & Residents Association
PACF - Prince Albert Cultural Foundation
SAHRA - South African Heritage Resources Agency
SRHS - Salt River Heritage Society
SFB - Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents Association
SvDSF - Simon van der Stel Foundation Cape Town
STHS - Simon's Town Historical Society
SHF - Stellenbosch Heritage Foundation
SHCT - Stillbaai Heritage Conservation Trust
GHT - George Heritage Trust
RVRA - Rustenburg Valley Residents Association
TRHCS - Touws River Heritage and Conservation Society
VASSA - Vernacular Architecture Society of South Africa
WUECAG - Walmer/University Estate Conservation Action Group
WCAC - West Coast Aboriginal Council
WAAC - Woodstock Aesthetic Advisory Committee
WHCS - Worcester Heritage & Conservation Society
WRRRA - Wynberg Residents and Ratepayers Association

FoCVGB - Friends of Constantia Valley Green Belts
GBRM - Great Brak River Museum
GVHAG - Greater Vredehoek Heritage Action Group
GCS - Greyton Conservation Society
HRF - Helderberg Renaissance Foundation
HOMs - Heritage Officers Meeting
HPO – Heritage protects overlay.

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

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