

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS' MEETING
Held on Monday, 20 October 2025 at 08:30 via MS Teams**



1. Opening and Welcome

The Chairperson, Mr Ruan Brand officially opened the meeting at 08:30 and welcomed everyone present.

2. Attendance

Members

Mr. Ruan Brand	Chairperson, Specialist Heritage Officer	RB
Ms. Stephanie Barnardt-Delport	Specialist Heritage Officer	SB
Emily Jane Vowles	Heritage Officer	EJV
Ms. Chane Herman	Heritage Officer	CH
Ms. Sofia Briel	Heritage Officer	SVB
Ms. Xola Mlwandle	Heritage Officer	XM

Staff

Ms. Waseefa Dhansay (<i>excused 8:55-9:30</i>)	Assistant Director	WD
Ms. Nosiphiwo Tafeni	Back-up Secretariat	NT
Ms. Aneeqah Brown	Secretariat	AB
Ms. Yusrah Hoosain	I&APs group chat	YH

Legal Advisor

Ms. Penelope Meyer (<i>left at 9:35</i>)	Deputy Director	PM
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Observers

Ms. Corne Alexander	Specialist Heritage Officer	CN
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Visitors

Anthony Raisun	Architect	Item 13.8
Lize Malan	Heritage Practitioner	13.16
Carle Dehning	Owner	13.8
Louisa Hutten	I&AP	13.10
Ashley Lillie	Heritage Practitioner	14.31
Nicolene Visser	Applicant	14.19
Johan Malherbe	Applicant	14.19
Cristelle de Klerk	Architect	14.19
Frik Vermeulen	Applicant	14.22

Capacity

3. Apologies

Ms. Chiara Singh	Heritage Officer	CSI
Ms. Sneha Jhupsee	Specialist Heritage Officer	SJ

Absent

None

4. Acceptance of the Code of Conduct

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

5. Approval of Agenda

The Committee resolved to approve the agenda of 20 October 2025 with the following additions:

- Added item 10.1: Erf 192-RE, South African Training Ship General Botha Ex-Cadets Cenotaph, Heerengracht Street and Hertzog Boulevard, Cape Town (EJV)
 - Added item 10.2 Query Regarding NEMA Regulation 16 with the DFFE Screening Tool
 - Added item 10.3 Erf 7351, 16 Montreux Street Paarl, S34-Additions & Alterations (CN)
- EJV moved to adopt the agenda and SVB seconded.

6. Approval of Minutes of the Previous Meeting

- 6.1.** The Committee resolved to approve the minutes of 13 October 2025.
EJV moved to approve the minutes and CH seconded.

7. Disclosure of conflict of interest

None.

8. Confidential matters

None.

9. Standing Items

9.1. Site inspections undertaken

- 9.1.1.** Erf RE/66445, 9 Aliwal Road, Centre for Conservation Education Museum, Wynberg (RB)
- Site inspection conducted on Friday, 17 October 2025 after a complaint was received.
 - PHS, inside proposed HPO.
 - No work was ongoing on site so no stop-works order could be issued, but there was evidence of extensive maintenance and refurbishment work having been undertaken.
 - Communication has been made with WCED about the works.
 - Site inspection report to be tabled at HOMS on 27 October 2025.
- 9.1.2.** Erf 45192, 6 Park Road, Rondebosch (RB)
- Site inspection conducted on Thursday 16 October 2025 with SVB, after a complaint was received.
 - IIIA inside the Silwood HPOZ.
 - Portico had collapsed earlier in the year and was being rebuilt like-for-like.
 - Work was ongoing on site, and a stop-works order was issued.
 - Minor work permit application will be received shortly.
 - Site inspection report to be tabled at HOMS on 27 October 2025.

9.2 Proposed Site Inspections

None.

9.3 Site Inspection Reports

None.

9.4 Preparation for upcoming Committee meetings

None.

9.5 Tribunal Updates (Legal)

9.5.1 None

9.6 Interim and Close out Reports

- 9.6.1** Farm 5457, Imhoff Farm, Kommetjie Main Road, Kommetjie (CH)
Case No.: HWC23100208CH1005

DISCUSSION

- A Section 34 permit was issued on 28 November 2023 for additions and alterations to the Umami Restaurant and Old Smithy barn building. The proposed work included replacing the roof sheeting and new gable ends to reinstate the pitch roofs, new timber shutters, the addition of a pergola and deck. The work commenced in February 2025.
- The structures are graded IIIA outside HPO.
- The report was prepared by Arcon Conservation Architects & Spatial Heritage Consultants.
- The report noted the following:
 - During the fabric removal, Portland cement was used in the upper portions of the walls after the 1958 fire.
 - The 20th century layers of paint were removed from the building's rafters. The heritage practitioner advised on the appropriate methodology for this removal.
 - The new timber deck on the courtyard and pergola was completed without impacting old fabric.
 - Additional work was undertaken. This work includes alterations to the existing bathrooms within the existing mid-latter 20th century period lean-to addition to the old building, an access ramp on the southeast side of the building and two doorways were widened in old external masonry walls.
 - Excavation took place for a small amphitheatre on the southeast side of the building and this area is fully enclosed by yard walls. The report noted that this work does not trigger the NHRA however the excavations within the vicinity of the site could have had archaeological potential. The ground where the new amphitheatre is located was a site of a large existing conservancy tank and pool therefore archaeological material that may have once existed in the area would likely have been removed in the course of those activities.
- The work undertaken (approved and unauthorized) is minor and does not negatively impact the heritage significance of the site.

ENDORSEMENT

The Committee resolved to endorse the close-out report titled "Imhoff's Gift Farm Werf: Alterations to the Umami Restaurant and Old Smithy", dated October 2025 and prepared by Arcon Conservation Architects & Spatial Heritage Consultants, as adhering to the conditions of the HWC permit, dated 28 November 2023.

9.6.2 Farm 11192, Inheemshoek Farm, Excelsior Road, Franschoek (XM)

Case No: HWC24121107XM011

DISCUSSION

- The interim report outlines urgent maintenance work undertaken on the La Dauphine heritage building, approved by HWC on 24 January 2025 and by Stellenbosch Municipality on 27 August 2025.
- The proposal was for additions and alterations to create new wine cellar in the existing restaurant on two structures on the farm. All doors and windows will be replaced with timber as none of them are original and hold no heritage significance.
- Heritage Grading: III C
- After site handover on 8 September 2025, it was discovered that both external and internal plaster had severely deteriorated due to poor maintenance and water damage. The architect now proposes limited additional intervention beyond the originally approved plans to address this condition.
- The report notes the key Variations from Approved Plans
- Thatch roof: Initially approved for refurbishment only; now proposed to be partially replaced with new thatch where necessary.

- External plaster: Originally approved to be painted with Breathecoat only; now proposed to remove damaged plaster where needed, replaster to match existing, and repaint.
- Internal plaster: Will be removed and replastered in damp-affected areas, maintaining the original mix ratio (1 lime : 1 cement : 8 sand) and traditional lime additive as approved.
- The architect notes that the interventions are more invasive than originally anticipated but are essential for conservation and stabilization. They have stated that they are committed to submitting progress updates and a final close-out report to document the full scope of work, even though one was not initially required by HWC.
- Recommendation is to endorse the report

COMMENT

The Committee resolved to approve the proposed changes and alterations, as documented in Interim Report 1 – 15/09/2025 prepared by Malherbe Rust Architects as being substantially in accordance with the previous HWC approval dated 24 January 2024.

9.7 Incomplete Applications

9.7.1 Matters Arising: 13.11; 13.15; 13.19

9.7.2 New Matters: 14.3; 14.4; 14.5; 14.8; 14.9; 14.10; 14.12; 14.16; 14.17; 14.18; 14.23; 14.25; 14.28; 14.30; 14.31; 14.32

9.8 Decisions taken under ASD delegation

9.8.1 Matters Arising: 13.1; 13.5; 13.6; 13.12; 13.13; 13.20

9.8.2 New Matters: 14.1; 14.6; 14.22

9.9 Exemption Notice 9051 of 2025: NCW graded within CoCT

9.9.1 Matter Arising: None.

9.9.2 New Matters: None.

9.10 Archaeological Matters

9.10.1 Mossdustria archaeological walkover report (SB)

DISCUSSION

- A walkdown report was submitted to accompany the NID application, the NID was submitted in July 2022. HOMs resolved on the 18 July 2022, the area appeared badly degraded. There were archaeological concerns. Two options were present – HIA or archaeological survey. Lita Webley undertook the walkdown survey and note sparse ESA and potential impact to archaeological as low.
 - NID documents have been uploaded (22052006SB06030E)
 - NID Summary:
 - Proposed: Extension of Mossdustria and establishment of a motorsport raceway and associated facilities on Erf 6, Mossdustria and Remainder of Rietvalley 225/8, Mossel Bay.
 - Trigger: changes to the character of the site larger than 5 000m², multiple subdivisions, rezoning.
 - Other: NEMA
 - Grade: not graded
 - HPO: outside
 - Currently: Vacant and partially used for grazing/agriculture with alien vegetation; some dumping observed.
 - Heritage resources: Forms part of the early Rietvalley farm, granted to Esias Meyer in 1815, associated with early colonial agricultural history in Mossel Bay. No heritage resources of high significance identified.
 - Archaeology: potential low and further confirmed in the walkdown report.

- Palaeontological: According to SAHRIS moderated to high sensitivity. Given the nature of the proposal, chance finds in recommended.
- Visual/Cultural: Visual impact likely limited as the site lies adjacent to major industrial developments (PetroSA refinery, Gourikwa Power Plant, and Mossdustria). The proposal lies within the urban edge.
- Consultant recommendations: NFS
- HO Recommendations: NFS

FINAL COMMENT

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

9.11 Illegal Works Database: Stop Works Orders issued

9.11.1 Erf 45192, 6 Park Road, Rondebosch (RB)

9.12 Permit deadline:

Tuesday, 21 October, 15:30

9.13 SAHRIS rollout feedback (RB)

The Built Environment form (S27, S28, S29, S31, S34) has been workshopped and changes have been sent to the SAHRIS team for actioning. There will be some further beta testing of the form this week with the hopes of soft launching the form on Friday 25 October or Monday 27 October 2025. Other processes, as mentioned at last week HOMS, such as the APM/BGG and Draft SOPS, will be worked on once the BE form is launched.

10 Administrative Matters

10.1 Erf 192-RE, South African Training Ship *General Botha* Ex-Cadets Cenotaph, Heerengracht Street and Hertzog Boulevard, Cape Town

DISCUSSION

- On 1 July 2025, the following BELCom comment was issued regarding the relocation of the SATS General Botha Cenotaph from Cape Town city centre to Jubilee Square:
 1. BELCom supports the relocation of the South African Training Ship General Botha Ex-Cadets Cenotaph as presented in the report "Heritage Statement Prepared as Motivation for the Relocation of a Memorial in Terms of Section 37 of the National Heritage Resources Act (Act 35 of 1999) to Dismantle and Relocate the South African Training Ship General Botha Ex-Cadets Cenotaph from the Corner of Heerengracht Street and Hertzog Boulevard Cape Town to Jubilee Square, Simon's Town Rev 02" prepared by Kobus Van Wyk dated May 2025.
 2. A Section 34 application is to be submitted to HWC for the installation at the new location.
- The applicant has since contacted HWC with a heritage report that confirms that the materiality of Jubilee Square affected by the relocation is not in fact over 60-years old and therefore a s34 application is not required for the Cenotaph installation.

COMMENT

In reference to the comment dated 1 July 2025, the Committee resolved to rescind the requirement for a Section 34 application to be submitted for the relocation of the South African Training Ship *General Botha* Ex-Cadets Cenotaph from Heerengracht Street and Hertzog Boulevard in Cape Town to Jubilee Square in Simon's Town as the materiality affected is not older than 60-years and there is therefore no trigger in terms of Section 34 of the NHRA.

10.2 Query Regarding NEMA Regulation 16 with the DFFE Screening Tool (RB)

- HWC received an e-mail query regarding the applicability of the DFFE Screening Tool.

- This a result of ECPHRA informing an applicant that the screening tool must not accompany applications submitted to them in terms of S38(8).
- The applicant is now seeking guidance on whether HWC wants to enforce the same as they contend that the 5 July 2019 NEMA Notice establishes that the DFFE Screening Tool must accompany all EA applications.
- The Committee briefly noted, that this is a NEMA requirement and HWC is evaluating NIDs, HIAs, and other documentation as part of the S38(8) process and is therefore not the authorising authority, likely meaning that if this is not an HWC regulated minimum requirement, there is no need to submit this to HWC unless it assists with heritage screening and/or evaluating impacts to heritage.
- The Committee resolved to handle the matter with their legal advisor as they had just returned from leave and had not had sight of the matter.

10.3 Erf 7351, 16 Montreux Street, Paarl, S34-Additions & Alterations (CN)

- A permit (HWC25081403CN0908) was issued via the ASD delegation on 16 October 2025.
- The proposed work is for demolition of existing family room which does not correspond with the architectural style of main dwelling and replacing that with new braai-room, kitchen and related service areas in matching style to existing structures. Some existing areas are converted to create user-friendly and functional new entrance to the home.

11 Monitoring by practitioner

11.1 Erf 101 and 104, 17 Church Street, Stanford (CH)

Case No.: HWC25092203CH0923

- HOMs, on 6 October 2025, resolved to approve the Section 31 minor works application for maintenance and repairs to the Okkie Smuts Primary School Library.
- The structure is graded IIIA inside the declared Stanford Heritage Area.
- The approval was conditioned to the appointment of the suitably qualified practitioner to monitor the work and for a close out report to be submitted to HWC within 30 days of practical completion.
- Mr. Sinjon Moffett from Moffett & Moffett Architects has been appointed monitor the work.

DECISION

The Committee resolve 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 Mr. Sinjon Moffett (Moffett & Moffett Architects) to monitor the proposed work.
2. A close-out report, compiled by Mr. Sinjon Moffett (Moffett & Moffett Architects), must be submitted to HWC within 30 days of practical completion.

12 Discussion of the agenda

12.1 Item 13.10 Various sites, material housed at UCT and Iziko Museums, Kleinmond, Riversdale, Byneskranskop, S36-Dating

Case No: HWC25082818SB0903

12.2 CSI cases will be presented by SB. SJ has no cases on the agenda.

MATTERS DISCUSSED

13. MATTERS ARISING

13.1 Erf 2797, 27 van der Horst Avenue, Kommetjie, S34-Minor Works

Case No.: HWC25080715CH0813
Ms Chane Herman introduced the item.

CASE SUMMARY

- Outstanding information received on 23 September and 10 October 2025.
- Graded IIIC outside HPO
- Proposal is for a covered patio, fireplace, sky lights and replacing roof sheeting.
- Work applied for has already been completed.
- CoCT 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 issue a S51 letter as the proposed work did not negatively impact the heritage resource.

CH

13.2 Portion 1 of farm Middelwater no. 196, Klaarstroom, Prince Albert, S34-Additions & Alterations

Case No.: HWC25092902CH0929
Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 9 October 2025.
- Not Graded outside HPO
- Proposal is to replace the thatch portion of the roof with corrugated sheeting, addition of three cold rooms to the north, the addition of a cleaning room to the south and a kliplok canopy roof that extends along in front of the building.
- Work has not started.
- PACF provided comment stating that it is preferable for the PIR walls of the addition on the south side of the building to be concealed behind the plastered brickwork to be in keeping with the character of the heritage buildings. PACF recommends that the roofs of the Victorian homestead and new meat processing building be painted the same colour. PACF supports the rest of the proposed work.

DECISION

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

CH

13.3 Erf 15983, 9B Jason Adams Street, Paarl, S34-Additions & Alterations

Case No.: HWC25091909CH0922
Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 14 October 2025.
- Not graded outside SCPAOZ of Paarl.
- Proposal is for additions to the existing structure.
- Work applied for has already been completed.
- Drakenstein Municipality supports and notes that the work has already been completed.
- DHF provided comment stating that they cannot comment on work that has already started or been completed.
- Paarl300 Foundation does not support because the work has started.

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 either 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 or proof of an approved fee waiver application.

CH

13.4 Erf 1055, 22 Rosmead Avenue, Oranjezicht, S34 – Additions & Alterations

Case No: HWC25091901CSI1003

Ms Stephanie Barnardt introduced the item.

DISCUSSION

- Outstanding information received on 9 October for streetscape photos.
- Work applied for has not started
- Graded IIIC/4
- Inside HPO
- Proposed work is for the addition of a storey to the existing dwelling
- CoCT provided comment stating they did not support the original proposal, and advised the applicant to revise the drawings as follows: the new bedroom has a double pitched roof, and all new surfaces plastered. The new playroom set back as recommended as before. CoCT provided further comment stating that they support the current proposal, "E&HM acknowledges design development that took place as recommended and support the latest proposal (rev D) as it will not detract from the aesthetical and contextual significance of the site. No objection to the current set of plans as it will enhance the streetscape of Rosmead avenue and its heritage environment."
- CIBRA provided comment and support the application

DECISION

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

CSI

13.5 Erf 3769, 1 Chesterfield Road, Oranjezicht, S34 – Additions & Alterations

Case No: HWC25091212CSI0919

CASE SUMMARY

- Outstanding information received 13 October for CIBRA comment
- Work applied for has not started
- Not Graded
- Outside HPO
- Proposed work is for a covered patio and bathroom extension
- CoCT provided comment stating that the work will not impact negatively on the features and elements associated with the architectural era of the core historic building and will not detract from the contextual significance of the site.
- CIBRA provided comment and support the application

FOR NOTING

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

CSI

13.6 Erf 755, 75 4th Avenue, Grassy Park, S34 – Additions & Alterations

Case No: HWC25081204CSI0901

CASE SUMMARY

- Work applied for has not started
- Not Graded
- Outside HPO
- Proposed work is for an extension to the existing dwelling
- CoCT provided comment and support the application (comment sheet stated that it is NCW, reflected on the map viewer as not graded)

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

13.7

Portion 1 of Farm 266 and Portion 3 of Farm 383, Stellenbosch, S38(4) - NID

Case No: 26227CSI1003 (<https://sahris.org.za/node/385466>)

Ms Stephanie Barnardt introduced the item.

DISCUSSION

- Outstanding information received on 10 October for site photos
- Trigger: S38(1)(c) Any development or activity that will change the character of a site -, (i) exceeding 5 000m² in extent.
- Proposed development: Consolidation of Farm No. 266/1 (±11,34ha) and Farm No. 393/2 (±3,06ha) to form a land unit of ±14,3ha. Subdivision of the consolidated portions into two portions, namely Portion A (±7,5292ha) and Portion B (±6,8790ha). Consent Use to convert two employee housing units into tourist dwelling units (tourist accommodation establishment) on Portion A. Consent Use to allow for the following on Portion B:
 - a) conversion of the three employee housing units into tourist dwelling units (tourist accommodation establishment); and b) A tourist facility to utilize a portion of the existing shed (±527,70m²) for purpose of a car museum.
- Current land-use/zoning: Agricultural
- Built environment: One of the cottages was believed to be occupied frequently by Simon van der Stel on his inland travels. There are other structures on the farms but no indication if they hold any historical value.
- Visual impacts: Grade IIIC cultural landscape according to SMHS map viewer and a portion of it is on a IIIB scenic route
- Archaeology: There are no archaeological resources noted.
- Palaeontology: Sensitivity on the SAHRIS palaeo map is unknown

COMMENT

The proposal does not trigger the NHRA in terms of S38(1). A letter of no trigger to be issued.

CSI

13.8

Erf 2880, 1 Van Imhoff Way, Kommetjie, S34-Additions & Alteration

Case No: HWC250910904SB1003

Ms Stephanie Barnardt introduced the item.

Anthony Raisun (Architect) and Carle Dehning (owner) were present and took part in the discussion.

DISCUSSION

- Proposal: proposed new bedroom, external stairs, covered patio and sunroom, refurbishing bathroom, convert lounge, new scullery, Nutec wall planks and plaster and paint

- Work start: According to the form – no
- Grade: 3C
- HPO: Outside
- Comments: City does not support, and Kommetjie ratepayers have no objection
- All parties were invited.
- The committee noted that proposal would not have a negative impact on the streetscape, and the site is outside of the HPO. Furthermore, the committee note that the building has been altered over the years. The committee considered the comment from City of Cape Town and note that the proposal will not impact on the surrounding context.

DECISION

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

SB

13.9

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

Case No: HWC25031207SB0718

Ms Stephanie Barnardt introduced the item.

DISCUSSION

- Proposal: Demolish the existing structure and build a new office space (total demolition)
- Work start: According to the form – no
- Grade: not graded
- HPO: inside
- Comments: Paarl300 support, DHF does not object in principle however strongly object to demolition of the original facade, Drakenstein municipality objects and stated that the heritage statement must be revised include additional information such as analysis and investigation of the surrounding environment, heritage and graphic indicators to guide the replacements structure, 3D's and photomontages must be added.
- Additional information: 14 October 2025 – Drakenstein has no objection on condition that parapet on frond facade be removed and replaced with hipped roof, copy element continue across the facade, clarity on the vehicular access.
- HO: committee input required, and all parties have been invited.
- The committee noted that the application is for total development, not a partial demolition. There is currently no demolition plan on file.
- Revised plans reportedly retain the street-facing facade, but these and the corresponding report are not on file.
- To assess the updated proposal, the latest heritage statement, revised drawings (as referenced in Drakenstein's comment of 10 October 2025), and a response to DHAC's most recent comment are required. The proposed works appear to constitute a partial demolition, but a separate demolition plan may not be necessary if the retained façade and areas to be demolished are clearly indicated. Updated plans, statements, and DHAC responses should be obtained before proceeding.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. The revised Heritage Statement that was sent to DHAC.
2. A response to DHAC's comment dated 10 October 2025.
3. Coloured up to scale plans showing the final design revisions and the proposed demolitions as per the above comment.

SB

13.10

Various sites, material housed at UCT and Iziko Museums, Kleinmond, Riversdale,

Byneskranskop, S36-Dating

Case No: HWC25082818SB0903

Ms Stephanie Barnardt introduced the item.

Louisa Hutten (I&AP) was present and took part in the discussion.

DISCUSSION

- Radiocarbon and isotope dating sample (UCT 30, 32 and SAM-AP 6049)
- The purpose for the application is for academic research and publication – to obtain a chronological data for these individuals as they currently do not have a date.
- The individuals have a rare ear condition link with diving.
- Sample will be taken from rib and single tooth.
- Images will only be taken once approval has been obtained.
- There is a letter of ethical clearance from San Council.
- Iziko has provided support.
- UCT (FACT) has approved.
- The committee noted that given the age of Human Remains, the committee requested that the matter be handled under Section 35. Furthermore, the committee noted basic information such locality plan where the individuals were found and more detailed motivation justifying the scientific value of the destructive analysis.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. A Section 35 Application form as the human remains fall within an archaeological collection and are no longer subject to Section 36
2. A clear locality map indicating the sites from which the human remains were excavated
3. A comprehensive motivation justifying the scientific need for the destructive analysis and the larger research to which this study will contribute

SB

13.11 Erf 1197, 13 Noordwal Wes Road corner of Helderberg Street, Stellenbosch, S34-Additions & Rezoning

Case No: HWC25080507SB0806

Ms Stephanie Barnardt introduced the item.

OUTSTANDING INFORMATION

Email correspondence or proof or contacting Stellenbosch Municipality Heritage depart is required.

SB

13.12 Erf 10442, 13A Summit Way, Constantia, S34-Total Demolition

Case No: HWC25091910SVB0923

CASE SUMMARY

- Outstanding information received on 02 and 13 October 2025.
- The property is not graded and is outside of any HPO.
- Work has not started.
- The proposal is for total demolition of all structures on the site.
- CRRA do not object to the proposal.
- 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 total demolition as there is insufficient heritage significance to warrant retention.

SVB

13.13 Erf 1420, 48 Miller Street, Gordons Bay, S34-Additions & Alterations
Case No: HWC25091711SVB0918

CASE SUMMARY

- Outstanding information received on 01 and 13 October 2025.
- The property is not graded and is outside of any HPO.
- Work has started.
- The completed work includes various alterations to the main dwelling unit, a bedroom extension to the second dwelling and demolition of external stairs. The proposed work is for a kitchen extension to the main dwelling, as well as alterations to the second dwelling and new braai area incorporated into the existing stoep of the second dwelling.
- CoCT declines it's opportunity to comment given that there is no heritage value evident.
- HRF abstain from commenting on the basis that work is already done, however note that the heritage impact of the proposal is nil or low.

FOR NOTING

The application was dealt with under the ASD delegation under item 9.8. The ASD in consultation with the relevant specialist staff resolved to issue a S51 letter as the proposed work did not negatively impact the heritage resource.

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

SVB

13.14 Erf 94, 14 Suffren Street, Langebaan, S34-Total Demolition
Case No: HWC25072206SVB0721
Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 04 and 05 August and 09 October.
- The grading is unknown and the property is outside of any HPO.
- Work has not started.
- The proposal is for total demolition of the structure in the north-eastern corner of the property. The reason for the demolition as stated by the applicant is severe structural failure, multiple through-cracks, and imminent risk to the public.
- The Saldanha Bay Municipality said that they will defer to the decision of Heritage Western Cape.
- According to the application the structure is approximately 100 years old and was built in a vernacular manner—unworked fieldstone held together with a clay/soil mortar. It forms a modest remnant of Langebaan's early 20th-century settlement pattern but has no formal heritage grading and retains little of its original fabric beyond its rough masonry walls.
- Structural Engineers inspected the building and prepared a structural condition report. The recommendation of this report was, among other things that "Once the necessary safety measures have been put in place, it is recommended that the structure be demolished to prevent any further failures that could cause harm to anyone."

DECISION

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

SVB

13.15 Erf 2957, 11 Verbena Way, Pinelands, S34-Additions & Alterations
Case No: HWC25071704XM0728

OUTSTANDING INFORMATION

To scale plans (including elevations) showing all proposed work as coloured up required.

XM

13.16 Erf 31843, 61 Upper Liesbeek Road, Rosebank, S34-Additions & Alterations
Case No: HWC25020503XM0512
Ms Xola Mlwandle introduced the item.
Lize Malan was present and took part in the discussion.

DISCUSSION

- Outstanding information received 03 October 2025.
- Homs requested revised plan that indicates the unauthorized work as mentioned in the heritage statement- HOMs 22 September 2025.
- Homs previously requested for a heritage statement to be submitted from meeting of 22 May 2025. The report was submitted and the report acknowledges that while the work was undertaken illegally, it does not detract from the heritage significance of the house and would likely have been approved had a permit been applied for.
- The proposal is for an addition of first floor bathroom and ensuite. The bathrooms were added to enhance the functionality of the house in order to bring it up to par with market expectations. The bathroom construction is external dry-walling and corrugated roof sheeting therefore it can be removed in the future or can be easily updated to match the flat plaster aesthetic should a future owner wish to.
- Work has been completed
- Graded IIIA
- Outside the HPOZ
- E&HM comment: The completed works are not compatible with the highly graded resource in terms of the architectural language and finish and detract from the levels of significance and landmark qualities of the resource. HRS cannot condone unauthorised work to a heritage resource and does not support.
- RAMPAC did not provide a comment within the 30 day commenting period.
- Recommendation from the report compiled by Lize Malan: Whereas illegal work cannot be condoned, the matter also must be resolved. The author of this report is confident that had the owners applied for the work set out in this report HWC would have issued a permit for the work. Following on Section 8 above, the illegal work is regarded as not detracting from the heritage significance of the house. In this regard it would seem that the comments from the CoCT have not been well-considered, mostly likely as a result of the fact that the original application, was not sufficiently comprehensive. It is thus recommended that HWC accept the plans by Enran Frankenfield Architects, as submitted to HWC. No further action in terms of Section 51 of the NHRA is recommended.
- The Committee noted that all the I&APs were not invited to the meeting and raised concerns about procedural justice.

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 27 October 2025 and all parties to be invited.

XM

13.17 Erf 4498, Reyneke Street, Paarl, S34- Additions & Alterations

Case No: HWC25062502XM0307

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 09 October 2025.
- The proposal is for the installation of solar panels to the roof structure.
- Work has been completed.
- The property is not graded and located within the Special Character Protected Area Overlay Zone of Paarl
- Drakenstein Municipality has no objection
- The DHF has no objection to the proposal
- Paarl 300 did not comment within 30 days

COMMENT

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

XM

13.18 Erf 85, 22 Flower Street, Oranjezicht, S34-Additions & Alterations

Case No: HWC25102109XM0825

Ms Xola Mlwandle introduced the item

DISCUSSION

- Outstanding information received 07 October 2025.
- The proposal is for the roof to be replaced and the extension on the rear of the house to be demolished and replaced.
- The work has not started
- Graded IIIC and inside HPO
- CoCT supports
- CIBRA supports and notes a roof plan should be issued with all submissions to show/understand roof connections.
- Problems anticipated at the confluence of the following;
 - between the gutter of the pitched roof,
 - the headwall flashing of the sun room,
 - and the parapet flat roof over the study.

DECISION

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

XM

13.19 Erf 954, Falt 101, Wavecrest, 305 Beach Road, Sea Point, S34-Additions & Alterations

Case No: HWC25060321XM0710

OUTSTANDING INFORMATION

Clarity on ownership, formed signed by correct owners or appropriate POA, and outstanding payment of R670.00 required.

XM

13.20 Erf 96999, 5 Glendale Crescent, Claremont, S34-Additions & Alterations

Case No: HWC24051418XM0711

CASE SUMMARY

- Outstanding information received 14 October 2025.
- The proposal is for proposed alterations and additions to the existing electrical substation on the existing property. The proposed works include:
 - The construction of a new courtyard.

- Internal alterations to the existing substation structure.
- These interventions are essential to facilitate the replacement of deteriorating electrical equipment
- and to increase capacity in response to the growing electricity demands of the surrounding area.
- The work has not started
- Graded IIIC, outside HPO
- CoCT supports
- The GLCA has no objection

FOR NOTING

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

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

XM

14. NEW MATTERS

14.1 Erf 175, 12 Clifton Road, Camps Bay, S34-Total Demolition Case No: HWC25080801CH1006

CASE SUMMARY

- Not graded outside HPO
- Proposal is to demolish the existing structure on site.
- Work has not started.
- CoCT supports. CoCT comment considers the building to graded NCW.
- CBCRA 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 total demolition as there is insufficient heritage significance to warrant retention.

CH

14.2 Erf 2231, 165 Main Road, Paarl, S27-Deviations Case No: HWC25100703CH1007 Ms Chane Herman introduced the item.

DISCUSSION

- Graded PHS inside SCPAOZ of Paarl.
- Background: Previous applications:
 - 1)HWC (CN) conducted a site inspection on 21 April 2023 after receiving a complaint from Drakenstein Municipality regarding unauthorized work taking place on site. The unauthorized work included maintenance and repairs to the Victorian House and the construction of a corrugated iron building at the rear (to be used as a coffee shop). A stop works order was not issued on site because parties agreed to cease all work on site.
 - 2) 31 January 2024 - BELCom approved the drawings for the mitigation work (HWC23062306RG0626).

3) 16 February 2024 - The mitigation agreement was finalized and approved by HWC (HWC23062306RG0626).

4) 22 May 2024 - HWC issued a S27 permit for changing the planning status (HWC24041102EJV0418)

- Proposal is for deviations to the previous approved plan. The deviations include the following:
 - - The Victorian House: change the use of the structure from an office space to a shop. No physical alterations are proposed.
 - - Outbuildings: changing the internal layout of the previously approved kitchen shed into staff facilities and storage below the concrete deck. Create an outside area as the back of the deli instead of extending it (this area was previously approved as a roastery). This will result in the extended walls of the deli being moved inwards, creating a stoep area and facing the new kids' play area at the back. Alterations to the facade of the existing outbuilding - the previous approval was for an ornate 'victorianised' facade and the current proposal (to the coffee shop facade) will have a simpler design with less use of glass elements. Alterations are proposed to the fenestration of the outbuildings.
- Work has not started.
- Drakenstein Municipality does not support the application with regards to the fenestration of the coffee shop. DHAC recommends that the fenestration must be in-line with the character of the existing buildings on site. The proposed signage should form part of the composition of the facade and a more detailed signage submission must be provided.
- DHF supports and states that a circular window should be placed above the doors of the coffee shop structure instead of the proposed triangular window.
- Paarl300 Foundation supports.
- The drawings have been revised in response to the comments received from I&APs.

REFERRAL

The Committee resolved to refer the application to BELCom on 19 November 2025 as BELCom was the decision makers.

14.3 Erf 4079, 4 Calvyn Street, Strand, S34-Additions & Alterations
Case No: CH1006

CH

OUTSTANDING INFORMATION:

Streetscape photographs, locality plan. POP and HRF comment required.

14.4 Erf 492, 14 Cavalcade Road, Green Point, S34-Additions & Alterations
Case No: HWC25100303CH1006

CH

OUTSTANDING INFORMATION:

SG diagram, locality plan. CoCT comment and GPRRA comment.

14.5 Erf 11238, Bergvriër Street Klub, Shop 2A and 56, Renbrandt Mall, Paarl, S34-Minor Works
Case No: CH0930

CH

OUTSTANDING INFORMATION

Coloured up plans, updated application form, POP with HWC reference number, locality plan, internal photographs, external photographs and streetscape photographs.

14.6 Erf 1426, 28A Gay Road, Simons Town, S34-Additions & Alterations
Case No: HWC25092924CH0930

CH

CASE SUMMARY

- Graded IIIC outside HPO
- Proposal is to removal and replacement of the roof structure and sheeting, excavate approximately 1.0–1.2 m below the current basement level to create a storage and service area beneath the existing dwelling, demolish the existing rear ancillary structures (toilets) to form an open courtyard and internal reconfiguration to create an open-plan living area on one side of the house and reconfigure the two bedrooms to provide an en-suite bathroom for each.
- Work has not started.
- CoCT supports
- STHS 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.

- 14.7** **Portion 3 of remainder Farm 174, Bordjie Outspan, Vrysgun Road, Windemeul Primary School, Paarl, S34-Minor Works** **CH**
Case No: HWC25092302CH0930
Ms Chane Herman introduced the item.

DISCUSSION

- Not graded outside SCPAOZ of Paarl.
- The heritage practitioner recommends a IIIC grading.
- Proposal is for maintenance and repairs to replace the roof sheeting, rainwater goods, ceilings, damaged floors, doors, repairs to the ablution facilities, walls, ceilings, windows, upgrading services to ensure compliance (mechanical, electrical and fire services) and mechanical HVAC installations. The scope of work is outlined in section 6 of the heritage report.
- Work has not started.

DECISION

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

- 14.8** **Erf 1433, Unit 2 Section 4, 32 Bradwell Road, Vredehoek, S34-Minor Works** **CH**
Case No: HWC25081924EJV0930

OUTSTANDING INFORMATION

Confirmation regarding status of work required.

- 14.9** **Erf 5164-RE, 12 Cleveland Road, Claremont, S34-Additions & Alterations** **EJV**
Case No: HWC25090816EJV0930

OUTSTANDING INFORMATION

SG Diagrams; locality plan; internals; externals; streetscapes; CB comment; plans to indicate work completed as distinct from work proposed required.

- 14.10** **Erf 57625, 40-44 Belvedere Road, Claremont, S34-Additions & Alterations** **EJV**
Case No: HWC25100102EJV1008

OUTSTANDING INFORMATION

Company resolution; CB comment required

- 14.11 Erf 66293-RE, Wynberg Boys Junior School, 18 Stuart Street, Wynberg, S34-Additions & Alterations**
Case No: HWC25100201EJV1007
 Emily Jane Vowles introduced the item.

DISCUSSION

- Graded IIIB
- Inside Proposed HPO
- Work has not started
- The proposal is for internal alterations to add individual office spaces within the existing floor space and to the ablution block
- CoCT support

DECISION

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

- 14.12 Erf 82-RE, 11 Blackheath Road, Sea Point, S34-Deviation**
Case No: HWC25092923EJV0930

OUTSTANDING INFORMATION

Correct application form; potential outstanding R4000 payment; streetscapes required

- 14.13 Erven 13548 etc., La Belle Road and Cilmor Street, Stikland, S38(4)-NID**
Case No: 26387EJV1013 (<https://sahris.org.za/node/386039>)
 Emily Jane Vowles introduced the item.

DISCUSSION

- Not Graded
- Outside HPO
- Work has not started
- Triggers s38(1)(a).
- The proposal is to install an 11kV cable along La Belle Road and Cilmor Street via trenching and directional drilling of a 1m by 1m trench. The SAHRIS Palaeo Map indicates low sensitivity. As the installation is intended for the public road, HOMs confirmed that no title deeds are required.
- Consultant recommends no further studies

DECISION

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

- 14.14 Erven 40759 etc., Sacks Circles and Dorbyl Street, Bellville, S38(4)-NID**
Case No: 26357EJV1008 (<https://sahris.org.za/node/385913>)
 Emily Jane Vowles introduced the item.

DISCUSSION

- Not Graded
- Outside HPO
- Work has not started
- Triggers s38(1)(a).
- The proposal is to install an 11kV cable along Sacks Circle and Dorbyl Street via trenching and directional drilling of a 1m by 1m trench. The SAHRIS Palaeo Map

indicates low and moderate sensitivity. As the installation is intended for the public road, HOMs confirmed that no title deeds are required.

- Consultant recommends no further studies

DECISION

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

EJV

14.15 Farm 544 Portion 2-RE, Olympic Sands Sand Mine, Macassar, S38(8)-NID

Case No: HWC25092311EJV1008 / 26351EJV1008 (<https://sahris.org.za/node/385901>)

Emily Jane Vowles introduced the item.

DISCUSSION

- Not Graded
- Outside HPO
- Work has not started
- There is no s38(1) trigger and this is an amendment to an existing approval.
- The Olympic Sand Mine was approved by DMPR in 1995 and mining commenced in 1996. Application 15071403WD0721E for the expansion of the Olympic Sands Sand Mine was approved in July 2015.
- The mining has reached its lateral extent and vertical limit in accordance with the mine plan contained within the approved EMP. As such, the proposal is to lower the floor of the mine from the currently approved 5.5m level to 2m above the winter water table thereby aligning it with the floor level of the surrounding Macsand Mine. No lateral extension is proposed. In terms of heritage, the map of relative archaeological and cultural heritage theme sensitivity screener indicates very high sensitivity as it is within 5km of a Grade I site - no impact to this site can be expected from the mining amendment. A 1995 survey of the site revealed no archaeological resources. The map of relative palaeontology theme sensitivity screener indicates medium and very high sensitivity. The surface area of the mine is covered in loose, light coloured calcareous coastal dune sands of the Witsand Formation. Layers of relatively hard aeolianites and calcrete (may) occur at varying depths within the sand profile. It is in these sediments that vertebrate fossils most commonly occur, the most common being land snails (terrestrial gastropods). Fossil bones are scarcer but may occur where wind erosion has blown away previously deposited sand. Isolated fossil bone has been encountered at the Anglo Alpha sand mine near Macassar. However, the mine is almost completely mined out, with some sand reserves remaining in the NE outside the application area. The impact on palaeontological (& archaeological heritage) is therefore assessed Low -Medium, and the current approved EMP does make provision for fossil heritage being found during mining operations with the CFP and AFP in place
- Consultant recommends no further studies

FINAL COMMENT

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

EJV

14.16 Erf 301, 168 Voortrek Street, Swellendam, S27-Additions, Alteration and Restoration

Case No: SB1007

OUTSTANDING INFORMATION

pop with correct reference number, Swellendam Heritage Association is required.

SB

- 14.17** **Site 1: Congo Cave Group along R62, Site 2: Congo Cave Group along R328, Oudtshoorn, S35-Analysis and Dating**
Case No: HWC25100306SB1006

OUTSTANDING INFORMATION

Methodology, photographs is required.

SB

- 14.18** **Erf 378 38 Main Road, Keurboomstrand, S34-Additions, Alteration & Partial Demolitions**
Case No: HWC25100616SB1007

OUTSTANDING INFORMATION

Locality plan, internal photographs, external photographs, streetscape photographs, municipality comment, motivation, SG Diagram is required.

SB

- 14.19** **Portion 9 of the Farm no. 1576, Kleinbosch Farm, Kleinbosch Road, Dal Josaphat, Paarl, S27-Minor Works**
Case No: HWC25091611SB1006

Ms Stephanie Barnardt-Delport introduced the item.

Nicolene Visser, Johan Malherbe and Cristelle de Klerk were present and took part in the discussion.

DISCUSSION

- Proposal: proposed consent use and technical approval for existing buildings in an PHS.
- As stated in the report: a) A consent use to utilise an existing outbuilding and canteen of 370 m2 coverage (410 m2 floor area) as visitors' accommodation for 22 persons in addition to the existing visitors' accommodation; and
- b) Technical approval to utilise the Huguenot Gedenkskool and annex of 415 m2 coverage (570 m2 floor area) as a museum. There will also be some changes to the building line and road reserve.
- Work start: According to the form – no
- Grade: PHS
- HPO: inside
- Comments: none as submitted as Minor Works application.

DECISION

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

SB

- 14.20** **RE/Erf 145; RE/Erf 156; Erven 157 –159; a portion of Erf 160; Erf 418 – 422; Erf 3107; Erven 146, 148 - 150; Erf 4126; RE/Farm No 597, Erf 152, and Erf 20889, off Sheffield Road, Philippi, S38(8)-NID**

Case No: 26317SB1006 (<https://sahris.org.za/node/385800>)

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: Maikana UiSP project (Upgrading of Informal Settlements Programme)
- Trigger: (i) exceeding 5 000m2 in extent; and potential (1)(a) – 300m for pipeline/other services.
- Other: NEMA
- Grade: not graded
- HPO: outside
- Currently: informal settlement
- Heritage resource:

- Archaeology: The landscape has also undergone extensive transformation during past development activities, as well as urban sprawl, which has boxed it in from several sides. As previously mentioned, one of the sites is already covered by informal structures. It is unlikely that significant archaeological or built heritage will be impacted on by the proposed development, and no further heritage studies are recommended.
- Palaeontological: moderate according to SAHRIS palaeo sensitivity map. However, it is unlikely that highly significant findings will be exposed, consultant recommends chance finds.
- Visual/Cultural: low given the context.
- Consultant recommendations: NFS

FINAL COMMENT

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

SB

14.21 Erven 175151 and 143307, off Patrick Avenue, Seawinds, S38(8)-NID

Case No: 26316SB1007 (<https://sahris.org.za/node/385798>)

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: UiSP project (Upgrading of Informal Settlements Programme)
- Trigger: (i) exceeding 5 000m² in extent; and potential (1)(a) – 300m for pipeline/other services.
- Other: NEMA
- Grade: not graded
- HPO: outside
- Currently: informal settlement
- Heritage resource:
- Archaeology: The landscape has also undergone extensive transformation during past development activities, as well as urban sprawl, which has boxed it in from several sides. As previously mentioned, one of the sites is already covered by informal structures. It is unlikely that significant archaeological or built heritage will be impacted on by the proposed development, and no further heritage studies are recommended.
- Palaeontological: moderate according to SAHRIS palaeo sensitivity map. However, it is unlikely that highly significant findings will be exposed, consultant recommends chance finds.
- Visual/Cultural: low given the context.
- Consultant recommendations: NFS

FINAL COMMENT

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

SB

14.22 Erf 2743, 3 Camps Bay Drive, Camps Bay, S34-Deviation

Case No: HWC25081908SVB0930

CASE SUMMARY

- The property is graded IIC and outside of any HPO.
- Work has not started.

- The proposal is for deviations to the design to accommodate 6 apartments in lieu of the previously proposed 7 hotel suites. Deviations include removal of the previously proposed ground floor delivery yard, as well as minor alterations to the street facing facade. The envelope of the building has remained largely unchanged from the previous approval.
- This proposal is for deviation from a permit for alterations, additions and partial demolition issued by HWC on 21 February 2025 (HWC24101007SVB0106)

FOR NOTING

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

14.23 Erf 51617, 46 Sanatorium Road, Claremont, S34-Minor Works
Case No: HWC25091915SVB1006

SVB

OUTSTANDING INFORMATION

SG diagram, locality plan, internal photographs and streetscapes required.

14.24 Erf 56442, 31 Upper Sidmouth Avenue, Bishopscourt, S38(1)-NID
Case No: 26309SVB1006 (<https://sahris.org.za/submissions/38521>)
 Ms Sofia Briel introduced the item.

SVB

DISCUSSION

- Trigger: S38(1)(i) exceeding 5 000m² in extent
- The application is to demolish all the buildings on site (main residence, outbuildings, pool, tennis court) and develop a new building for the use as a Boutique Hotel. The application will require a rezoning from Single Residential 1 (SR1) to General Residential 2 (GR2) with consent to permit the boutique Hotel of 24 rooms.
- There are no PHs or IIIA graded sites within approx. 500m of the subject property.
- The nearest sites of equivalent significance to this site are two IIIB graded sites approx. 250m south-east.
- Palaeo-sensitivity if insignificant/zero as per the SAHRIS Palaeo Map.
- No archaeological impact identified by the applicant. The site has been developed for residential purposes since at least 1935.
- No visual impact identified by the applicant.
- No other impact identified by the applicant.
- The proposal is for total demolition of the IIIB graded main u-shaped building. As per the CoCT survey the building is an Early-Mid 20th Century Cape Revival building, has been altered but retains some features such as its gables, chimneys, and some windows.
- The main u-shaped structure is also captured on the 1944 historical survey and referred to as "Fairseat".
- According to the heritage practitioner: "the origin of this project building was one of 5 or 6 outbuildings of the Brierswood Estate" and "the primary building is double storey and located mid site. It has been altered to a residential design from former stables as considered in the research".
- The Heritage Practitioner recommends that no HIA is required. The Heritage Practitioner also assessed the building as Not Conservation Worthy "as it lacks architectural, aesthetic, technical, historic, associational and social significance" in contrast to the CoCT IIIB grading.
- The Committee requests that a fabric/material analysis must be included with the Section 34 Total Demolition application.

DECISION

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

SVB

- 14.25 Erf 58305, 1 Somerset Street, Claremont, S34-Additions**
Case No: HWC25092908SVB1006

OUTSTANDING INFORMATION

Coloured up plans, local authority comments, registered conservation body comments and POP required.

SVB

- 14.26 Erf 96248, Mount Nelson Hotel, 8 Hof Street, Gardens, S34-Minor Works**
Case No: HWC25100604SVB1006
Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 15 October 2025
- The property is graded IIIA and within the Upper Table Valley HPOZ.
- Work has started.
- The application is for internal redecoration and refitting of bathrooms. Work to the first and second storey of Suite 700 has commenced. Work to the single storey Suites 701 and 702 has not yet started. The vines and pergola in the rear courtyard and have been taken down and the pergola has been replaced. To note the applicant has confirmed that the historic front door will not be touched. No changes to historic windows, doors, shutters. The significant panelled skirtings, reeded profile architraves, cornices will remain intact and just be repainted.
- The subject structure referred to as 'Hof Villa' is a u-shaped Victorian villa. Hof Villa is visible in Snow's plan of 1862, predating the hotel building itself. Hof Villa was, from the establishment of the hotel, used as the hotel manager's cottage. Hof Villa is recognised as holding high contextual, aesthetic and associational significance and high rarity value, with moderate representivity and age significance. Hof Villa is noted for its rare, intact door and joinery.

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

SVB

- 14.27 Farm 1166-RE, L'Ormarins, Franschhoek, S34-Minor Works**
Case No: HWC25092907SVB1007
Ms Sofia Briel introduced the item.

DISCUSSION

- The property is a proposed Grade II (SHS) and inside the Dwars Valley IIIB Landscape Unit and below the R45 scenic route.
- Work has not started.
- The proposal is for remedial work to the manor house, namely the stone retaining wall, which is separating from the body of the stoep, as well as cavitation under the floor tiles. The proposal is also for installation of a new French drain.

DECISION

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

SVB

14.28 Ptn 12-RE of Farm 1075, 1 Elandskloof Road, Franschhoek, S34-Deviation
Case No: HWC25082106SVB1007

OUTSTANDING INFORMATION

POA, Coloured up plans, internal, external and streetscape images required.

SVB

14.29 Erf 176879, 4 Sunnybrae Road, Rondebosch, S34-Additions & Alterations
Case No: HWC25100611XM1007
Ms Xola Mlwandle introduced the item.

DISCUSSION

- The application is for the regularization of work undertaken to swimming pool, staff quarters and addition to main dwelling.
- Work has been completed as per motivation.
- Graded IIIC and within the proposed Sandown HPOZ
- CoCT supports
- The GLCA has no objection to the alterations at the address stated above. Provided approval is obtained from Heritage Western Cape.

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 either 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 or proof of an approved fee waiver application.

XM

14.30 Erf 1953, 12 Higgo Crescent, Oranjezicht, S34-Additions & Alterations
Case No: HWC25090327XM1007

OUTSTANDING INFORMATION

SG Diagram required.

XM

14.31 Erf 89948, 7 Ladan Road, Kalk Bay, S34-Additions & Alterations
Case No: HWC2509080XM09306

OUTSTANDING INFORMATION

Plan indicating started work required.

XM

14.32 Erf 932, 41 Authers Road, Sea Point, S34- Minor Works
Case No: HWC25092603XM0930

OUTSTANDING INFORMATION

Streetscape photographs required.

XM

14.33 Erven 253, 254, 255, & 256, Carinae Street, Rivergate, S38(1)-NID
Case No: 26356XM1086 <https://www.sahris.org.za/node/385911>
Ms Xola Mlwandle introduced the item.

DISCUSSION

- Proposed Industry development on consolidated erven 252-256 Rivergate.

- S38 (1) Triggers involving three or more existing erven or subdivisions thereof;
- The proposed development entails the consolidation of the five erven to construct an industrial building comprising of units. Each unit will include industrial space, offices, storage, and bathrooms. The total GLA will be 3,300m².
- Approximate Development Footprint is 3314 Square meters
- There no previous Applications Applicable to the Site and/or Development
- The properties are located in Rivergate, Cape Town, as part of an approved phased development.
- Rezoning approval to Mixed Use 2 (MU2) was previously granted. The intention of the current application is to consolidate five erven (252–256), obtain departures, and approval of a Site Development Plan (SDP) to allow for an industrial development. The erven form part of the Rivergate Business Park and are subject to architectural design controls. Plans have been scrutinized and approved by the Rivergate Business Park Design Review Committee.
- No heritage resources identified. no identified impacts to heritage resources
- Applicant recommends that no HIA is required

DECISION

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

XM

14.34 Erf 90, 20 Bommelhoek Road, Atlantic Hills, S38(1)-NID

Case No: 26355XM1008 <https://www.sahris.org.za/node/385910>

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Proposed Industry development, ERF 90, Atlantic Hills
- Trigger Section 38(1)
- Detail of Proposed Development: SDP approval of an industry development on an existing erf. The proposed development entails construction of an industrial building comprising office space, storage, and bathrooms. The building will have a total GLA of 21,370 m². An SDP has been submitted accordingly.
- Approximate Development Footprint: 2475 Square meters (sqm)
- The property is located in Atlantic Hills, a suburb of Cape Town, as part of an approved phased development. Rezoning approval to General Industrial 1 (GI1) was previously granted. The intention of the current application is to secure departures and approval of a Site Development Plan (SDP) to allow for industrial development on the site. The erf forms part of the Atlantic Hills Business Park and is subject to design guidelines. Plans were scrutinized and conditionally approved by the Atlantic Hills Business Park Owners' Association.
- No heritage resources identified. no identified impacts to heritage resources
- Applicant recommends that no HIA is required

DECISION

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

XM

14.35 Farm 1264, Simondium, Paarl, S38(1)-NID

Case No: 26354XM1008 <https://www.sahris.org.za/node/385909>

Ms Xola Mlwandle introduced the item.

Nicolene Visser was present and observed the item.

DISCUSSION

- Construction of a gravel road over Farm 1264 to provide access to Farm 1477 &;

1264/3 with the R45 (Main road 191) in Simondium

- Trigger Section 38(1)
- The proposal is for the construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length.
- Approximate Development Footprint: 3200 Square meters (sqm)
- Current zoning is agricultural
- Current land use is vacant
- The Farm is located in Simondium (Drakenstein Municipality) next to the R45 provincial road. Due to it being used mainly for cattle farming, vegetation on the property is mainly grass. An section that has almost no grass/ arable vegetation on it will be used for a gravel road. There are no heritage buildings or heritage resources located on or near the proposed road alignment. No heritage resources identified. no identified impacts to heritage resources
- Applicant recommends that no HIA is required

DECISION

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

XM

15. Other Matters

None.

16. Adoption of Resolutions and Decisions:

EJV moved to adopt and CH seconds the adoption of resolutions and decisions of the meeting of 20 October 2025.

17. Closure: The chairperson, Mr Ruan Brand, officially closed the meeting at 11:42

18. Date of next meeting: Monday, 27 October 2025

MINUTES APPROVED AND SIGNED BY:

CHAIR: _____

SECRETARY: _____

Annexure A – HWC: Heritage Officers’ Meetings

Abbreviations

APHP - Association of Professional Heritage Practitioners	ASAPA - Association of Southern African Professional Archaeologists
AHP - Agulhas Heritage Society	ABHC - Associated Bibles Hoek Conservancy (Knysna)
BKCA - Bo-Kaap Civic Association	BELCOM - Built Environment and Landscapes Committee
BKYM - Bo-Kaap Youth Movement	CBCRA - Camps Bay Clifton Ratepayers Association
CIBRA - City Bowl Ratepayers & Residents Association	CSDBOA - Clifton-On-Sea & District Bungalow Owners Association
CoCT – City of Cape Town	CTHF - Cape Town Heritage Foundation
CTHT – Cape Town Heritage Trust	CRRRA - Constantia Ratepayers & Residents Associations
CRM - Cultural Resources Management	CMP – Conservation Management Plan
DRHCA - De Rust Heritage Conservation Association	DWCA - De Waterkant Civic Association
Docomomo South Africa	DHF - Drakenstein of Heritage Foundation
DHS -Durbanville Heritage Society	EMPr - Environmental Management Program
EHM – Environmental Heritage Management department	FHRA -Franschhoek Heritage and Ratepayer Association
FoBCA - Friends of Blaauwberg Conservation Area	FoCVGB - Friends of Constantia Valley Green Belts
FE - Friends of Elim	GBRM - Great Brak River Museum
GLCA - Greater Lynfræ Civic Association	GVHAG - Greater Vredehoek Heritage Action Group
GPRRA - Green Point Ratepayers & Residents Association	GCS - Greyton Conservation Society
HVA - Harfield Village Association	HRF - Helderberg Renaissance Foundation
HMB - Heritage Mossel Bay	HOMs - Heritage Officers Meeting
HVTA - Hex Valley Tourism Association	HPO – Heritage protects overlay.
HBRRA - Hout Bay & Ratepayers and Residents Association	
HIA - Heritage Impact Assessment	HWC – Heritage Western Cape
ILASA - Institute for Landscape Architecture in South Africa	IACom - Impact Assessment Committee
KBHA - Kalk Bay Historical Association	IGIC - Inventories, Gradings and Interpretations Committee
KBSJRR - Kalk bay-St James Ratepayers & Residents Association	KHS - Kommetjie Heritage Society
LKID - Lower Kenilworth Improvement District	MGHS - McGregor Heritage Society
MHCS - Muizenberg Historical Conservation Society	NHC - Napier Heritage & Conservation
NCW – Not Conservation Worthly	NASDB - Nelspoort Agency of Sustainable Development body
NEMA - National Environmental Management Act (No. 107 of 1998)	NHRA - National Heritage Resources Act (No. 25) of 1999
NID - Notification of Intent to Develop	NRA - Newlands Residents Association
NCOA - Noetzie Conservancy Owners Association	OCA - Observatory Civic Association
OH - Oudtshoorn Heritage	OHAC - Overstrand Heritage and Aesthetics Committee
Paarl300 Foundation	PPP - Public Participation Process
PRRA - Pinelands Ratepayers & Residents Association	PHCT - Pniel Heritage and Cultural Trust
PACF - Prince Albert Cultural Foundation	RMCA - Rosebank and Mowbray Planning & Architectural Committee
SAHRA - South African Heritage Resources Agency	SAHRIS - South African Heritage Resources Information System
SRHS - Salt River Heritage Society	SPFA - Sea Point for All Group
SFB - Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents Association	
SvDSF - Simon van der Stel Foundation Cape Town	
STHS - Simon's Town Historical Society	SHC - Stanford Conservation Trust & Stanford Heritage Committee
SHF - Stellenbosch Heritage Foundation	SIG - Stellenbosch Interest Group
SHCT - Stillbaai Heritage Conservation Trust	SHA - Swellendam Heritage Association
GHT - George Heritage Trust	OWVS - Old Wynberg Village Society
RVRA - Rustenburg Valley Residents Association	TVHF - Tulbagh Valley Heritage Foundation
TRHCS - Touws River Heritage and Conservation Society	UCRRA - Upper Claremont and Residents and Ratepayers Association
VASSA - Vernacular Architecture Society of South Africa	WERRA - Walmer Estate Ratepayers and Residents Association
WUECAG - Walmer/University Estate Conservation Action Group	Ward 2 Forum
WCAC - West Coast Aboriginal Council	WCC - Whale Coast Conservation
WAAC - Woodstock Aesthetic Advisory Committee	WRA - Woodstock Residents Association
WHCS - Worcester Heritage & Conservation Society	WECA - Wynberg East Civic Association
WRRRA - Wynberg Residents and Ratepayers Association	