

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS' MEETING
Held on Monday, 25 August 2025 at 08:30 via MS Teams**



1. Opening and Welcome

The Chairperson, Emily Jane Vowles officially opened the meeting at 08:30 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

Staff

Ms. Nosiphiwo Tafeni	Backup Secretariat	NT
Ms. Aneeqah Brown	Secretariat	AB
Ms. Yusrah Hoosain	I&APs group chat	YH

Legal Advisor

Ms. Penelope Meyer	Deputy Director	PM
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Observers

None

Visitors

Nicholas David Orton	Capacity	Item
Clive Theunissen	I&AP	Item 13.21
Olivia Orton	Drakenstein Municipality	Drakenstein items
Joné Krös	I&AP	Item 13.21
Bruce Wilson	Bruce Wilson Architects	Item 13.20
Petter Buttgens	Bruce Wilson Architects	Item 13.20
Dale Rosser	Heritage practitioner	Item 13.25
Bridget O'Donoghue	On behalf of the owner	Item 13.20
Charlotte Chamberlain	Heritage Practitioner	Item 13.21
Jonathan Kaplan	RAMPAC	Item 13.20 & 13.21
Katie Smuts	On behalf of the applicant	Item 14.23 & 14.26
Nicolene Visser	On behalf of RSA	Item 14.41
Johan Smit	On behalf of MRA	Item 14.42
	Architectural technologist	Item 14.42

3. Apologies

Mr. Ruan Brand	Specialist Heritage Officer	RB
Ms. Corne Alexander	Heritage Officer	CN
Ms. Waseefa Dhansay	Assistant Director	WD
Ms. Chiara Singh	Heritage Officer	CSI

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 25 August 2025 with minor edits.

CH 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 18 August 2025.

SJ 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 Erf 45516, 3 Nursery Road, Rosebank – 20 August 2025 (SVB)

- Item heard under 9.3.3

9.1.2 Erf 45507, 11 Nursery Road, Rosebank – 20 August 2025 (XM)

- Item heard under 9.3.4

9.1.3 Erf 3410, 229C Long Street, Cape Town City Centre – 21 August 2025 (SVB)

- Item heard under 9.3.5

9.1.4 Erven 9563; 739; 9564; 737; 180479, Prestwich Memorial, Buitengracht Street, Cape Town City Centre – 21 August 2025 (EJV)

- Item heard under 9.3.6

9.2 Proposed Site Inspections

9.2.1

9.3 Site Inspection Reports

9.3.1 Erf 1069, The Kelders Cave, De Kelders (SB)

- On Friday, 8 August 2025, Heritage Western Cape officials Stephanie Barnard and Chiara Singh undertook a site inspection to the subject site.
- HWC received an application for the development of a single-storey house above the cave site at De Kelders (Ref: HWC25071103).
- A site inspection was undertaken to determine whether archaeological resources would be impacted and whether NHRA triggers apply.
- The inspection confirmed that the proposed development will not impact the cave or its access; the presence of a house may even improve control over access.
- Several similar small-scale, single-storey houses exist along this stretch of coastline, and the proposal is consistent with the broader townscape.
- The development represents a change of character, requiring rezoning, with potential NEMA triggers. NHRA applicability remains uncertain.
- Section 35 (archaeology) is relevant due to the site's high archaeological significance. Section 38(8) may apply if rezoning triggers NEMA approvals.
- HWC may also consider provisional protection under Section 29 for the cave to ensure temporary protection while long-term management options are explored.
- Recommendation: HOMs to determine the appropriate NHRA application process; consider Section 29 provisional protection; and require archaeological monitoring during all earthworks.
- The Committee noted the site inspection report and recommendations therein.

- The case officer is to investigate the existing nomination of the site in terms of Section 27 with IGIC and the possibility of provisional protection in terms of Section 29.

9.3.2 Farm 713, Walker Bay Nature Reserve, De Kelders (SB)

- On Friday, 8 August 2025, Heritage Western Cape officials Stephanie Barnard and Chiara Singh undertook a site inspection to the subject site.
- 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.
- The HO awaits the full application, together with CapeNature's comments, before making a final decision on the matter.
- The Committee noted the site inspection report and recommendations therein.

9.3.3 Erf 45516, 3 Nursery Road, Rosebank (SVB)

- An application for total demolition of all three structure on Erf 45516, Rosebank was submitted to Heritage Western Cape. This application was heard at the Heritage Officers' Meeting (HOMs) on 18 August 2025. At this meeting, the committee resolved to hold the matter over subject to a site inspection scheduled.
- On Wednesday 20 August 2025, HWC Officials, Sofia Briel, Xola Mlwandle, Emily-Jane Vowles and Sneha Jhupsee undertook a site inspection of the subject property.
- The site, although comprised of a single erf, contained 3 free-standing structures. Situated on the western portion of the site, along Nursery Road, were two free-standing cottages. Adjacent to these cottages to the east was a multi-storey apartment building.
- The two cottages were setback from the street, behind a low boundary wall. The boundary wall as well as the covered stoeps had some decorative elements. It was clear that the interior of the cottages had undergone modern renovations. Both cottages were well-maintained.
- It was noted that the rear of the multi-storey apartment building appeared to be a later addition. It was clear that the apartment units had undergone modern renovations. The balcony along Main Road was accessed from the upper storey units and appeared to have an unnatural slope.
- The Main Road façade of the apartment building, as well as the colonnaded structure that supports the balcony, was inspected from the ground floor. The colonnaded structure was noted as distinctive with unique details. These details were also present on the interior of the corner store, which was accessed via an entrance at the corner of Main Road and Nursery Road. The condition of the colonnades was noted as poor, with signs of deterioration such cracking and water damage.
- It was noted by committee members that, although unique in its context, the colonnaded structure as well as the active corner, contributes positively to the streetscape.
- The Committee noted the site inspection report and recommendations therein.

9.3.4 Erf 45507, 11 Nursery Road, Rosebank (XM)

- The application was tabled at HOMs on the 11 of August 2025, the committee resolved to undertake a site inspection before a decision can be made on the total demolition given the grading of the site proposed for demolition and the objections provided in relation to the application.
- On Wednesday 20 August 2025, Heritage Western Cape officials Xola Mlwandle, Sneha Jhupsee, Sofia Briel and Emily-Jane Vowles undertook a site inspection of Erf 45507, 11 Nursery Road, Rosebank.

- The site comprises two connected buildings dating from the late 19th and early 20th centuries, currently reconfigured into five residential apartments. Access to the upper units is via the verandah of the front building.
- The rear building was found to be significantly altered, lacking notable historic fabric or features, and does not contribute meaningfully to the heritage character of the site. It may therefore be considered not conservation-worthy.
- The front building retains some contextual, aesthetic, and historic values despite alterations. Original timber floors, doors and limited timber windows remain, although many elements such as windows, flooring and fittings have been replaced or modernised. Additions include garages, columns, and later alterations to the façades.
- Decorative elements, including the gable design, were noted. While their authenticity is uncertain, they visually link the property with the neighbouring building at No. 9 Nursery Road.
- The broader context of Nursery Road reflects a variety of housing typologies from the early 20th century to the 1930s, with ongoing new residential developments. This has altered the streetscape character, with the subject building standing out for its remaining historical and architectural elements.
- The Committee noted the site inspection report and recommendations therein.

9.3.5 Erf 3410, 229C Long Street, Cape Town City Centre (SVB)

- On 12 August HWC received a report of unauthorized work 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.
- After investigation into the property history and review of the aerial imagery and google images, it was determined that the last permit issued for the property was in 2011 and that a retractable awning had been removed from the first storey balcony and a timber pergola structure had recently been constructed in its place.
- This matter was noted at the Heritage Officers' Meeting on 18 August 2025 during the administrative portion of the meeting, under proposed site inspections.
- On Thursday 21 August 2025, HWC officials Sofia Briel and Sneha Jhupsee undertook a site inspection of the subject property.
- The HWC officials inspected the interior and exterior of the building and noted that there were ongoing alterations to both.
- The HWC officials attempted to issue a stop works order to the property owner and site manager however they refused to receive the stop works order or provide their details.
- A stop works order, excluding details of the receiver, was written up and attached to the front of the building.
- The Committee noted the site inspection report and recommendations therein

9.3.6 Erven 9563; 739; 9564; 737; 180479, Prestwich Memorial, Buitengracht Street, Cape Town City Centre (EJV)

- On Thursday, 21 August Heritage Western Cape officials Emily-Jane Vowles, Stephanie Barnardt-Delport, and Xola Mlwandle undertook a joint site inspection of the Prestwich Memorial ossuary alongside members of SAHRA, Iziko, and the City of Cape E&HM.
- The Committee noted the site inspection report and recommendation therein.

9.4 Preparation for upcoming Committee meetings

9.4.1.

9.5 Tribunal Updates (Legal)

9.5.1

9.6 Interim and Close out Reports

9.6.1

9.7 Incomplete Applications

9.7.1 Matters Arising: Items 13.1; 13.15; 13.17; 13.26; 13.27

- 9.7.2** New Matters: Items 14.1; 14.16; 14.20; 14.27; 14.28; 14.29; 14.30; 14.32; 14.33; 14.35; 14.36; 14.37; 14.38; 14.40; 14.44; 14.45; 14.46; 14.47; 14.48; 14.50

9.8 Decisions taken under ASD delegation

- 9.8.1** Matters Arising: Items 13.2; 13.3; 13.4; 13.7; 13.8; 13.14; 13.24

- 9.8.2** New Matters: Items 14.3; 14.8; 14.12; 14.13; 14.17; 14.21; 14.22; 14.31; 14.39; 14.43

9.8.3 **Erf 10671, 10A Rose Avenue, Kirstenhof, S34 – Emergency Total Demolition**

Case No: HWC25080707EJV0818

The application was approved under the ASD Delegation and the permit issued to the applicant on 19 August 2025.

9.8.4 **Erf 1470, 61 Sonkwas Street, Paternoster, S35 - Emergency Sampling**

Case No: HWC25081304EJV0818

The application was approved under the ASD Delegation and the permit issued to the applicant on 19 August 2025.

9.8.5 **Erf 1470, 61 Sonkwas Street, Paternoster, S36 - Emergency Recovery**

Case No: HWC25081305EJV0818

The application was approved under the ASD Delegation and the permit issued to the applicant on 19 August 2025.

9.8.6 **Farm 10/1674, Boschendal Homestead, Boschendal Estate, R310, Stellenbosch, S27-Minor Works**

Case No: HWC25071711SJ0822

The application was approved under the ASD Delegation and the permit issued to the applicant on 22 August 2025.

9.9 Exemption Notice 9051 of 2025: NCW graded within CoCT

- 9.9.1** Matter Arising: Item 13.23

- 9.9.2** New Matters: Item 14.49

9.10 Archaeological Matters

9.10.1 Pre-Construction Archaeological Survey: Beaufort West Solar PV and Grid (SB)

Case No: HWC2210702NK1027; HWC22102703NK1027

- A pre-construction survey was conducted as per the condition of the final comment for solar farm (HWC22102702NK1027) dated 12 January 2023 and the final comment for gridline (HWC22102702NK1027) dated 12 January 2023. The commenting committee was IACom and HOMs. As HOMs made the final comment, recommend the HOMs review and assess the pre-construction survey for the grid and solar farm.
- ASHA Consulting conducted a pre-construction survey for the Beaufort West Solar PV Energy Facility and associated grid infrastructure.
- Numerous archaeological sites were recorded, mostly of very low (NCW) or low (Grade IIIC) significance. LSA sites (stone artefacts, ostrich eggshell, pottery) and one historical stone-walled site were noted.
- The historical site can be avoided and protected; three LSA sites could potentially be avoided, but others fall within the solar array footprint and will require mitigation. The following recommendations to be included within the final EMPr:
 1. No-go signage must be erected at waypoint 1194 at least 10 m from the stone feature and the site should be monitored for compliance by the ECO;
 2. The powerline service track should run to the southwest of the pylon close to waypoint 1194;
 3. Unless they can be avoided and permanently protected, archaeological mitigation in the form of collection of artefacts must be affected at waypoints 1435, 1534, 1436, 1641, 1688 and 1809; and
 4. If any archaeological material or human burials are uncovered during the course of development then work in the immediate area should be halted. The find would need to be reported to the heritage authorities and may require inspection by an archaeologist. Such

heritage is the property of the state and may require excavation and curation in an approved institution

ENDORSEMENT

The Committee resolved to endorse the walkdown report dated 4 August 2025, and prepared by ASHA Consulting, as per the recommendations in the HIAs dated 7 November 2022 (HWC22102703NK1027) and 7 November 2022 (HWC22102702NK1027), prepared by ASHA Consulting.

9.11 Illegal Works Database: Stop Works Orders issued

9.11.1 Erf 3410, 229C Long Street, Cape Town City Centre (SVB)

- Dealt with under item 9.3.5.

9.12 Permit deadline: 13.00pm on Tuesday, 26 August 2025

9.13 SAHRIS rollout feedback (RB)

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 Secretariat has requested that they be alerted via WhatsApp when documents have been finalised for their attention.
- Officers are to review the HOMs' Minute Template by 10.00am on the Friday before HOMs to ensure their case summaries are coherent and correct, and that the title and decision are appropriate to the case (discussion changed to case summary, decision changed to comment, etc.).
- Officers not able to minute deadlines during the course of the week are to set calendar reminders for themselves to ensure deadlines aren't missed.

10.2 Erf 416, Kassiesbaai, Arniston, Cape Agulhas (SJ)

Case No.: See below

- Heritage Western Cape (HWC) received 11 applications for new dwelling structures in Kassiesbaai in November 2024. Case numbers:

1. House D19 HWC24112116SJ1122	2. House F10 HWC24112118SJ1122
3. House F13 HWC24112120SJ1122	4. House F15 HWC24112121SJ1122
5. House F16 HWC24112122SJ1122	6. House A28 HWC24112124SJ1122
7. House C29 HWC24112125SJ1122	8. House D15 HWC24112115SJ1122
9. House F11 HWC24112119SJ1122	10. House F17 HWC24112123SJ1122
11. House F9 HWC24112117SJ1122	
- The applications all required outstanding information including a locality map indicating the locations of the proposed dwellings, colour plans indicating new materials, annotated external and streetscape photographs of the sites to determine the contextual significance and potential impact of new dwelling structures as well as consultation comments from the local municipality and conservation bodies in the area.
- HOMs issued the following on 11 December 2024: HWC HOMs resolved to request the outstanding information for 11 applications in Kassiesbaai from the Vissersunie. A map must be submitted showing all built fabric and proposed structures with specific focus on the PHS area.
- Local authority comments from the Cape Agulhas Municipality have been submitted, along with a general map indicating the new dwelling placements. Comments from the Agulhas Heritage Society and Conservation Body (AHSC) were not sought, and the Vissersunie indicated they were unaware that AHSC input was required.
- HOMs is to advise on the way forward regarding the missing AHSC comments, and whether the current submission is sufficiently detailed to proceed with processing the 11 applications.

FURTHER REQUIREMENTS

The further requirements requested on 11 December 2024 have not been met. The Committee requires that consultation with the Agulhas Heritage Society and Conservation Body for the 11 new dwellings be undertaken.

10.3 Erven 55165 and 55166, 8 & 10 Feldhausen Road, Claremont (CH)

Case No.: HWC1607051JW0720E

- The initial replacement structure was approved by Appeals in 2021.
- A second set of revised drawings was approved by Appeals in 2024 (Revision B dated November 2024 – drawings approved on 20 March 2024).
- Applicant provided a third set of revised drawings in January 2025 stating that the internal layout had to be changed due to fire restrictions (Revision E dated November 2024). Upon further assessment, it was noted that there are minor changes to the exterior of the building namely:
 - Alterations to window proportions on the elevations.
 - Instead of the entire façade being plastered and painted, there is certain sections of the façade that will be bagged and painted (i.e., brick texture to be visible with paint over it) while sections will be plastered and painted.
 - Round roof vents added to the gabled sections of the roof.
 - Alterations to some of the balustrades by either removing it from certain openings or extending it as well as minor changes to the balustrade details on the first floor.
- The Appeals Committee took an email decision on 27 January 2025 and approved the third set of revised drawings.
- The applicant provided a fourth set of revised drawings on 18 August 2025. The previous approvals included a 4 & 3 storey structure. The replacement structure will now be a 2 storey structure. According to the applicant, the 2 storey structure will have a lesser impact on neighbouring properties.
- When the matter was initially tabled at Appeals in 2021 the primary concern was impacts on the streetscape. There are no significant changes to the design of the replacement structure apart from reducing the height.

DECISION

The Committee resolved to endorse the drawings numbered 2025-15-ARCH01, 2025-15-ARCH02, 2025-15-ARCH03, 2025-15-ARCH04, 2025-15-ARCH04A, 2025-15-ARCH05, 2025-15-ARCH006, 2025-15-ARCH07, 2025-15-ARCH08 and 2025-15-ARCH09, Revision 1, dated 20 July 2025 prepared by Beach Architects as being substantially in accordance with the 21 February 2025 approved drawings.

11 Monitoring by practitioner

12 Discussion of the agenda

None.

MATTERS TO BE DISCUSSED

13. MATTERS ARISING

13.1. Erf 102, 3 Princess Road, Fresnaye, S34 - Additions & Alterations

Case No: HWC25052706CN0725

OUTSTANDING INFORMATION

CoCT EHM comment required

13.2. Erf 13355, 24 Nicholl Street, Wellington, S34 - Additions & Alterations
Case No: HWC25052603CN0703

CASE SUMMARY

- Outstanding information was received on 18 August 2025.
- Grading: Ungraded
- HPO: Outside
- Status of work: Not started
- Proposal: For a new boundary wall, carport and extensions to the rear.
- Consultation:
 - DHAC has no objection
 - Paarl 300 supports
 - DHF has no objection
- Heritage considerations: 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.

CN

13.3. Erf 1360, 10 St. John's Street, Dormehlsdrift, S34 - Additions & Alterations
Case No: HWC25061808CN0624

CASE SUMMARY

- Outstanding information was received on 26 June, 25 July, 11 & 13 August 2025
- Grading: Ungraded; NCW on previous permit
- HPO: Outside
- Status of work: All internal walls, as proposed have been demolished. The rest of the proposed work remain to be completed.
- Proposal: To repurpose the building for offices - internal alterations, small extensions, drywalling and changes to doors and windows.
- Consultation:
 - George Municipality did not comment in 30 days
 - GHT 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

13.4. Erf 947, 132 High Level Road, Three Anchor Bay, S34 - Minor Works
Case No: HWC25060509CN0610

CASE SUMMARY

- Outstanding information was received on 15 July 2025.
- Grading: IIC
- HPO: The property does not fall inside the HPO, however a section of Hatfield Road on western boundary faces onto an HPO and touches the property. Is this inside or outside the HPO? I say outside
- Status of work: Not started
- Proposal: To rectify previously unauthorized window installations to appropriate fenestration and to create a loft space with dormer windows in the roof, as well as a louvre awning with aluminium and Perspex screen on the existing terrace. Most to all proposals front the HPO.

- Consultation:
- CoCT supports
- GPRRA has no objection
- Heritage considerations: No impacts on the associated level of significance of the building nor any impact to the HPO, as Hatfield Road has been much altered.

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

13.5. Farm Vogel Struis Kraal 237-RE, 16 Kerk Street, Elim, S27 - Additions & Alterations Case No: HWC25031720CN0423

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information was received on 12 August 2025.
- Grading: PHS area. Unsure of the grading of the property.
- HPO: Inside
- Status of work: Not started
- Proposal: To replace the entire roof to change the corrugated iron to thatch and replace existing windows with sash windows. The intention is to restore the house to its original form. The proposal includes raising of the outside walls with two brick rows.
- Consultation:
- Cape Agulhas Municipality supports and states the proposal will enhance the property.
- Friends of Elim comments is an email trail without a final comment. However, it's noted that they agree with the raising of the wall and seem in support of the application.
- Heritage considerations: The proposal will have a positive impact on the heritage resource and surrounds.

DECISION

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

CN

13.6. Portion 112 of Farm Opzoek 73, Via Gravel Road, Nearby Zoar, S34 - Minor Works Case No: HWC25070201CN0715

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information was received on 4 and 12 August 2025.
- Grading: Ungraded
- HPO: Outside
- Status of work: Completed
- Proposal: For new rafters in the roof.
- Heritage considerations: No impacts.

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.

13.7. Erf 53005, 36 Roseville Road, Claremont, S34 - Additions & Alterations
Case No: HWC25071808CH0730

CASE SUMMARY

- Outstanding information was received on 15 and 18 August 2025.
- Graded IIIC outside HPO
- Proposal is for internal alterations, maintenance work, extensions at the rear, a new boundary wall and carport.
- Work applied for has already been completed.
- CoCT supports
- HVA 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.

13.8. Erf 945, 22 Cedar Road, Thornton, S34 - Additions & Alterations
Case No: HWC25020416CSI0522

CASE SUMMARY

- Outstanding information was received on 19 August 2025.
- Not graded outside HPO.
- Proposal is for the addition of a sunroom at the rear, extending the existing lounge, internal alterations, new boundary wall and the addition of a freestanding storage structure (outbuilding).
- Work has started. The sunroom and outbuildings have already been constructed. The work still to be completed include the boundary wall, internal alterations, lounge extension and bathroom.
- 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 approve the application as the proposal does not negatively impact on heritage resources.

13.9. Erf 194, 8 Queen Victoria Street, Stanford, S31 - Subdivision
Case No.: HWC25062609CH0630

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information was received on 8 July and 19 August 2025.
- Graded IIIB inside the declared Stanford Heritage Area.
- Proposal is to subdivision of the property into two portions. The subdivision was previously approved in 2006 (unknown if HWC granted the previous approval). The approval lapsed due to the sub divisional diagram not being submitted to the Surveyor General or registered with the Deeds Office within the required timeframe.
- One portion of the contains an existing dwelling (approx. 966sqm) and the second portion is vacant however an outbuilding is noted at the northern boundary (approx 1017sqm). The vacant site will be sold and redeveloped for residential purposes.
- Work has not started.
- OHAC supports.

- SHC supports
- The case officer was informed on 14 July 2025 of authorized work. This work included erecting a clearvu fence and alterations to the old barn. Applicant queries this with the owner who provided the following response: The clearvu fence was erected after the original boundary wall became dilapidated and was done for security reasons. The fence was installed to the height of the original wall and is permeable to ensure continued visibility of the heritage building. No alterations were made to the barn however the structure has come structurally unsound due to damage caused by tree roots i.e., cracks in walls, lifting of floors, roots growing through floors etc. The recovery and stabilization work was undertaken by Mr. Barry Ferreira who is a local builder with extensive experience in restoring and repairing heritage buildings in Stanford and surrounding areas. The response further stated that before and after photographs can be provided to HWC.
- The Committee noted that a separate application is required for the Clearvu fence and work to the old barn structure.

DECISION

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

CH

13.10. Portion 9 of Farm 643, Akkerbos, Wortelgat Road, Stanford, S34 - Additions & Alterations Case No.: HWC25062707CH0627

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information was received on 19 August 2025
- Graded IIC inside HPOZ of landscape significance. Outside of the declared Stanford Heritage Area.
- Proposal is to extend the existing house to accommodate additional bedrooms and an en-suite.
- Work has not started.
- OHAC supports
- SHC supports
- Whale Coast Conservation supports

DECISION

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

CH

13.11. Erf 1056-RE, Green Point Park Wind Turbine, 52 Somerset Road, Green Point, S27 – Additions Case No.: HWC25031723CH0327

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information was received on 20 August 2025.
- Graded PHS outside HPO. Statement of significance: Green Point Common is a multi-layered cultural landscape with its roots in the grazing lands that predated the settlement at the Cape in 1652. It has been used for various purposes, including a prisoner of war camp during the Anglo-Boer War. It has a longstanding association with sporting activities.
- Proposal is to erect a temporary wind turbine. Vertical axis wind turbines (VAWTs) will be installed at the Green Point Park for renewable energy innovation within Cape Town. The wind turbine will be present on site for approximately 6 – 12 months.
- Status of work: Work has not started.
- CoCT supports on condition that HWC impose the following conditions:

- 1) Approval for the wind turbine to be for a maximum of 12 months from the date of issue of the S27 permit.
 - 2) The wind turbine must be fully decommissioned after the 12-month period and the site must be rehabilitated.
 - 3) A public information board must be erected in close proximity to the wind turbine stating information about the purpose of the wind turbine and stating the date that it will be decommissioned.
- GPRRA did not comment within 30 days.
 - The applicant confirmed via email that the conditions will be complied with.

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 wind turbine to be for a maximum of 12-months from the date of issue of the S27 permit.
2. The wind turbine must be fully decommissioned after the 12-month period and the site must be rehabilitated.
3. A public information board must be erected in close proximity to the wind turbine stating information about the purpose of the wind turbine and stating the date that it will be decommissioned. A separate section 27 application for the installation of the signage is to be submitted to HWC.

CH

13.12. Farm 75 Portion 1, Leeuw Klip, Matzikama, S38(8) - NID Case No: HWC25021109EJV0213

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 24 February, 4 June, and 13 August 2025
- Ungraded
- Outside HPO
- Work has not started
- Triggers s38(1)(c)(i) and (d).
- The proposal is for the prospecting of the sites for minerals by non-invasive methods and drilling. Drilling may require an access road, with 0.2 ha required for each drilling area and ancillary infrastructure, ablutions, parking, and water storage. Relative Archaeological and Cultural Heritage Theme Sensitivity map indicates low sensitivity. Palaeontological Theme Sensitivity map indicates medium sensitivity. The SAHRIS Palaeo-Map indicates insignificant to moderate sensitivity. The applicant states that "the geological map shows that most of the area is underlain by granitic gneiss (Kamieskroon Gneiss), with some quartzite and schist. These rocks do not preserve fossils. There are limited areas of mudrock, siltstone, sandstone, and conglomerate. These rock types can sometimes have fossils, but in this case, they are not part of known fossil-bearing formations and are unlikely to produce significant fossil finds. During our site visit, no visible palaeontological evidence was observed. However, a small number of graves were noted on the property, and these will be avoided and respected in line with heritage protection requirements. (...) We recommend including a Fossil Chance-Find Protocol in the Environmental Management Programme (EMPr) to ensure that if any fossils are found during prospecting, they are recorded and reported to SAHRA".
- Consultant recommends NFS

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

13.13. Farms 55 Portion 1; 58; 104 Portion 1; 105, Banken, Breektand, Vlermius Gat, and Struisvogel Vlake, Matzikama, S38(8) - NID
Case No: HWC25021110EJV0213

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 24 February, 4 June, and 13 August 2025
- Ungraded
- Outside HPO
- Work has not started
- Triggers s38(1)(c)(i) and (d).
- The proposal is for the prospecting of the sites for minerals by non-invasive methods and drilling. Drilling may require an access road, with 0.2 ha required for each drilling area and ancillary infrastructure, ablutions, parking, and water storage. Relative Archaeological and Cultural Heritage Theme Sensitivity map indicates low sensitivity. Palaeontological Theme Sensitivity map indicates medium sensitivity. The SAHRIS Palaeo-Map indicates insignificant to moderate sensitivity. The applicant states that "the geological map shows that most of the area is underlain by granitic gneiss (Kamieskroon Gneiss), with some quartzite and schist. These rocks do not preserve fossils. There are limited areas of mudrock, siltstone, sandstone, and conglomerate. These rock types can sometimes have fossils, but in this case, they are not part of known fossil-bearing formations and are unlikely to produce significant fossil finds. During our site visit, no visible palaeontological evidence was observed. However, a small number of graves were noted on the property, and these will be avoided and respected in line with heritage protection requirements. (...) We recommend including a Fossil Chance-Find Protocol in the Environmental Management Programme (EMPr) to ensure that if any fossils are found during prospecting, they are recorded and reported to SAHRA".
- Consultant recommends NFS

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

13.14. Erf 44974, 4 Old Farm Road, Rondebosch, S34 - Additions & Alterations
Case No: HWC25061807RB0619

CASE SUMMARY

- Outstanding information received on 15 August 2025.08.15
- Property is not graded although the CoCT HRS comment indicates it should be NCW.
- Outside HPO.
- Work has not started.
- Proposal is for the extension of the dwelling footprint and internal alterations to accommodate additional bedroom, living, and garage space.
- CoCT HRS support. RCID support.

FOR NOTING

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

RB

13.15. Erf 14026, 89 Mountain Road, Woodstock, 34 - Minor Work
Case No: HWC25040706SB0507

OUTSTANDING INFORMATION

Consultation comments required.

SB

13.16. Erf 15024, Barocca Street and Myrtledene Drive, Malmesbury, S38(8) - NID
Case No: HWC25073102SB0801

Ms Stephanie Barnardt- Delport introduced the item.

DISCUSSION

- Additional information received 19 August 2025.
- Proposed: rezoning and subdivision to accommodate Residential zone 1, open space zone 1 and transport zone 2, community zone 1 and 2, authority 1.
- Site is located on the Eastern edge of Malmesbury within the urban edge.
- Trigger: S38(1)(d)
- Other triggers: none
- Grade: not graded
- HPO: outside
- Heritage resource:
- Archaeology: unlikely as a large portion of the site has been heavily disturbed over years by agricultural activities. Furthermore, in 2007, ACRM undertook an AIA on site and the following was noted: some ESA tools. In the consultant's assessment it is further noted that important pre-colonial resource be uncovered as improbable, hence impact low significance.
- Palaeontological: insignificant palaeontological sensitivity according to SAHRIS, hence unlikely to be impacted by the set development.
- Visual/Cultural: Site within the urban edge, this can be seen as an explanation of the residential component – unlikely to have negative impact.
- 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 and Accidental Finds Procedures to be included in the EMP and Environmental Authorisation.

SB

13.17. Erf 1218, 5 Buxton Avenue, Gardens, S34 - Minor Works
Case No: HWC25061906SB0721

OUTSTANDING INFORMATION

Streetscape photographs are required.

SB

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

Ms Stephanie Barnardt- Delpont introduced the item.

DISCUSSION

- Proposed: “The function venue is proposed on the same footprint as an existing shed that use to house farming implements and equipment”, adjacent to it, a 388 m² visitors’ accommodation is planned, consisting of three double-volume units (6 bedrooms, accommodating 12 guests), within agricultural zoning”.
- Trigger: S38(1)(c) the proposed will changes the character of the site.
- Other: no
- Grade: not graded
- HPO: outside
- Heritage resource: none was noted
- Archaeology: low given the site has been previously disturbed.
- Palaeontological: moderate but unlikely to have impact given the nature of the proposal.
- Visual/Cultural: low since there site is not close to a scenic route.
- Consultant recommendations: NFS
- The committee noted in the minute templated that despite the lack of information, the development footprint is 776 m², set back a considerable distance from the R44. The proposed double-storey visitor accommodation is unlikely to have visual impacts given the existing surrounding structures (e.g., factories and light industrial buildings).
- Overall, the proposal is considered to have a low impact.

DECISION

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

SB

13.19. Erf 850, 52 Kerk Street, Robertson, S34 - Additions **Case No: HWC25030606SB0506**

Ms Stephanie Barnardt- Delpont introduced the item.

DISCUSSION

- Installation of roof access catwalk and ladder to access the roof top ICT infrastructure.
- Work Completed.
- Grade: Suggest graded 3A
- HPO: Outside
- 15 July municipal manager and authority appointment letter received.
- The municipality does not have plans on hand of the building.
- Ladders are located on the external walls of the building and roof to gain access to the roof.
- HO to compile a document that consist of ladder details and photographs for stamping with the section 51 letter.

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.

SB

13.20. Erf 45516, 3 Nursery Road, Rosebank, S34 - Total Demolition **Case No: HWC25080109CN0804**

Ms Sofia Briel introduced the item.

Joné Krös, Bruce Wilson and Dale Rosser were present and took part in the discussion.

DISCUSSION

- Outstanding information received on 13 August 2025.
- Application was heard at HOMs on 18 August 2025 and the committee resolved to hold the application over pending a site inspection.
- A site inspection was undertaken on 20 August 2025, which was presented in the closed admin session of today's meeting under item 9.3.3.
- The property is graded IIIC and within the Rosebank proposed HPOZ.
- Work has not started.
- The proposal is for total demolition of the three structures on site.
- CoCT did not comment within 30 days.
- CTHF supports the proposal.
- RAMPAC does not support the demolition. They had concerns with the number of developments within the upper Rosebank area and the negative impact on the historic character of the area. It was noted that RAMPAC undertook a detailed grading assessment of all the properties in this Upper Rosebank area and graded the subject property IIIB, due to among other things its high townscape and streetscape context, medium aesthetic value to the community and to its setting, its distinctive covered walkway and balcony above together with its corner treatment and shop entrance. For these reasons they suggest that it has a measure of cultural heritage importance because of its isolated and somewhat odd element in the streetscape. They noted that Any replacement structure proposals should take cognizance of the value of this building and therefore cannot approve this application without reviewing the replacement building.
- The applicant had the following response to RAMPAC's objection. They noted among other things that the formal grading of the subject property is IIIC, and the site does not fall within a HPOZ. The colonnade on the Main Road elevation, while noted by RAMPAC as distinctive, is architecturally unresolved and lacks meaningful integration. We understand and appreciate RAMPAC's desire to maintain a degree of continuity and visual harmony in this precinct. However, as outlined in our application, the immediate context of 3 Nursery Road is one of mixed-use intensity, architectural variation, and evolving urban form. While RAMPAC has raised concern about the proximity of the Baxter Theatre (a Grade IIIA resource), we respectfully note that this relationship is across Main Road, and not one of direct adjacency or streetscape continuity. In this instance we submit that: the heritage value of the structures at 3 Nursery Road is insufficient to justify retention; the broader context does not support arguments for cultural landscape disruption, and: requiring a replacement structure at this stage would be contrary to both precedent and process.
- All parties were invited to today's meeting.
- Bruce Wilson of Bruce Wilson architects confirmed that they would be willing to retain the colonnade on the Main Road interface in the replacement structure.

REFERRAL

The Committee resolved to refer the application to BELCom on 17 September 2025 due to objections received from I&APs.

SVB

13.21. Erf 45507, 11 Nursery Road, Rosebank, S34 -Total Demolition

Case No: HWC25012412XM0729

Ms Xola Mlwandle introduced the item.

Bridget O'Donoghue, Nicholas Orton and Olivia Orton were present and took part in the discussion.

DISCUSSION

- The proposal is for the total demolition of the existing structures on site and remove the existing trees, in order to develop an apartment use building. The intention is to develop apartment use building, reserved exclusively for student accommodation. The proposed building is 5 levels, with parking bays and entrance on the ground level. The building is designed to accommodate 36 apartments each with 2 bedrooms. The development will also require floor space, parking and building line departures.
- Work has not started
- The site is graded IIIB and located within a proposed Heritage Protection Overlay Zone
- CoCT does not support the application: CoCT comment: HRS believes that the proposed total demolition of the heritage resource is counterproductive to responsible heritage management principles due to the 3B grading and its related context. The high levels of significance, heritage value and positive contribution as an independent heritage resource, as part of a diminished and limited group, as well as being a vital component within a threatened historical context is such that, and for the reasons above, HRS is not supportive of the proposed total demolition of the existing 3B heritage resource on the subject erf. HRS is not in agreement with the suggested Heritage Design Indicators and believes that the proposed development does not align with the suggested Heritage Design Indicators. The proposed development is not supported in its current form as it does not relate in a positive manner to neighbouring heritage resources, the historic context or sense of place. HRS proposes additions and replacements to the Heritage Design Indicators which align more closely to the different levels of heritage significances involved in an already compromised historic context and requests that HWC consider these as important.
- Neighbours object to the demolition and note that it will have a negative impact on the street
- The Florence Villas Body Corporate offers objection to the demolition and note that the new development is completely out of character and profoundly detrimental to its neighbours
- Comment was not received from RAMPAC.
- The applicant offered a response to the objections and notes that detailed assessment of the site has resulted in the recommended cultural significance as Grade IIIC primarily for contextual and historic values, due to the lack of Grade IIIB architectural significance. recommends the demolition of a recommended Grade IIIC buildings, which when removed will not negatively impact the streetscape.

REFERRAL

The Committee resolved to refer the application to BELCom on 17 September 2025 due to objections received from I&APs.

XM

13.22. Erf 16396, 61 Bain Street, Wellington, S34 - A&A, Minor Works

Case No: HWC24091608XM0919

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received on the 14 of August 2025
- Proposal is for additions and alterations for a new boundary wall on the sub divided Erf into two additional Erven. The fire wall was built as a result of the subdivision. The fire wall is constructed next to a single garage on the new boundary wall. The fire wall is semi attached to the garage.
- Work has not started.
- Drakenstein Municipality referred applicant to HWC

COMMENT

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

XM

13.23. Erf 2219, 53 Joubert Street, Greenpoint, S34 - Additions & Alterations

Case No: HWC25061801XM0620

COMMENT

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

XM

13.24. Erf 22324, 87 6th Street, Kensington, S34 – Additions & Alterations

Case No: HWC25072304XM0725

CASE SUMMARY

- Outstanding information received 15 August 2025.
- The proposal is to add a bedroom off the playroom on the first floor, extending the kitchen and re-planning the bedrooms with en-suites on the ground floor. In the year 2022, the owners of Erf 22324 appointed a professional to draw and submit plans to council for approval. This was done and the plans were circulated to the departures for comments. An amendments letter was issued. The applicant neglected to follow through with amendments and never submitted an application to Heritage.
- In the interim, the street boundary wall collapsed and for security reasons, the Owners reconstructed it last year. A few months later the pool was built along with the terrace.
- The property is Graded IIIC on the City's Heritage Audit and is not located within an HPOZ.
- CoCT comment: The applicant can proceed with an application to HWC without formal comment from the City, as this proposal is supported by the City's E&HM Branch. This amendment letter therefore serves as E&HM comment of support and must be included with the HWC permit 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.

XM

13.25. Erf 55859-RE, 18 Chamberlain Road, Claremont, S34 - Additions & Alterations

Case No: HWC25073101XM0731

Ms Xola Mlwandle introduced the item.

Peter Buttgens was present and took part in the discussion.

DISCUSSION

- Outstanding information received 19 August 2025. The proposal is for additions and alterations to the existing structure for internal alterations and work to the verandah, and replacement of side and rear windows. The proposed work has not started, however the roof material was changed last year after the heavy rains experienced during the winter without a permit and has been completed as shown on plans.
- Graded IIIC and is located within the proposed Claremont Village Heritage Protection Overlay (HPO) zone.
- CoCT comment: The proposals does not impact on any heritage significance relating to the building or area and is therefore supported.
- UCRRA Comment: Notes the roof alteration being made without formal review by the UCRRA and possible the review and approval by HWC. And notes the unauthorized work.
- UCRRA Comment on Roof: The loss of the original tile roof, a heritage feature highlighted in both the city and UCRRA surveys, grading and notes on heritage value / significance, has directly compromised and impacted the heritage value and significance of the house as a IIIC graded resource and diminished / impacted the sites significance, the streetscape and the surrounding resource. The UCRRA objects and does not support this possibly unapproved work

and recommends that this matter is investigated through the correct procedures / process, namely with a heritage impact assessment and where necessary, remedial work. Changes to windows : The architectural drawings / plans and heritage report received do not highlight changes to any windows. However, following a query by UCRRA, we have been informed that the side windows, currently wooden, are to be changed to aluminum units. We recommend that a corrected / revised application needs to be submitted for this S34, with the following:

- Detailed description and rationale for all proposed window replacements.
- Evidence regarding the age and significance of the windows to be replaced.
- Motivation for the selection of aluminium units over timber i.e. 'like for like' or a timber window design linked to the original character and fenestration of the house, if more suitable.
- We would recommend any replacement, or interventions should be in keeping with and sympathetic to the original heritage character and context of the building and area. If the above is followed, the impact on the building, streetscape and area would in our view be deemed to be low.
- Front Balustrade – There is not much in terms of details on the materials, finish or look of the balustrade. As this is on the front, we recommend that additional information on the materials and finish is provided in the HWC S34 application and that the design be sympathetic to the original heritage character and form of the building.
- Rear additions / alterations to the windows and doors : Details on the design, proportions of the new windows / stacking doors have not been provided. We recommend that this is required for the submission and that the window and stacking door design or proportions, i.e. that of the frame and mullions etc. needs to match or are sympathetic to that of the existing windows and or the fenestration of the original building.
- The steel chimney: Although it may be slightly visible from the street will have little to no impact.
- Internal works: The UCRRA raises no issue or objections with the proposed works. With the issue of possible unapproved work and the comments in terms of additional information / details required, we request that we be issued with any revised application and / or included in the final S34 submission sent to HWC, with the opportunity to review / comment, as necessary depending on the final approach chosen by the applicant.
- Applicant's response: the applicant had interacted with the architect and informed them about making an application regarding the unauthorized work and had no idea that it had occurred and would have structured the assessment differently.
- The applicant was advised by HWC official for plans to be amended to show the roof as completed and the rest of the work as proposed. The replacement of the windows were raised as a concern and applicant argues that the IIIC grading is generous for the significance of the house and that replacing windows not visible from the streetscape will not negatively impact on the heritage significance of the house or context

FURTHER REQUIREMENTS

The Committee resolved to request the following:

1. The complete scope of works is to be clarified, and plans are to be revised to include all of the proposed work coloured-up and the material specifications thereof.
2. The applicant to provide a comprehensive written response to all aspects of the UCRRA's comment.

XM

13.26. Erf 771, 12 Pleasant Place, Pinelands, S34 - Additions & Alterations

Case No: HWC25062302XM0624

OUTSTANDING INFORMATION

Both owners as listed on the title deed are to sign the application form or a POA is to be provided

XM

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

Case No: HWC25061707XM0630

OUTSTANDING INFORMATION

FoBCA Consultation required.

XM

14. NEW MATTERS

14.1 Erf 2797, 27 Van der Horst Avenue, Kommetjie, S34 - Minor Works

Case No: HWC25080715CH0813

OUTSTANDING INFORMATION:

Title deed, internal photographs, external photographs, streetscape photographs, SG diagram and locality plan, outstanding payment of R4670 required.

CH

14.2 Erf 380, 2 Caledon Street, Stanford, S31 - Additions & Alterations

Case No: HWC25041505CH0807

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIC inside the declared Stanford Heritage Area
- Proposal is to demolish the garage that was illegally converted into a second dwelling. A second freestanding dwelling will be constructed on site. The two dwellings will be connected by a pergola. Alterations are proposed to the boundary wall.
- Work has not started.
- OHAC provided comment stating that the new gables should match the existing parapet gables.
- SHC supports the revision B drawings with revisions made to the single garage door on the south east street elevation of the new building and gable treatment. SHC suggests that the new design be lowered to the window to create balanced proportions between the top of the garage door and window and the window and roof.
- The plans have since been revised.

DECISION

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

CH

14.3 Erf 4606, 39 Bird Lane, Hermanus, S34 - Additions & Alterations

Case No: HWC25080105CH0808

CASE SUMMARY

- Not Graded outside HPO
- Proposal is for internal alterations, new covered porch, two timber pergolas at the front, a timber deck at the front, pergola within the courtyard, replacing windows and doors and demolishing the side entrance gate and steps.
- Work has not started.
- OHAC 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

14.4 Erf 9118, Stellenbosch University Admin Block A, Ryneveld Street, Stellenbosch, S34 - Minor Works

Case No: HWC25080803CH0811

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIB inside the historic core of Stellenbosch
- Proposal is to replace the existing pedestrian ramp at the Admin A building with external stairs. The stairs will be obscured by the existing trees.
- Work has not started.
- Previous approvals:
 - 1) Permit issued on 2 December 2024 for A&A (HWC24110706SJ1108)
 - (2) Permit issued on 7 May 2025 for A&A(HWC25402405SVB0425)

DECISION

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

CH

14.5 Erf 9684, 72 St. George Street, Cape Town, S34 - Additions & Alterations

Case No: HWC25073104CH0807

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIA inside HPO
- Proposal is for internal alterations (demolishing walls and doors), replacing all external steel windows with powder coated aluminium windows and like-for-like replacement of all shopfronts and doors on the ground floor.
- Work has not started.
- Previous approvals:
 - (1) 10 December 2020 (19042411LB0426E)
 - (2) 21 December 2021
 - (3) 5 September 2023 (HWC23021503KB0227)
- CoCT supports

DECISION

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

CH

14.6 Erf 116120, 36 Burg Street, Cape Town, S34 - Total Demolition

Case No: HWC25071501CH0730

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIA inside HPO
- The proposal is to demolish the unauthorized pergola erected in the Road Reserve in front of Namaqua House and to restore the facade in accordance with the HWC approval. The pergola was constructed in 2024 and HWC (CN) issued a stop works order for it on 19 April 2024.
- Work applied for has not started i.e., the demolition of the unauthorized structure.

BACKGROUND:

- Previous application was related to the balconies:
 - Minor works application was at HOMs on 7 October 2024 for repairs to the balconies.
 - A COR was endorsed at HOMs on 26 November 2024 - this was for repair work to the two balconies.
 - Mitigation statement was tabled at HOMs on 4 March 2025. HOMS endorsed the mitigation statement and it was resolved that a mitigation agreement be entered into between the owner and HWC.
 - Mitigation agreement was received on 20 May 2025. Annexure A of the agreement specified the unauthorized work within the building and Annexure B of the agreement specified the unauthorized Burg Street pergola.
 - An application was tabled at HOMs on 19 May 2025 to alter the existing pergola. The work included demolishing the rear 1.2m portion of the pergola that was attached to Namaqua house and to support it with the pillars currently attached to the building. The proposal also included painting the pergola structure in a Dove Grey colour to blend in with the background and to clad the top of the pergola with timber. This application received objections from CIBRA and recommendations from the City. The matter was then referred to BELCom on 18 June 2025.
- BELCom 18 June 2025:
 1. A Stop Works Order as issued by HWC dated 19 April 2024 has been disregarded and is an aggravating factor.
 2. The Committee cannot condone unauthorized work, therefore:
 - a. The Committee resolved to refuse the application as submitted.
 - b. The owner is to submit a Section 34 application to HWC for the removal of the existing structure within 30 days of this decision.
 - c. The removal of the existing structure and restoration of the affected areas of the facade of Namaqua House are to be monitored by a suitably qualified architect with heritage expertise.
 - d. HWC is to be provided with the details of the appointed architect as referenced in c. and their CV confirming suitability to oversee the work.
 - e. A close out report confirming the removal of the existing structure and restoration of the affected areas of the facade of Namaqua House is to be submitted to HWC within 30 days of practical completion.
- The application before HOMS on 25 August 2025 is in response to conditions of the BELCom RoD. Mr. David Pike has been appointed to monitor the work and the CV of Mr. Pike was provided.
- CoCT supports
- CIBRA supports
- CoCT Property Holding supports
- The stop works order would have to be lifted for the commencement of the demolition.

DECISION

The Committee resolved to lift the stop works order issued on 19 April 2024 and 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. David Pike to monitor the proposed work.
2. A close-out report, compiled by Mr. David Pike, must be submitted to HWC within 30 days of practical completion.

CH

14.7 Erf 19772, 174 Main Road, Paarl, S27 - Minor Works **Case No: HWC25071715CH0814**

Ms Chane Herman introduced the item.

DISCUSSION

- Graded PHS inside SCPAOZ of Paarl
- Proposal is for the installation of solar panels. Applicant confirmed that via telephone that the work applied for is only for the solar panels and not a covered entrance, covered stoep and the addition of a new workshop/storeroom/ washing area - as stated in the form under 'motivation of proposed action'.
- Work applied for has already been completed.
- DHAC supports.
- The Committee noted that the incorrect reference number used for the first proof of payment.

COMMENT

HWC does not condone unauthorized 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

CH

14.8 Erf 155, 26 Firgrove Way, Meadowridge, S34 - Additions & Alterations **Case No: HWC25080721CH0815**

CASE SUMMARY

- Not graded outside HPO
- Proposal is for internal alterations, addition of a main bedroom, en-suite and scullery and the enlargement of bedroom 1.
- Work has not started
- 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 approve the application as the proposal does not negatively impact on heritage resources.

CH

14.9 Erf 10671, 10A Rose Avenue, Kirstenhof, S34 – Emergency Total Demolition **Case No: HWC25080707EJV0818**

CASE SUMMARY

- Ungraded
- Outside HPO
- Work has not started
- The proposal is to demolish the fire damaged and structurally compromised prefab structure

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. The permit was issued to the applicant on 19 August 2025.

EJV

14.10 Erf 1470, 61 Sonkwas Street, Paternoster, S35 - Emergency Sampling

Case No: HWC25081304EJV0818

CASE SUMMARY

- Ungraded
- Outside HPO
- Work has not started
- The proposal is to take a small 1m2 of the midden intersected by excavations for a pool in Paternoster. The midden was found in association with human remains and could provide valuable contextual information for the individual. Application to be read alongside the site inspection report for photographs and contextual information.
- A repository agreement has been entered into with Iziko

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 there was a threat to heritage resources. The permit was issued to the applicant on 19 August 2025.

EJV

14.11 Erf 1470, 61 Sonkwas Street, Paternoster, S36 - Emergency Recovery

Case No: HWC25081305EJV0818

CASE SUMMARY

- Ungraded
- Outside HPO
- Work has not started
- The proposal is to undertake a rescue unburial of human remains unearthed during excavation for a pool in Paternoster. The human remains have been partially disarticulated and decontextualised while some elements remain in situ and in an unknown state of articulation. Application to be read alongside the site inspection report for photographs and contextual information.
- A repository agreement has been entered into with Iziko

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 there was a threat to heritage resources. The permit was issued to the applicant on 19 August 2025.

EJV

14.12 Erf 2307, 6 Verreweide Street, Stellenbosch, S34 – Total Demolition

Case No: HWC25080502EJV0812

CASE SUMMARY

- Ungraded
- Outside HPO
- Work has not started
- The proposal is to totally demolish the existing structure to allow for consolidation and redevelopment for student accommodation. The structure on site was originally a single storey thatched dwelling and has undergone considerable additions and alteration rendering it

- unrelated to the original structure. The site is 1041m2 and there is therefore no s38(1) trigger.
- SIG and the Municipality do not object; the SHF did not provide comment in the 30-day commenting period

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.

EJV

14.13 Erf 2308, 8 Verreweide Street, Stellenbosch, S34 – Total Demolition

Case No: HWC25080503EJV0812

CASE SUMMARY

- Ungraded
- Outside HPO
- Work has not started
- The proposal is to totally demolish the existing structure to allow for consolidation and redevelopment for student accommodation. The original structure is still legible but has been added to and altered a number of times since its original construction. The site is 1056.7m2 and there is therefore no s38(1) trigger.
- SIG and the Municipality do not object; the SHF did not provide comment in the 30-day commenting period

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.

EJV

14.14 Farm 49557, Blombos Cave, Blomboschfontein, Still Bay, S35 - Destructive Analysis

Case No: HWC25062001EJV0811

Emily Jane Vowles introduced the item.

DISCUSSION

- Graded II
- Outside HPO
- Work has not started
- The proposal is to chemically and mineralogically analyse selected ochre and mineral pigment pieces from Blombos Cave. A recent re-investigation of the ochre and mineral pigment assemblage revealed 1566 individual pieces, some with anthropogenic modifications. The 95 samples will be analysed using Neutron Activation Analysis (NAA) at the University of Missouri Research Reactor (MURR). NAA is a bulk sampling technique that allows for the identification of major, minor, and trace elements in materials to compare the archaeological materials to geological samples in order to determine their geological place of origin. The results of these analyses will inform on prehistoric movements, collection strategies and patterns of resource acquisition and use. The material requested is appropriate for the study parameters and will not compromise the collection
- The SapienCe Centre supports; there is a repository agreement with Iziko

DECISION

The Committee resolved to endorse the Section 35 permit application prepared by Dr Elizabeth Velliky dated August 2025.

EJV

14.15 Erf 5602-RE, Lord Charles Hotel, Somerset West, S38(4) - NID

Case No: HWC25080710EJV0814

Emily Jane Vowles introduced the item.

DISCUSSION

- Ungraded
- Outside HPO
- Work has not started
- Triggers s38(1)(c)(i).
- The proposal is to introduce three apartment use buildings with parking and a restaurant in the garden precinct on the southern and western boundaries of the Lord Charles Hotel site. A similar development was approved with NFS in 2015 (15092207JW1005E) and supported by the City of Cape Town E&HM but never actioned and has since been revised. The Lord Charles Hotel was developed on land that was formally part of the Groot Paardevlei Farm and opened in 1988. Significant renovations have occurred since the original construction, notably in 2022. The hotel offers 198 guest rooms, landscaped gardens, a library, and a variety of dining options, tennis courts, swimming pools, a spa, and fitness facilities. The hotel played a role in South Africa's transition to democracy, hosting private meetings between Nelson Mandela and key figures before his election as president. The Groot Paardevlei homestead PHS is located immediately to the north of the Lord Charles Hotel and outside of the development site. The PHS is screened from the development by existing mature trees, the existing hotel, and considerable distance. The development will necessitate the removal of a eucalyptus tree grove, but this grove has not been well managed and the older trees are dying. The landscape plan has provided for new planting. The SAHRIS Palaeo-Map indicates low and moderate sensitivity.
- Consultant recommends no further studies.

FINAL DECISION

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

EJV

14.16 Erf 5952, 1 Bree Street, Langebaan, S34 – Minor Works; Deviation

Case No: HWC25081307EJV0814

OUTSTANDING INFORMATION:

Is work that has started in accordance with the previous permit? If not, plans to be revised. Title deed is not for erf 5952

EJV

14.17 Erf 845, 21 Tree Road, Camps Bay, S34 - Additions & Alterations

Case No: HWC25080709EJV0811

CASE SUMMARY

- Graded IIIC/IIII
- Outside HPO
- Work has not started
- The proposal is to fully renovate the house, inclusive of internal alterations, an additional storey, and garage with interlinking courtyard.
- CoCT support. CBCRA has no objections on the following conditions: 1. That the proposed concrete roof slab over the storage area be extended over the proposed new garage to provide a larger and more usable garden area. 2. That the new planter at second floor level be extended along the proposed garage to act as screening and a railing. 3. That the existing street, stone boundary wall character be retained. 4. That the mature trees in the road reserve be retained.
- In response to the CBCRA Comment the applicant states: "In order to meet title deed conditions re built upon, we have pushed the garaging back to be within the title deed and building line

footprint. We changed the garage roofing to a concrete slab to utilize the top of the slab as gardening and created a planters for greenery. It won't be possible to retain the stone street boundary wall as we need to excavate this area for garaging so we won't be having any street facing boundary wall. The pavement trees will not be affected and can be retained".

- After receiving the response from the applicant, the CBCRA revised their comment and offered no objection (OI 14.8.2025).

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.

EJV

14.18 Farm 297 Portion 1, Wilgerbosdrift, Moutonshoek, Piketberg, S38(8) – NID

Case No: HWC25062601EJV0814/ 25897EJV0814

Emily Jane Vowles introduced the item.

DISCUSSION

- Ungraded
- Outside HPO
- Work has not started
- Triggers NEMA.
- The proposal is to construct a weir in the Krom Antonies River Critical Biodiversity Area to allow for restoration of the river and removal of invasive marine species for the protection of endemic biodiversity. The construction is confined to the watercourse and its embankments. The larger site is a commercial agricultural farm. The NEMA Assessment Report states that "the proposed fish barrier / weir will be constructed using a combination of concrete, Reno mattresses, and gabions. It is designed to span the full width of the watercourse at a perpendicular angle (90 degrees) to the direction of flow. The total length of the weir, from one bank to the other, will be ± 21 metres". SAHRIS Palaeo-Map and map of relative palaeontology theme sensitivity indicates low sensitivity. The map of relative archaeological and cultural heritage theme sensitivity indicates low sensitivity.
- Consultant recommends no further studies.

COMMENT

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

EJV

14.19 Farm Banken 58, Vlermuis Gat Re/104 and 1/104, Struisvogel Vlake 105, Off the N7, Vanrhynsdorp, S38(8) – NID

Case No: 25891SB0813

DUPLICATE

SB

14.20 Erf 2068, 18 Hofmeyr Street, Mossel Bay, S34 - Partial Demolition, Restoration & Alteration

Case No: HWC25081401SB0814

OUTSTANDING INFORMATION:

Title deed, POA, Streetscape, Municipality comment, SG Diagram, clarification on the proposed work and completed work is required.

SB

14.21 Erf 21351, 7A Oosterland Industrial Park Paarl, S34 – Minor Work

Case No: HWC25081205SB0815

CASE SUMMARY

- Proposal: internal layout alternation that includes new masonry walls, relocating spray booth, removal of doors, placing of new doors,
- Work start: According to the application form – no
- Grade: not graded
- HPO: Outside
- Comments: none required as the committee deemed the proposed work as minor works.

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

14.22 Erf 7622, 4 Auburn Square, Denneburg, Paarl, S34 - Minor Works

Case No: HWC25081107SB0815

CASE SUMMARY

- Proposal: existing garage and internal storage, bathroom to be converted into a two bedroom and bathroom flatlet. There is also some minor works to the main building that include the replacement of windows to the north elevation, some paint and plaster work.
- Work start: According to the application form – no
- Grade: not graded
- HPO: Outside
- Comments: None

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

14.23 Duynfontein Farm 1552, Melkbosstrand, S38(8) - NID

Case No: 25851SB0808

Ms Stephanie Barnardt-Delport introduced the item.

Jonathan Kaplan was present and took part in the discussion.

DISCUSSION

- Proposed: Eskom Holdings SOC Ltd proposes upgrading services at KNPS (north of the reactors) to meet modern construction and safety standards. Since service installations from the 1980s were poorly recorded and their exact locations are uncertain, vegetation within the designated area will need to be cleared. The project area largely overlaps with the Reservoir Site BA investigation area (HWC Case 23110105), with only a small additional section included.
- Background: Previous application for (16092709AS1006E/HWC23110105SB1213) that is for Construction of two concrete water reservoirs, including associated infrastructure (intake pipeline & electrical line). There was also a Monitoring Work Plan that was approved.
- Trigger: S38(1)
- Other: NEMA
- Grade: not graded
- HPO: outside
- Built: not graded
- Archaeology: A broken Middle Stone Age (MSA) flake and a small nodule of silcrete were recorded within the footprint of the 2016 Alt 1 Reservoir (Kaplan 2016), near the location of the 2025 water reservoir tanks. No other archaeological resources were identified in the surrounding area. According to screener archaeology is low.

- Palaeontological: “According to Pether (2025), pale coversands of the Witzand Formation cover the area in the form of sand sheets and small dunes. The (proposed) additional area lies on the underlying Langebaan Formation aeolianite (refer to supporting documents), the calcrete capping of which is locally exposed in patches where the coversands are thinner. Assuming that installations will entail excavations of 1-3 m in depth, Pether (2023) notes that ‘there is a possibility that fossils and artefacts could be exposed in excavations made for the proposed project’.
- Due to the association of Stone Age material and fossil bones on the shallowly buried palaeosurfaces, the palaeontological sensitivity rating of the Langebaan formation is Very High, which is particularly pertinent in this area. The upgrading of services will involve the re-excavation of disturbed ground in the existing infrastructure trenches. Nevertheless, ex-situ fossils and archaeological material may be present in the disturbed sediments, and ‘new ground’ is also likely to be excavated in certain places.
- According to the screener – moderate to very high.
- There is additional updated PIA that indicated that it is not necessary for a new HIA /PIA.
- Visual/Cultural: Given the nature of the application, unlikely to impact.
- 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 and Accidental Finds Procedures to be included in the EMPr and Environmental Authorisation.

SB

14.24 De Leeuwen Jagt Farm 1791/1, Spice Route, Paarl, S38(8) - NID

Case No: HWC25072801SB0811

Ms Stephanie Barnardt-Delport introduced the item.

Clive Theunissen was present and took part in the discussion.

DISCUSSION

- Proposed: the construction of new event venue with new guest accommodation that will consist with six new cottages, replacement of existing cottage. The development will include 47 parking bays and 12 guest parking.
- Trigger: S38(1)(c)(i)
- Other: there is a possibility of 300m underground retaining wall that is yet to be confirmed.
- Grade: needs further investigation -
- HPO: outside
- Built: Various buildings on the farm including the homestead and its outbuildings. The werf as a whole has architectural, aesthetic and historical significance. None of these buildings will be affected by the proposals.
- Archaeology: Historic settlement date back to 17th century, furthermore, Graham notes that there is a possibility both precolonial and colonial material.
- Palaeontological: Site is located on the southwest side of Paarl Mountain, known for its building stone, Paarl Grey granite. This granite has been used in many heritage buildings in Cape Town, such as the Houses of Parliament and the Old General Post Office. There may be more granite beneath the surface in the area. The proposed events venue will require partial cutting into the

slope, impacting heritage resources. However, according to SAHRIS palaeo map – low significance.

- Visual/Cultural: within the Suid Agter Paarl Cultural Landscape, the site outside Stellenbosch municipality inventory – there is potentially a visual impact.
- Consultant recommendations: HIA – AIA, VIA, and tree survey
- The committee noted that Agterpaarl graded III cultural landscape; Leeuwenjagt not formally graded but considered landmark status.
- The committee considered an Architectural assessment/ study assesses the architectural significance of buildings and structures, considering factors such as design, construction techniques, materials, historical context, historical development, character, aesthetics and condition. The assessment should aim to identify and mitigate any negative impacts or proposed changes of a development or project on the architectural integrity of the site. Furthermore, it was noted that given the proximity to the werf of architectural significance.

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. Visual Impact Assessment
3. Architectural Assessment

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

SB

14.25 Farm Leeuw Kuil Re/75, off the N7, Vanrhynsdorp, S38(8) - NID

Case No: 25890SB0813

DUPLICATE

SB

14.26 Portion 10 of Farm 693 Off M36, Philippi East, Philippi, Cape Town, S38(8) - NID

Case No: HWC25070402SB0808 / 25849SB0808

Ms Stephanie Barnardt-Delport introduced the item.

Jonathan Kaplan was present and took part in the discussion.

DISCUSSION

- Proposed: Eskom plans to construct the Erica Main Transmission Station (MTS) and associated 400kV transmission lines on Portion 10 of Farm 693, Philippi East (14.46ha). The project includes the MTS, a distribution substation, overhead powerlines, transformers, and a 2.4m high security wall.
- Background: There was a previous application (110706SD10) for 400kV Double Circuit Transmission Power Line from Firgrove/Stikland to Mitchells Plain & Mitchells Plain substation on Farm 693/10 which was approved.
- Trigger: S38(1)(a)
- Other: NEMA
- Grade: not graded
- HPO: outside
- Archaeology: Previous HIA in the area found that no archaeological material was found and unlikely to be uncovered.
- Palaeontological: Previous HIA in the area found that no Palaeontological material was found and unlikely to be uncovered. According to SAHRIS map moderate to High, however unlikely to

have a impact given the previous finds.

- Visual/Cultural: low given the nature of the application
- 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 and Accidental Finds Procedures to be included in the EMP and Environmental Authorisation.

SB

14.27 Erf 12839, 18 Walmer Road, Woodstock, S34 - Additions & Alterations

Case No: HWC25080712SJ0811

OUTSTANDING INFORMATION

Consultation comments: WRA, Response to objections/comments received during consultation process.

SJ

14.28 Erf 1709, 34 Main Road, Greyton Trading Post, Greyton, S34 - Additions & Alterations

Case No: HWC25081101SJ0812

OUTSTANDING INFORMATION

Colour plans indicating work completed and proposed work; Annotated Streetscape photographs (up and down the road, neighbouring structures, Google images are not accepted); Consultation comments: Local municipality (Theewaterskloof) and Conservation bodies (Ward 2 Forum) in the area (If consultation has already taken place and no comment was received during the 30-day commenting period, HWC only requires proof of correspondence.); Response to any objections received during consultation process, Motivation.

SJ

14.29 Erf 179757, 3 Royal Road, Muizenberg, S34 - Deviation

Case No: HWC25081104SJ0811

OUTSTANDING INFORMATION

Locality Map; Updated annotated internal, external & streetscape photographs (up and down the road, neighbouring structures, Google images are not accepted), specifically for where the revisions will be undertaken.

SJ

14.30 Erf 188, 10 Lang Street, Riebeeck West, S34 - Minor Works

Case No: HWC25073107SJ0813

OUTSTANDING INFORMATION

Annotated internal photographs required.

SJ

14.31 Erf 2171, 23 Sidmouth Avenue, Oranjezicht, S34 - Additions & Alterations

Case No: HWC24111930SJ0811

CASE SUMMARY

- NHRA Trigger: Structure older than 60 years old.
- Additional Information: Full R5000 paid.
- The work has been completed.
- Ungraded and outside HPOZ.
- The unauthorised work includes a new pool, internal reconfiguration with new bathrooms and

en-suite to existing bedroom. New glass doors have been added opening to the pool area and the existing garage has been enclosed.

- Consultation:
 - CoCT EHM: support.
 - CIBRA: no objection under normal circumstances (had the work not been completed).

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.

SJ

14.32 Erf 2658, 10 Alleman Street, Paarl, S34 - Minor Works

Case No: HWC25072308SJ0811

OUTSTANDING INFORMATION:

New, signed application form; Colour plans with title block including drawing number, date and drawing author: If work has been completed, plans are to state clearly that all work has been completed; Consultation comments: Local municipality and Conservation bodies in the area (If consultation has already taken place and no comment was received during the 30-day commenting period, HWC only requires proof of correspondence.)

SJ

14.33 Erf 27353, 38 Cranko Road, Observatory, S34 - Additions & Alterations

Case No: HWC25073109SJ0813

OUTSTANDING INFORMATION

Consultation comments: Local municipality and Conservation bodies in the area (If consultation has already taken place and no comment was received during the 30-day commenting period, HWC only requires proof of correspondence.); Response to objections received during consultation process.

SJ

14.34 Erven 691 & 697, The Winchester Hotel, 221 Beach Road, Sea Point, S34 - Minor Works

Case No: HWC25081301SJ0814

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- Additional Information: An early to mid-20th century Cape Revival hotel complex, one of the few remaining along Sea Point Beach Road, with landmark presence on the Promenade and high social significance.
- The work has not started.
- Graded IIIA and outside HPOZ.
- Proposal is for the redesign of the west facade window and doors onto the balconies. Single doors and side windows were originally approved.
- Consultation: N/A MW

DECISION

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

SJ

14.35 Farm 168, Creche, Die Werf, Wupperthal, S31 - Deviation

Case No: HWC25080716SJ0811

OUTSTANDING INFORMATION

Annotated internal, external & streetscape photographs (up and down the road, neighbouring structures, Google images are not accepted).

SJ**14.36 Erf 180, 10 Kantoort Street, McGregor, S34 - Additions & Alterations**

Case No: HWC25071105SVB0811

OUTSTANDING INFORMATION:

Company/trust resolution, local authority comments required.

SVB**14.37 Erf 2188, 2 Granger Bay Boulevard, Green Point, S27 - Alterations**

Case No: HWC25060507SVB0811

OUTSTANDING INFORMATION:

Coloured up plans required.

SVB**14.38 Erf 237, 39 Breda Street, Oranjezicht, S34 - Additions**

Case No: HWC25052022SVB080

OUTSTANDING INFORMATION:

Power of attorney, Title deed, SG Diagram, resolution (where applicable), external, internal and streetscape images, local authority comment and proof of payment required.

SVB**14.39 Erf 626, 64 Union Street, Strand, S34 - Additions & Alterations**

Case No: HWC25081109SVB0813

Ms Sofia Briel introduced the item.

CASE SUMMARY

- The property is ungraded and outside of any HPO.
- Work has started.
- The completed work is a braai room addition to the building and opening two internal walls. The proposed work is a new staircase and renovation of the loft space to make habitable.
- CoCT declined its opportunity to comment as there is no heritage value evident.
- HRF notes that whilst the work done is accepted to have a low impact on the heritage value, the HRF abstain from further comment on this, on the basis that the work is already done thus limiting the value of any such comments.

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**14.40 Erf 799, 8 Ironsyde Street, George, S34 - Total Demolition**

Case No: HWC25080805SVB0808

OUTSTANDING INFORMATION:

Site plan indicating the proposed demolition and local authority comment required.

SVB**14.41 Erf 91953, 44 Coach Road, Wynberg, S27 - Minor Works**

Case No: HWC25080106SVB0811

Ms Sofia Briel introduced the item.

Katie Smuts was present and took part in the discussion.

DISCUSSION

- The property is a PHS and is within the Wynberg schools area PHA proposed HPOZ.
- Work has not started.
- The proposal is for minor internal repair and refurbishment to prepare the building for use as premium office space. Work will include interior repainting, electrical upgrade, sanding and refinishing floors, replacing or deep cleaning carpets and so forth as well as various specific interventions listed in the detailed scope of works in the report. These range from removal / replacement of modern fitting to removal and storing of the hunting trophies and billiard table.
- RSA has been appointed to oversee the proposed work.

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.

SVB

14.42 Farm 3/1602, Bontehoek Farm, Annandale Road, Stellenbosch, S34 - Additions & Alterations Case No: HWC25072507SVB0808

Ms Sofia Briel introduced the item.

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

DISCUSSION

- Outstanding information received on 19 and 20 August 2025.
- Bilton Windes (Bonterivier, Blyhoek) located on the property is graded IIIC.
- The property is along a scenic route and within the Eerste River Helderberg Area grade II Landscape Unit as per the Stellenbosch Heritage Survey.
- Work has not started.
- The proposal is to reconstruct the original 18th century building. A fabric analysis was done in 2024 (HWC24061312CH0620) and revealed the 18th, 19th and 20th century periods of construction layering. The proposed reconstruction and alterations are as follows:
- The proposal for the Manor House is to demolish the 1962 and 1982 additions, as well as reversal of the 19th and 20th century minor changes to openings. The proposal is also for changes to the original 18th century fabric, including making good where the later additions are to be removed; changes to bakoond; removal of some minor portions of wall; reverting portions to the original layout and positions, such window positions; the addition of new

timber plank walls in bedrooms to accommodate en-suites; replacement of the thatch roof; and alteration of existing modern gables to create historically correct time period gables.

- The proposal for the Longhouse is to demolish the 1962 and 1982 additions, including removal of modern windows and bricking up of the opening; some internal modern openings are also to be closed up; and modern dry wall to be removed. The proposal is also for reconstruction of the historic fowl-house, construction of two new internal walls to accommodate bathrooms, replacement of the thatch roof; and alteration of existing modern gables to create historically correct time-period gables.
- Stellenbosch municipality recommend the application for approval.
- SIG did not respond.
- SHF did not respond.

DECISION

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

SVB

14.43 Erf 97197, 13 Akkerdal Avenue, Claremont, S34 - Additions & Alterations

Case No: HWC25072902XM0807

CASE SUMMARY

- The application is for alterations and additions for internal alterations, new sewing and utility room, conversion of storeroom into music room, extension of stoep. The majority of changes involve outbuildings rather than the main dwelling.
- Work has not started.
- Graded IIIC, and located outside any HPOZ of proposed HPO.
- CoCT comment: The additions are sympathetic to the existing building and complement its architectural character. It will not have any negative heritage impact on the building, site or area. Heritage Resources Section (HRS) supports the proposals submitted.
- The GLCA has no objection provided permission is obtained from Heritage Western Cape.

FOR NOTING

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

XM

14.44 Erf 1551, 168 High Level Road, Sea Point, S34 - Additions & Alterations

Case No: HWC25080701XM0807

OUTSTANDING INFORMATION:

Streetscape photographs

Consultation comments: Conservation bodies in the area

XM

14.45 Erf 233, 38 Acacia Way, Pinelands, S34 - Minor Works

Case No: HWC25080704XM0807

OUTSTANDING INFORMATION:

Consultation comments: Local municipality

XM

14.46 Erf 3582, 16 Brand Street, Strand, S34 - Additions & Alterations

Case No: HWC25080708XM0813

OUTSTANDING INFORMATION:

SG Diagram, Tittle deed, Trust Resolution, Consultation comments: Local municipality and Conservation bodies in the area

XM

14.47 Erf 592, 5 Protea Road, Heather Park, George, S34 - Total Demolition

Case No: HWC2508050XM0808

OUTSTANDING INFORMATION:

Company/Trust Resolution, Consultation comments: Local municipality

XM

14.48 Erf 871, 9 Hill Street, Strand, S34 - Minor Works

Case No: HWC25080713XM0812

OUTSTANDING INFORMATION:

Annotated Internal & Streetscape photographs

XM

14.49 Erf 96546, 11 Sans Souci Road, Newlands, S34 - Additions & Alterations

Case No: HWC2507171XM0811

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

14.50 Erf 1024, Unit 105, Monreith, 24 Hall Road, Sea Point, S34- Minor Works

HWC25081207XM0813

Case No: HWC25072902XM0807

OUTSTANDING INFORMATION:

SG Diagram and streetscape photographs required.

XM

15. Other Matters

- 15.1** PM must sign off on Heritage Agreements and Mitigation Agreements prior to them being sent to the CEO and this is to be reflected on our agreement templates.

16. Adoption of Resolutions and Decisions:

XM moves to adopt and SJ seconds the adoption of resolutions and decisions of the meeting of 25 August 2025.

- 17. Closure:** The chairperson, Emily-Jane Vowles, officially closed the meeting at 11h30.

- 18. Date of next meeting: Monday, 1 September 2025**

MINUTES APPROVED AND SIGNED BY:

CHAIR: _____

SECRETARY: _____

Annexure A – HWC: Heritage Officers' Meetings

Abbreviations

APHP - Association of Professional Heritage Practitioners

AHP - Agulhas Heritage Society

BKCA - Bo-Kaap Civic Association

BKYM - Bo-Kaap Youth Movement

CIBRA - City Bowl Ratepayers' & Residents Association

CoCT - City of Cape Town

CTHT - Cape Town Heritage Trust

CRM - Cultural Resources Management

DRHCA - De Rust Heritage Conservation Association

Docomomo South Africa

DHS - Durbanville Heritage Society

EHM - Environmental Heritage Management department

FoBCA - Friends of Blaauwberg Conservation Area

FE - Friends of Elim

GLCA - Greater Lynfræ Civic Association

GPRRA - Green Point Ratepayers & Residents Association

HVA - Harfield Village Association

HMB - Heritage Mossel Bay

HVTA - Hex Valley Tourism Association

HBRRA - Hout Bay & Ratepayers and Residents Association

HIA - Heritage Impact Assessment

ILASA - Institute for Landscape Architecture in South Africa

KBHA - Kalk Bay Historical Association

KBSJRR - Kalk bay-St James Ratepayers & Residents Association

LKID - Lower Kenilworth Improvement District

MHCS - Muizenberg Historical Conservation Society

NCW - Not Conservation Worthy

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

NID - Notification of Intent to Develop

NCOA - Noetzie Conservancy Owners Association

OH - Oudtshoorn Heritage

Paarl300 Foundation

PRRA - Pinelands Ratepayers & Residents Association

PACF - Prince Albert Cultural Foundation

SAHRA - South African Heritage Resources Agency

SRHS - Salt River Heritage Society

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

SvDSF - Simon van der Stel Foundation Cape Town

STHS - Simon's Town Historical Society

SHF - Stellenbosch Heritage Foundation

SHCT - Stillbaai Heritage Conservation Trust

GHT - George Heritage Trust

RVRA - Rustenburg Valley Residents Association

TRHCS - Touws River Heritage and Conservation Society

VASSA - Vernacular Architecture Society of South Africa

WUECAG - Walmer/University Estate Conservation Action Group

WCAC - West Coast Aboriginal Council

WAAC - Woodstock Aesthetic Advisory Committee

WHCS - Worcester Heritage & Conservation Society

WRRRA - Wynberg Residents and Ratepayers Association

ASAPA - Association of Southern African Professional Archaeologists

ABHC - Associated Bibbys Hoek Conservancy (Knysna)

BELCOM - Built Environment and Landscapes Committee

CBCRA - Camps Bay Clifton Ratepayers Association

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

CTHF - Cape Town Heritage Foundation

CRRA - Constantia Ratepayers & Residents Associations

CMP - Conservation Management Plan

DWCA - De Waterkant Civic Association

DHF - Drakenstein of Heritage Foundation

EMPr - Environmental Management Program

FHRA - Franschoek Heritage and Ratepayer Association

FoCVGB - Friends of Constantia Valley Green Belts

GBRM - Great Brak River Museum

GVHAG - Greater Vredehoek Heritage Action Group

GCS - Greyton Conservation Society

HRF - Helderberg Renaissance Foundation

HOMs - Heritage Officers Meeting

HPO - Heritage protects overlay.

HWC - Heritage Western Cape

IACom - Impact Assessment Committee

IGIC - Inventories, Gradings and Interpretations Committee

KHS - Kommetjie Heritage Society

MGHS - McGregor Heritage Society

NHC - Napier Heritage & Conservation

NASDB - Nelspoort Agency of Sustainable Development body

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

NRA - Newlands Residents Association

OCA - Observatory Civic Association

OHAC - Overstrand Heritage and Aesthetics Committee

PPP - Public Participation Process

PHCT - Pniel Heritage and Cultural Trust

RMCA - Rosebank and Mowbray Planning & Architectural Committee

SAHRIS - South African Heritage Resources Information System

SPFA - Sea Point for All Group

SHC - Stanford Conservation Trust & Stanford Heritage Committee

SIG - Stellenbosch Interest Group

SHA - Swellendam Heritage Association

OWVS - Old Wynberg Village Society

TVHF - Tulbagh Valley Heritage Foundation

UCRRA - Upper Claremont and Residents and Ratepayers Association

WERRA - Walmer Estate Ratepayers and Residents Association

Ward 2 Forum

WCC - Whale Coast Conservation

WRA - Woodstock Residents Association

WECA - Wynberg East Civic Association