

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS' MEETING
Held on Monday, 27 October 2025 at 08:30 via MS Teams**



1. Opening and Welcome

The Chairperson, Ms. Corne Alexander officially opened the meeting at 08:30 and welcomed everyone present.

2. Attendance

Members

Ms. Corne Alexander	Specialist Heritage Officer (Chair)	CN
Mr. Ruan Brand	Specialist Heritage Officer	RB
Ms. Sneha Jhupsee	Specialist Heritage Officer	SJ
Ms. Stephanie Barnardt-Delport	Specialist Heritage Officer	SB
Emily Jane Vowles	Heritage Officer	EJV
Ms. Chane Herman	Heritage Officer	CH
Ms. Sofia Briel	Heritage Officer	SVB
Ms. Xola Mlwandle	Heritage Officer	XM
Ms. Chiara Singh	Heritage Officer	CSI

Staff

Ms. Waseefa Dhansay	Assistant Director	WD
Ms. Nosiphiwo Tafeni	Secretariat	NT
Mr. Olwethu Dlova	Back-Up Secretariat	OD
Ms. Yusrah Hoosain	I&APs group chat	YH

Legal Advisor

Ms. Penelope Meyer	Deputy Director	PM
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Observers

Mr Frik Vermeulen

Visitors

Visitors	Capacity	Item
Mr Kevin Cummins	Neighbour	14.35
Mr Craig Voortman	Neighbour	14.35
Mr Wilmar Koch	Neighbour	14.35
Ms Annie Erasmus	Neighbour	14.35
Ms Bridget O'Donoghue	Applicant/Heritage Practitioner	14.35
Mr Mathew Bremner	I&AP Legal Representative	14.57
Mr Chris Schoeman	Unknown	13.4
Mr Ian Fairley	Bergvliet Voluntary Association	14.57
Ms Lize Malan	Unknown	13.1, 14.32 & 14.54
Mr Clive Theunissen	Drakenstein Municipality	Drakenstein Items
Ms Samantha Lee	I&AP	14.57
Mr Kobus Van Wyk	Unknown	Unknown
Mr John Wilson Harris	Unknown	14.34
Mr Dylan de Vos	Unknown	Unknown
Mr Jo MacRobert	I&AP	14.57
Mr Johan Cornelius	Unknown	Unknown
Ms Keith Barton	I&AP	14.57
Ms Sarah Winter	Heritage Practitioner	14.57

Mr Andrew Legg	I&AP	14.57
Ms Carmen Downing	I&AP	14.57
Mr Wesley Vorsatz	WCED Representative	14.57
Mr Frik Vermeulen	Heritage Practitioner	14.57

3. Apologies

Aneeqah Brown

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 27 October 2025 with the following additions:
SJ moved to adopt the agenda and EJV seconded.

6. Approval of Minutes of the Previous Meeting

6.1. The Committee resolved to approve the minutes of 20 October 2025.
CH moved to approve the minutes and SVB seconded.

7. Disclosure of conflict of interest

None.

8. Confidential Matters

8.1. Erf 91062, 29 Durban Road, Wynberg (SVB)

9. Standing Items

9.1 Site Inspections

None

9.2 Proposed Site Inspections

None

9.3 Site Inspection Reports

9.3.1 Erf RE/66445, 9 Aliwal Road, Centre for Conservation Education Museum, Wynberg (RB)

- Officer (RB) conducted a site inspection on 17 October 2025 following a complaint regarding unpermitted maintenance work by WCED on the PHS.
- Inspection confirmed that maintenance and restoration work (structural repairs, repainting, timber floor restoration, electrical upgrades, and waterproofing) had been completed without a heritage permit.
- Works generally sympathetic, aimed at improving functionality, but some interventions (modern light fittings, colour change, minor fabric insensitivity) might not be sensitive to the heritage resource.
- Officer recommends submission of a Section 27 Minor Works application with a heritage architect's assessment, and that the Stop Works Order remain in place until HWC approval has been obtained.

COMMENT

The Committee notes the contents of the site inspection report dated 20 October 2025 and endorses the recommendations of the report, as follows:

1. The site inspection be noted at HOMS on 20 October 2025, and the site inspection report was noted at HOMS on 27 October 2025.

2. That a S27 Minor Works application for the restoration and maintenance at the PHS be submitted, accompanied by a heritage statement compiled by a suitably qualified heritage architect, that assesses the completed work and whether it has had an impact on the PHS or not (with any relevant mitigation recommendations).
3. Pending the outcome of an application contemplated in recommendation 2, that the E-mailed Stop Works may be lifted.

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

- RB conducted a site inspection on 16 October 2025 with Sofia Briel following a report that portico repair work had commenced without a heritage permit.
- Property is graded IIIA - an early 20th-century villa (Arts and Crafts style with Renaissance and Tudor influence), located within the Silwood HPOZ.
- The inspection found that the front portico had collapsed due to long-term moisture damage; repair work was taking place when the officers arrived on site.
- A Stop Works Order was issued on site in terms of Section 34 of the NHRA, with contractors permitted to continue only until end of day to make the site safe.
- Interior inspection confirmed good general maintenance and retention of significant original features (stained glass, staircase, fireplaces, parquet floors), though some reversible (non-sensitive) modern alterations were noted.
- Officer recommends submission of a Section 34 Minor Works application for the like-for-like portico restoration, after which the Stop Works Order may be lifted once HWC approval (or S51 letter) is issued.

COMMENT

The Committee notes the contents of the site inspection report dated 20 October 2025 and endorses the recommendations of the report, as follows:

1. The site inspection be noted at HOMS on 20 October 2025, and the site inspection report be noted at HOMS on 27 October 2025.
2. That a S34 Minor Works application for the like-for-like portico restoration must be submitted.
3. Pending the outcome of an application contemplated in recommendation 2, that the Stop Works Order may be lifted.

9.4 Preparation for Upcoming Committee Meetings

None

9.5 Tribunal Updates (HWC Legal)

9.5.1 Napier Inventory

9.5.2 Erf 168487, 124 Waterkant Street, De Waterkant

9.6 Interim and Close-Out Reports

9.6.1 Close Out Report: Erf 235, Bergzicht Training Centre, 31 Du Toit Street, Stellenbosch (SJ)

Case No: HWC22120801SJ1213

DISCUSSION

- The Bergzicht Training Centre complex, dating to circa 1795, comprises an H-shaped thatched homestead with holbol gables and associated structures: the Admin Building, Heerenhuys, and Pinotage Youth Development Building.
- The site, currently under consideration for a Grade II heritage grading, required maintenance and conservation works to restore the buildings to their intended use. Originally single-storey structures, all had adapted their loft spaces for use, which are now proposed to be discontinued due to structural integrity concerns.
- The works undertaken included repair and fire-retardant treatment of the thatch roofs, fitting of new ridge caps, selective screed and loft floor repairs, replacement of unsafe external staircases to meet SANS standards, lime plaster and limewash wall repairs,

re-decoration of external woodwork and steelwork, waterproofing of flat roofs, repair of the collapsed stoep and werf wall, and restoration of the historic garden wall using traditional lime-based materials.

- All interventions were carried out in accordance with the heritage practice to preserve the site's architectural character and ensure its continued sustainable use.

ENDORSEMENT

The Committee resolved to endorse the close-out report titled "*Heritage Report*", dated October 2025, and prepared by Linares Architects as having met the conditions of the HWC issued permit, dated 21 February 2023.

9.6.2 Close Out Report: Erf 983-Re, Corner Pentz Street and Yusuf Drive, Bo-Kaap (SJ)

Case No: HWC24040803SJ0409

DISCUSSION

- The site is a PHS and within the Bo-Kaap HPOZ.
- During construction for the Bo-Kaap Informal Trading Area upgrades at the corner of Pentz and Yusuf Drive, a stone-lined well was accidentally uncovered on 7 March 2025 while excavating for new public toilets. Following consultation with HWC, it was decided to preserve the well in situ and continue with the project by relocating the toilet block and incorporating the well in a future public-space upgrade.
- **HOMs 02.06.25: FURTHER REQUIREMENTS**
The Committee resolved to request the following further requirements:
 1. *The committee is supportive of the design in principle and the incorporation of the stone well, however, the design intent submitted is vague.*
 2. *Urban design and heritage indicators are to be developed to inform the new proposal.*
 3. *Evidence of the public consultation process, including any in-person consultations, and unabridged comments from I&APs are to be listed and responses to comments are to be tabulated.*
 4. *It is recommended that the City of Cape Town Environment and Heritage Branch is to be consulted for comment and guidance.*
- **HOMs 09.06.25: DECISION**
The Committee resolved to lift the stop works order on condition that;
 1. *A close-out report compiled by a qualified archaeologist must be submitted within 30 days of practical completion of any work within the original 5m buffer zone.*
 2. *The CoCT must enter into a heritage agreement within 6 months addressing the further requirements dated 2 June 2025 for the incorporation of the well into the revised site development plan.*
- The well was located roughly 1 m below rubble fill and extended to about 2.5 m in depth, though its true depth remains unknown. Part of its wall had been breached during excavation. To stabilise the structure, the damaged wall was closed with sandbags filled with sterile building sand, and additional sandbags were placed around the sides for protection. Because a significant delay was expected before the next development phase, the trench was backfilled. This approach allows the well to be safely re-exposed later while clearly marking its position.
- Recommendation for incorporation of the well in future upgrade (as per the Close-Out Report):
 - remove the massive overburden and reinstate the original ground level
 - the siting of Spolander House in terms of the topography of the site
 - improve linkages between Pentz Street and Yusuf Drive.It is recommended that the earthworks be monitored by an archaeologist to ensure that:
 - no further damage to the well structure results when the overburden is removed.
 - evidence of a formalised ground surface (if any) can be recorded and if present can be incorporated in the future upgrade.
- Condition 2 of the HOMs decision issued on 09 June 2025 must still be complied with.

ENDORSEMENT

The Committee resolved to endorse the close-out report titled “*Erf 983-RE CT Historical Well Stabilisation: Close-Out Report*”, dated 1 October 2025, and prepared by Harriet Clift (CoCT EHM), as having met condition 1 of the HWC issued Record of Decision, dated 09 June 2025.

Condition 2 of the HWC issued Record of Decision, dated 09 June 2025, requesting that “*The CoCT must enter into a heritage agreement within 6 months addressing the further requirements dated 2 June 2025 for the incorporation of the well into the revised site development plan*”, remains outstanding and must be submitted.

9.7 Incomplete Applications

9.7.1 Matters Arising: 13.22, 13.23.

9.7.2 New Matters: 14.1., 14.7., 14.11., 14.13., 14.14., 14.18., 14.25., 14.26., 14.27., 14.28., 14.29., 14.36., 14.38., 14.39., 14.40., 14.41., 14.43., 14.44., 14.47., 14.49., 14.51., 14.53., 14.55., 14.56.

9.4 Decisions taken under ASD delegation:

9.4.1 Matters Arising: 13.6., 13.8., 13.9., 13.17., 13.19.

9.4.2 New Matters: 14.2., 14.3., 14.4., 14.5., 14.6., 14.12., 14.17., 14.19., 14.22., 14.45., 14.46., 14.50.

9.5 Exemption Notice 9051 of 2025: NCW graded resources within the CoCT

9.5.1 Matters Arising: None

9.5.2 New Matters: None

9.6 Archaeological Matters

9.6.1 An accidental discovery of Human remains in Paternoster was reported to HWC. The matter is under investigation, with more information to be provided at HOMS on 3 November 2025 by SB.

9.7 Illegal Works Database: Stop Works Orders Issued

None.

9.8 Permit Deadline

Tuesday, 28 November @ C.O.B.

9.9 SAHRIS Rollout Feedback

The BE/Structure form was officially launched on Thursday 23 October 2025. CH has the first S34 application tabled for HOMS on 3 November 2025. Please refer to any feedback or queries received to RB. There will be some work in the week related to Comms and Marketing and recording of media to advertise SAHRIS better. RB will update the relevant officials on time when we revisit the SAHRIS SOPs and the APM/BGG forms.

10. Administrative Matters

10.1 Farm 468 Portion 128, Welmoed Estate, Stellenbosch (EJV)

Case No.: HWC24071209EJV0716

- On 10 September 2024 HWC issued a permit for the restoration and redevelopment of a historic, dilapidated warehouse structure for use as consulting rooms for a medical-related practice on condition of monitoring and a close-out report to be submitted by Claire Abrahamse, the appointed heritage practitioner.
- The structure has an HWC endorsed grading of IIIB and falls outside of an HPO.
- However, an engineer’s assessment has revealed that one of the three gables is not structurally sound and will need to be entirely demolished and rebuilt. Additionally, they want to enact minor revisions to the internal layout to the rear of the structure. Revised plans have been provided as Annexure B of the report.

COMMENT

The Committee resolved to approve the revised plans as per the drawings numbered AP.H.001 (Heritage) Revision C; AP.H.101 (Heritage) Revision C; AP.H.A801 (Heritage) Revision C, dated September 2025, and prepared by MWLF Architects as being substantially in accordance with the previous HWC approval dated 10 September 2024 on the following conditions:

1. Work to be done strictly in accordance with the HWC stamped plans.
2. The proposed work is to be monitored by Claire Abrahamse.
3. A close-out report prepared by Claire Abrahamse must be submitted to HWC within 30 days of practical completion.

10.2 Erf 3029, Strawberry Lane, Constantia (SB)

Case No: 21070812RG0411E

- There has been a slight amended in the 3rd draft BAR - The pedestrian access road changed – its larger now to the Pagasvlei river for easier access for the residents.
- The riparian buffer is now 11m – 10m ecological and 1m ecotone. Nothing else changed on the layout.
- DEA&DP requested an updated comment during their final review of the BAR for EA.
- The comment is overdue and should have been in this week – therefore the EAP has request urgent comment and cannot be referred to IACom.
- Need committee's input – is this general in accordance with what was previous approved?

REFERRAL

The Committee resolved to refer the matter to IACom once supporting documentation is received as IACom committee was the original commenting committee.

10.3 Erf 55307-RE, 43 Vineyard Road – Old Thatch, Claremont, S34-Additions & Alterations (CN)

A Minor Works Permit (HWC25090303CN1024) was issued via the ASD delegation on 24 October 2025. The proposed work is for repairs and partial replacement of roof structure with new thatch covering.

11. Monitoring by Practitioner

None

12. Discussion of the Agenda

13.10. Erf 82-RE, 11 Blackheath Road, Sea Point, S34 – Deviation

Case No: HWC25092923EJV0930

- The Committee raised concerns regarding the authenticity of the previously approved plans associated with application HWC23011912 due to the nature of the garage addition.
- It was resolved that, as the garage addition is being omitted in the current application, this has no bearing on the outcome of application HWC25092923EJV0930 and could be handled internally.

MATTERS TO BE DISCUSSED

13. MATTERS ARISING

13.1. Erf 31843, 61 Upper Liesbeek Road, Rosebank, S34-Additions & Alterations

Case No: HWC25020503XM0512

Ms Xola Mlwandle introduced the item.

Ms. Lize Malan was present and took part in the discussion.

DISCUSSION

- HOMs requested that heritage statement and updated plans to be circulated and I&Aps invited to 27th October meeting. I&Aps invited, and information included as per requirement. Outstanding information received 03 October 2025.
- Homs requested revised plan that indicates the unauthorised work as mentioned in the heritage statement- HOMs 22 September 2025.

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

COMMENT

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

XM

13.2. Erf 163057, 48 Chamberlain Street, Woodstock, S34-Minor Works

Case No: HWC24102105XM1121

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 17 October 2025.
- The proposal is for additions and alterations, to raise the existing boundary wall with palisade fence and electric fence for safety reasons. Work has not started
- The Woodstock Aesthetic Advisory body the proposed fence and not the electric fence.
- The Woodstock Residents Association has no objection
- HRS comment: The proposal is supported on condition that the proposed new metal fencing is not the standard palisade fencing but is similar to the fencing that has been erected at No 54 Chamberlain Street with decorative finials.
- Graded IIIC
- Inside the HPOZ

DECISION

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

XM

13.3. Erf 2327, 21 Camps Bay Drive, Camps Bay, S34-Additions & Alterations

Case No: HWC25090322XM0724

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received on 13 October 2025.
- The application is for additions and alterations for a second level to be constructed within the roof space with a dormer similar to the existing, proposed removal of bay window to create opening for a new verandah.
- Work has started; however, the majority is still to be completed.
- Graded IIIC
- Outside of HPO
- CoCT supports
- CBCRA has no objection

DECISION

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

XM

13.4. Erf 3926, 6 Upper Faure Street, Paarl, S34-Additions & Alterations

Case No: HWC25030504XM0422

Ms Xola Mlwandle introduced the item.

Chris Schoeman joined

DISCUSSION

- Outstanding information received 16 October 2025
- Homs further requirement meeting of 07 July 2025 for a heritage statement to be submitted detailing the interior significance and retaining significant heritage identified. HOMs Further requirement 22 September - Updated plans must be provided which address the recommendations made in the heritage statement. HOMs Further requirement 29 September -The Committee resolved to request further requirements, as the Further Requirements of the meeting on 22 September 2025 have not been met:
- FURTHER REQUIREMENTS
 - 1. Updated plans must be provided which address the recommendations made in the heritage statement specifically with regards to the flat roof and eave connection as well as the roof tile choice.
 - 2. The wall and floor finishes are to be integrated onto one set of drawings with the above included.
 - 3. It is recommended that suitably qualified architect with heritage experience is to facilitate this.
- Applicant must confirm whether there will be any loss of other original timber doors in addition to the single-teak door referenced in the report. With particular reference to the two timber interleading doors of the first floor (second storey) enclosed balcony. Applicant has offered response for HOMs consideration. Report has been submitted as per requirement Compiled by Anne-Marie Fick.
- The proposal is for additions and alterations to convert the property into a short-stay accommodation facility and need to affect the proposed additions/alterations to meet their requirements for this purpose but retaining the traditional look and feel of the property. The main alterations will be the addition of two bedrooms above the double garage at the far end of the property that will not be visible from the La Mode street angle or most of Upper Faure Street. A small pool and pool terrace is also proposed in the lush garden area behind the residence on the Septimus Street side, from where it will not be visible. The existing gazebos are planned to be converted internally into en-suite accommodation units to further increase the accommodation capacity, but the alterations will not detract from its external character. External paintwork is to be

done in vernacular Cape Dutch white, and the stonework to remain as original. The proposed additions and alterations will not detract from the existing character of the old residence or have a negative impact on the surrounding streetscapes or the adjoining properties, which are all modern structures of no architectural or historical significance.

- Wok has not started
- Graded IIIA
- Within the Paarl Special Character Protected Overlay Zone.
- Consultation comments:
 - The DHF does not object to the alterations. However, the committee is of the opinion that similar materials to the existing, especially when it comes to the roof, should be used.
 - The Drakenstein municipality offers objection and recommends that additional information must be provided of the extent of the interior spaces where they contribute to the significance and character of the existing dwelling
 - Paarl 300 supports
 - DHF revised comment: The DHF Committee is satisfied with the information provided and offer No Objection to the application currently serving at Heritage Western Cape, as long as the applicant ensures the preservation of the wooden panels during the refurbishment process, to prevent any damage to heritage fabric.
- Heritage statement and recommendations: The report notes the house has architectural and aesthetic value. And its key features listed are the Cape Revival Style, projecting gabled bays and a central double storey porch, rusticated colonnaded entrance porch, teak fenestration, upper porch enclosure and small paned casement windows. It is noted as being highly representative of the later development of the local Arts & Crafts architectural movement. the following Materials and elements are listed to be retained as significant:
 1. Solid teak internal doors, picture rails, and textured plaster on walls.
 2. Dining Room: Beamed ceiling, teak planked wall cladding, timber floors.
 3. Office: Timber wall panels with strips, built-in bookcases, face brick fireplace with arch, timber floors.
 4. Lounge: Slate and sandstone fireplace with timber mirror/shelf, timber floors, curtain rails.
 5. Stairwell: Timber staircase (treads, risers, balusters, newels), large textured-glass window with cottage panes.
 6. Bedrooms: Light-coloured narrow timber floors (possibly maple).
 7. Bathroom (Ensuite 4): Basin with soap shelf and bath niche.
- HP recommendation: The proposal is endorsed for approval, with the following recommendations: The paving around the porch needs careful design and alignment – including a diagonal/parallel section in front of the steps. The use of varnished timber is important in the architectural expression of Arts and Crafts style buildings. Preferably wall cladding should remain varnished, exposed timber. The Dining room has timber plank cladding, while the lounge and library have plywood panelling, which has been stained dark and blotchy. These could be painted, while the plank panelling could remain varnished. When painting wall panelling, please retain framing elements in varnished exposed timber for definition. These are: half rounds over joint, picture rails, and skirtings. The height issue at the new concrete flat roof and eaves interface needs to be resolved. When tiling a surround as proposed at the Living Room fireplace, the existing dressed stone surround should be retained, and the new/ additional surround work should happen on the face outside of the stonework. Roof finish: It is important to source a tile that will match the existing tiles, both in terms of colour and form/tie-in. If there is a problem achieving this, alternative proposals must be 39 submitted to Drakenstein Heritage and Aesthetics Committee/ HWC for approval.

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.

XM

13.5. Erf 876, 9 Piet Retief Street, Stellenbosch, S34- Total Demolition

Case No: HWC25091210XM0915

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 21.10.2025
- The application is for the total demolition of the structure to allow for subdivision and the construction of two new dwellings that comply with zoning regulations.
- Work has not started
- Not graded
- Outside HPO
- Property does not fall within the Historic core of Stellenbosch.
- SIG does not object to the application
- Stellenbosch municipality provided comment and supported.
- Stellenbosch Heritage foundation did provide comment within 30 days

DECISION

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

XM

13.6. Erf 57051, 4 Washington Road, Claremont, S34-Additions & Alterations

Case No: HWC20581920XM0821

CASE SUMMARY

- Outstanding information received 20 October 2025
- The proposal is for restorative maintenance to existing structure, as the previous state was poorly designed. Interior alterations to increase the usage of space. Complete restoration and repairs, with more modern finishes. Repairs to damaged walls and painting of whole structure. Repairs to gutter and fascias (like for like)
- Work has not started
- Property is not graded, however city graded NCW
- Not within HPO
- CoCT supports
- GLCA noted the property is outside of their boundary and did not offer a comment

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

13.7. Erf 1502, Kerk Street, Riebeeck West, S34-Additions & Alterations

Case No: HWC25092917CH0929

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 20 October 2025.
- Graded IIIA outside HPO.
- Proposal is for internal alterations and the addition of a carport.
- Work has started.
- Swartland Municipality supports and notes that although the building differs in architectural style to Erf 609, the proposed work will not be visible from the street.
- Riebeek Valley Ratepayers Association (RVRA) provided the following comments:
 - The street features will be affected particularly a new portion of the boundary wall where a pedestrian and vehicular gate is proposed.
 - The prominent corner in masonry that frames the cottage should be preserved as a contributing feature to the Kerk Street heritage road scape. The additional masonry wall and features proposed are not supported. A lightweight steel/timber posts will be supported.
 - The second pedestrian gate is questioned as the current gate marks the entrance to the house, however, should lighter gate structures such as steel or timber posts be proposed, this may be accepted.
 - The integration with the neighbouring western property should be sensitive. This property carries a different architectural merit which should be assessed by the heritage resources.
 - Should the masonry walls be accepted, there should be a surveyed natural ground line drawn, which will indicate that the masonry structures and gates will be higher than shown on the flat elevation.
 - The architectural character of the openings in the carport wall is not in keeping with any possible reference and carries no architectural merit. These should be considered as it falls within the heritage area of Riebeek West.
 - The rear of the development shows three inward opening doors, impeding on the already limited interior. Would a larger opening with sliding doors not be more conducive to the living space toward the garden and mountain?
 - The new guest toilet to dining room proximity is questioned.
- The Committee noted the letter received from the applicant stating that the carport addition is being omitted from the scope of work.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. The applicant must provide a written response to the objections received from the Riebeek Valley Ratepayers Association (RVRA).
2. The drawings must be revised to reflect the omitted carport structure and any design revisions to the entrance gate.

CH

13.8. Erf 1433, Unit 2 Section 4, 32 Bradwell Road, Vredehoek, S34 – Minor Works

Case No: HWC25081924EJV0930

Emily Jane Vowles introduced the item.

CASE SUMMARY

- Outstanding Information received on 21 October 2025
- Graded IIIC
- Inside Proposed HPO
- Work has not started
- The proposal is to replace an existing external window with a double door.
- The work underway to the shared boundary as per the external photographs relates to the permitted total demolition and replacement structure at 30 Bradwell Road (HWC23033114SJ0406).

- CoCT Support

FOR NOTING

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

EJV

13.9. Erf 57625, 40-44 Belvedere Road, Claremont, S34 – Additions & Alterations

Case No: HWC25100102EJV1008

Emily Jane Vowles introduced the item.

CASE SUMMARY

- Outstanding Information received on 21 and 22 October 2025
- Not Graded
- Outside HPO
- Work has not started
- The proposal is to resolve and improve public access and circulation of the shops and office spaces on this portion of belvedere road with internal and external alterations as well as the addition of a storey over a portion of the site.
- CoCT support; GLCA have no objection

FOR NOTING

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

EJV

13.10. Erf 82-RE, 11 Blackheath Road, Sea Point, S34 – Deviation

Case No: HWC25092923EJV0930

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 19 and 22 October 2025
- Graded IIIC
- Inside HPO
- Work has not been completed
- The proposal is to regularise an unauthorised kitchen extension. However, this extension was regularised in 2023 alongside approval of a garage addition under reference number HWC23011912. The applicant no longer intends to action the garage addition and has submitted a deviation application with the intention of just regularising the status quo of the property in order to sell.
- CoCT Support; SFB have no objection
- During administrative matters the Committee raised concerns regarding the authenticity of the previously approved plans and, while recognising that this concern has no bearing on the current application, advised on further investigation.

DECISION

The Committee resolved to approve the drawing numbered 100, dated September 2025, prepared by Grow Architecture as being substantially in accordance with the previous HWC approval issued under case number HWC23011912 and no further action in terms of the NHRA is required

13.11. Erf 96169, Gardens Commercial High School, Paddock Ave, Gardens, S27 – Minor Works**Case No:** HWC25061806RB0623

Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received 21 October 2025 (note, not the best streetscapes but should suffice).
- A section of the property is a PHS.
- Inside Central City HPOZ.
- Work has not started.
- Previous permit - HWC23112111CH1221 (maintenance and repairs).
- Proposal is for roof repairs on the PHS section of the property - the admin building, which faces the Company's Garden.
- The concrete Brosley Roof Tiles (which are not original - replaced the traditional clay Brosley tiles) are broken and it is causing water damage/attracting feral pigeons, which is causing damage to the internal heritage fabric.
- The plan is to reuse the Brosley tiles where possible and replace with something modern and suitable if this is not possible - likely only in one section of the roof where there is extensive damage.

DECISION

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

1. A close-out report, compiled by a suitably qualified heritage consultant, must be submitted to HWC within 30 days of practical completion.
2. The Committee resolved to endorse William Martinson of Osmond Lange Architects and Planners Pty Ltd to compile the close-out report.

RB

13.12. Erf 237, 20 King Street, Elim, S27-Minor Works**Case No:** HWC25091003SJ0911

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Provincial Heritage Site.
- Additional Information: Land is owned by Moravian Church; letter submitted.
- K. Smuts survey, 2018: IIIB. Symmetrical three bayed cottage under iron roof. Two vertically proportioned wooden windows and two paned fanlights over central door. Two three paned loft ventilation windows under eaves. Door, all windows and outer facade with moulded plaster surround.
- The work has not started.
- Graded PHS and within Historic Core of Elim (RSA Background Document).
- Proposal is to convert the existing rear outbuilding to an extending bedroom and new kitchen area. Plan indicates the damaged boundary wall that needs to be rebuilt with the proposal.
- Consultation:
 - Cape Agulhas Municipality: support.
 - Elim Opsiensersraad: support.
 - Agulhas Heritage Society: no objection.
 - Friends of Elim: the proposal is acceptable.
- Outstanding information received on 26 September 2025.

DECISION

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

SJ

13.13. Erf 113348, 37 Cavendish Square, Woodstock, S34-Minor Works

Case No: HWC25091708SVB0922

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 17 October 2025.
- The property is graded IIIC within the Cavendish Square HPOZ.
- Work has not started.
- The proposal is for internal alterations, including new fixtures and joinery, new internal walls to accommodate a new bathroom and bedroom, demolition of two internal wall, installation of two new windows.
- CoCT support the proposal.

DECISION

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

SVB

13.14. Erf 67983, Unit 2, Section 24, The Cotswolds, 8 Indian Road, Kenilworth, S34-Minor Works

Case No: HWC25092604SVB0929

Ms. Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 13, 14 & 17 October 2025.
- The property is graded IIIB and within the Kenilworth PHA proposed HPOZ.
- Work has not started.
- The proposal is to open up internal walls, close-up various internal doorways, and construct new walls to accommodate a new bathroom arrangement.

DECISION

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

SVB

13.15. Ptn 12-RE of Farm 1075, 1 Elandskloof Road, Franschhoek, S34-Deviation

Case No: HWC25082106SVB1007

Ms. Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 17 October 2025.
- The property is a proposed IIIB as per the Stellenbosch Municipality Heritage Survey and is within a IIIA graded Landscape Unit.
- Work has not started.
- The proposal is for deviations from a previous approval for alterations and additions, issued by HWC on 27 January 2025 (HWC24121003SJ0108).
- The deviations are for replacement of all doors and windows with aluminium alternatives. The proposal is also for additional deviations to the employee housing (previously referred to as the outbuilding) which include bricking up one external door, demolition of an external wall to be replaced by a new wall and an outdoor deck, and construction of concrete extension to accommodate a gunroom. Additional deviations to the primary dwelling which include a new design for the entrance

steps and foyer, and a new patio on the second storey above the scullery. Additional deviations to the second dwelling include demolition of the existing patio and new floor tiles in the existing storeroom.

DECISION

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

SVB

13.16. Erf 307, Unit 35, 301 Beach Road, Sea Point, S34 – Minor Works

Case No: HWC25090323CSI0904

Ms. Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 17 October for external and streetscape photos, body corporate letter of approval
- Work applied for has not started
- Graded IIIB
- Outside HPO
- Proposed work is for replacing existing fenestration (timber degraded) with new compliant aluminium framed windows as indicated, reinstating the balcony to the initial and original design by removing the balcony glazed enclosure.
- SFA, SFB did not provide comment within 30 days.

DECISION

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

CSI

13.17. Erf 456, 91 School Street, Paarl, S34 – Additions & Alterations

Case No: HWC25080402CSI1001

CASE SUMMARY

- Outstanding information received 14 October for new application form, response to DHAC comment, photos
- Work applied for has not started
- Not Graded
- Outside HPO
- Proposed work is for the extension of the existing balcony
- DHAC provided comment and support the application noting that the work has already been completed. They have clarified via email that they were mistaken, and work has not started nor been completed.
- DHF and Paarl 300 provided comment and support the application

FOR NOTING

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

CSI

13.18. Erf 90779-RE, 34 Tennant Road, Wynberg, S34 – Additions & Alterations

Case No: HWC25100304CSI1003

Ms. Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 17 October for company resolution, site photos, and confirmation of age for the outbuilding.
- Work applied for has not started
- Graded IIIA
- Outside HPO
- Proposed work is for a new detox bathroom (conversion), new consulting room, and sluice room
- The freestanding structure where the extensions are proposed does not appear to be older than 60 years, appears to have been built in 1998 (see maps under officer added info)

DECISION

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

CSI

13.19. Erf 57031, 5 Washington Road, Claremont, S34-Additions & Alteration

Case No: HWC25091905SB0919

Ms. Stephanie Barnardt-Delport introduced the item.

CASE SUMMARY

- Proposal: plaster and paint the garage and installation of IBR roof sheet, demotion of internal walls, steps to the front and other internal reconfiguration.
- Additional information received:
- Work start: According to the form – no
- Grade: not graded
- HPO: outside
- Comments: site falls out GLCA commenting area, city support and notes as NCW

FOR NOTING

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

SB

13.20. Erf 171138, 215 Lower Main Road, Observatory, S34-Alteration

Case No: HWC25092906SB1002

Ms. Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposal: proposed new door on the west and south façade along with minor internal changes such as bathroom, internal walls, lightweight timber deck
- Work start: According to the form – no
- Grade: IIIB
- HPO: inside – Upper Observatory
- Comments: CoCT notes no objection to wooden deck and balustrade subject to altered to include a vertical balustrade opening. Bishops Corner Body Corporate support
- HO: outstanding information: Company resolution and POA, Observatory Civic Association comment (Naomi Roux) - additional info received 6, 8 and 20 Oct.
- OCA support.
- The committee support the proposal as the balustrade does not detract from heritage resource.

DECISION

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

SB

13.21. Erf 301, 168 Voortrek Street, Swellendam, S34-Additions, Alteration and Restoration

Case No: SB1007

Ms. Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposal: Currently the building is in a poor condition- window is dilapidated state, roof leaking, the previous extension not built to standard – damp walls. Proposal includes new carport, internal renovation that include demolition of internal walls, new cupboards, replacement of timber, plaster and paint
- Work start: According to the form – no
- Grade: Not Conservation Worthy
- HPO: inside
- Comments: Swellendam municipality support
- HO: The motivation concludes that professional structural assessment be carried out before any renovation or demolition.
- additional information received 22 October - admin has accepted the pop, applicant has stated that there is one committee that comments in the area.
- The site was confirmed as not been a PHS as there is no gazette notice for the subject property.
- The proposal does not negatively impact the heritage resource.

DECISION

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

SB

13.22. Erf 5354, 12 Meerhof Street, Charleston Hill, Paarl, S34- Additions and Alteration

Case No: HWC25022401SB0307

OUTSTANDING INFORMATION

Confirmation of structure proposed for intervention is older than 60 years and plan indicating work that has started/been completed required. Comment from DHAC.

SB

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

Case No: HWC25100616SB1007

OUTSTANDING INFORMATION

Plans to be coloured up correctly (including elevation and section) and municipality comment required.

SB

14. NEW MATTERS

14.1 Erf 164, 35 Le Roux Street, De Rust, S34-Additions & Alterations

Case No: HWC25091615CH1008

OUTSTANDING INFORMATION:

Streetscape photographs, Oudtshoorn Municipality comment, written response to the objections received from Heritage Oudtshoorn.

CH

14.2 Erf 230, 10 Steenbras Street, Glentana, Mossel Bay, S34-Total Demolition

Case No: HWC25100806CH1008

CASE SUMMARY

- Not graded outside HPO
- Proposal is to demolish the existing structures on site.
- Work has not started.
- Mossel Bay Municipality did not comment within 30 days.
- Mossel Bay Heritage supports.
- SvdS Foundation did not comment within 30 days.
- The Great Brak Museum did not comment within 30 days.

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

14.3 Erf 31544-RE, 11 Claredon Road, Mowbray, S34- Additions & Alterations

Case No: HWC25090912CH1017

Ms Chane Herman introduced the item.

CASE SUMMARY

- Graded IIIC outside HPO
- Proposal is for internal alterations and addition of a study and pool lounge.
- Work has not started.
- CoCT supports.
- RAMPAC 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 4606, 7 First Street, Kleinmond, S34- Additions & Alterations

Case No: HWC25082202CH1009

Ms Chane Herman introduced the item.

DISCUSSION

- Not graded outside HPO.
- Proposal is for internal alterations and the addition of a living room, lobby and covered stoep
- 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

14.5 Erf 527, 19 Koning Street, Paarl, S34- Additions & Alterations

Case No: HW25100906CH1013

Ms Chane Herman introduced the item.

CASE SUMMARY

- Not graded outside the SCPAOZ of Paarl
- Proposal is for internal alterations and the addition of a new guest bedroom.
- Work has not started.
- Previous application: S34 (A&A) permit was issued on 6 March 2023 (HWC25021901CN0220)
- Drakenstein Municipality supports
- DHF supports.
- Paarl300 Foundation supports.

FOR NOTING

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

CH

14.6 Erf 6078, 44 Moffat Street, Hermanus, S34- Additions & Alterations

Case No: HWC25093011CH1010

Ms Chane Herman introduced the item.

DISCUSSION

- Not graded outside HPO
- Application submitted for minor deviations from the previous plan that was approved by the Municipality. The approved plan was for a proposed swimming pool and new boundary walls. The work applied for to HWC includes internal alterations to create an en-suite, new windows and bricking up of one window. This is essentially new work and not deviations because there was no previous HWC approval.
- Work applied for has already been completed.
- 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 issue an S51 letter as the proposed work did not negatively impact on 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

14.7 Erf 206, 65 Long Street, Piketberg, S34-Minor Works

Case No: HWC25093008CH1010

OUTSTANDING INFORMATION:

Additional external photographs, internal photographs, streetscape photographs and trust resolution.

CH

14.8 Erf 6162, Old Lutheran Church, Dorp Street, Stellenbosch, S27-Minor Works

Case No: HWC25092922CH1016

Ms Chane Herman introduced the item.

DISCUSSION

- Graded PHS inside historic core of Stellenbosch.
- Proposal is for maintenance and repairs to paint the exterior of the building with breath coat.
- Work has not started.

COMMENT

The Committee is supportive of the proposed interventions. For Heritage Western Cape (HWC) to issue a permit, the following is required:

1. The applicant must appoint a suitably qualified consultant with the appropriate heritage experience to prepare a close out report.
 2. HWC is to be provided with the details of the consultant and their CV confirming suitability.
 3. A letter of appointment to be signed by the applicant and consultant
- Once the above has been fulfilled, HWC will provide the required permit.

CH

14.9 Erf 248, 8 Prince Street, Oranjezicht, S34 - Additions & Alterations

Case No: HWC25082002CSI1010

Ms. Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Graded IIIB
- Inside HPO
- Proposed work is for an aluminium sliding door, window replacements, kitchen extension, and internal alterations
- CoCT initially objected to the application stating that the windows were supported on the south elevation in principle but not the original proposed ones as this would have detracted from the significance of the typology. Vertically proportioned fenestration was recommended as a way forward. E&HM did not support the proposed enclosure of the ground floor stoep as this would have led to the loss of significant historical fabric and detract from the architectural significance of the facade- and the typology. The removal of the window at the top right was supported as not original and previously insensitively replaced; on condition that the new fenestration is in keeping to the original i.e. two vertically proportioned tall windows (similarly tone 2 and 4 Prince Street). The applicant revised the design and resubmitted their proposal which CoCT were in support of stating all internal work including the new bathrooms, removal of the staircase and new floor surface is supported as the loss of significant historical fabric will be minimal. Design development regarding the previous insensitive proposed fenestration and enclosure of the stoep took place as recommended, and E&HM therefore have no objection to the current design's contribution to the streetscape of Prince street and the site's heritage environs. E&HM is in support of all other proposed alterations to the building as not negatively impacting on its high aesthetic and contextual significance.
- CIBRA provided comment and support the application.

DECISION

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

CSI

14.10 Erf 316-RE & 317, 22 Burnside Road, Tamboerskloof, S34 - Additions & Alterations

Case No: HWC25101308CSI1015

Ms. Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Graded IIIC
- Inside HPO
- Proposed work is for additional storeys to the existing dwellings and garages to create additional living space.
- CoCT provided comment and initially objected to the proposal stating E&HM did not support the original proposed work to the existing house as it would have resulted in a de facto demolition of a 3C graded resource in the HPOZ. The new work, albeit aesthetically pleasing, was a hybrid of styles and would have led to a substantial loss of fabric. The modest nature and previous insensitive changes to the existing Edwardian-style house were acknowledged but our department did object to the original proposed new house. The demolition of the mono-pitch “turret-addition” was supported in this regard. Changes that were more in keeping to the elements and features of the Edwardian style i.e. window pattern, clay tiled roofs, roof form, was encouraged. An additional storey and new roof could therefore be supported but in line with these suggestions. The visually permeable breeze blocks originally proposed to be incorporated in the new boundary wall onto Queens road and Burnside road are not sensitive to elements associated with the eras represented in this part of the HPOZ and were not supported. To contribute positively to the streetscapes of Queen road and Burnside road and the historical character of its sites, were timber or steel palisade fencing suggested. E&HM encouraged design development as recommended. The applicant revised the submission and submitted to E&HM for further comment and E&HM were supportive stating a design incorporating a clay tile roof, and more reference made to the existing house, would have been preferred but E&HM, however, has no objection to the latest proposal as it makes for a better contextual fit. The combination of the new roof form, the “separate” verandah roof, improved proportions and rhythm/articulation of the facades and the improved street interface on both sides have resulted in a proposal that is more sensitive to the site and its heritage environment.
- CIBRA provided comment and supported the initial application (de-facto demolition).

DECISION

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

CSI

14.11 Erf 477, 8 Jansen Road, Milnerton, S34 - Additions & Alterations Case No: CSI1015

OUTSTANDING INFORMATION

Work completed in the clubhouse must be annotated accordingly on the plans. Title deed of the Milnerton Tennis Club.

CSI

14.12 Erf 48666, 26 Wheelan Road, Newlands, S34 - Additions & Alterations Case No: HWC25101506CSI1016 Ms. Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Graded IIIC
- Outside HPO
- Proposed work is for a new sunroom to the rear of the property

- CoCT provided comment supporting the application stating HRS is of the opinion that the proposals have responded sympathetic enough to mitigate the impact of the alterations
- and additions into its context and the Newlands Village Guidelines. We believe that the potential impact by the proposals on heritage resources within this precinct will not be negative due to the following reasons: The architectural language, scale and massing used has been simplified to respond to its received environment and the screened and limited views to the site negate any negative impact.
- NRA provided comment o.b.o NCID and support the application

FOR NOTING

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

CSI

14.13 Erf 584, 10 Homestead Way, Pinelands, S34 - Additions & Alterations

Case No: HWC25101502CSI1016

OUTSTANDING INFORMATION

Internal photos - only one provided, response to PRRA objection required.

CSI

14.14 Erf 83, 196 Upper Buitenkant Street, Oranjezicht, S34 - Additions & Alterations

Case No: HWC25070307CSI1010

OUTSTANDING INFORMATION

Applicant name as per title deed to be stated on application form, applicant response to CIBRA's objection required.

CSI

14.15 Farm 277-RE, Farm Bakleiplaas, Vredendal, S38(8) - NID

Case No: 26394CSI1013 - <https://sahris.org.za/node/386094>

Case No: 26393CSI1013 - <https://sahris.org.za/node/386093>

Ms. Chiara Singh introduced the item.

DISCUSSION

- Trigger: S38(1)(c) Any development or activity that will change the character of a site -, (i) exceeding 5 000m² in extent.
- Proposed development: The proposed Bakleiplaas BESS facility development area covers an approximately 41 ha with the BESS covering approximately 10 ha consisting of the following infrastructure: BESS consisting of lithium-ion with a proposed footprint of up to 10 ha, the BESS will have a height of up to *5.5 m, fence around the project development area with security and access control, 33 to 132 kV step up onsite facility substation, Operations & Maintenance Building Area with a footprint of up to 1.5 ha, temporary laydown and storage area with a footprint of up to 1.5 ha, and substation area of up to 2.5 ha.
- Current land-use/zoning: Vacant / Agricultural
- Built environment: Site is vacant, no historical buildings are to be impacted.
- Visual impacts: Site lies within a Grade II cultural landscape area in the Olifants River Valley. However, the site is very well placed immediately adjacent to the large Juno Substation. Several powerlines enter and leave this substation, and the clustering of electrical infrastructure minimises impacts to the wider landscape. The site lies out of the actual river valley and is situated just over 3 km from the Olifants River itself.
- Archaeology: Scattered ESA lithics were found on the north-western edge of the site with no associated finds.

- Palaeontology: Sensitivity on the SAHRIS palaeo map is low
- Consultant has recommended HIA with VIA
- The Committee noted that the proposed developments for this application (26394CSI1013) and the next application (26393CSI1013) are to occur next to each other hence a cumulative HIA which incorporates the impacts of both the BESS facility and PV facility would be appropriate.

INTERIM COMMENT

The Committee resolved to require a Heritage Impact Assessment (HIA) which complies with S38 (3) of the NHRA and be inclusive of the BESS facility and PV facility proposed in Case ID 26394CSI1013 and Case ID 26393CSI1013 to provide an integrated, holistic assessment that considers the cumulative impact of both of the developments within a single HIA process, and which includes the following:

1. Visual Impact Assessment on CL

CSI

14.16 Ptn 118-RE of Farm 282, Farm 277-RE, Ptn 2-RE of Farm 278, Farm Bakkely & Farm Bakleiplaas Vredendal, S38(8) - NID

Case No: 26394CSI1013 - <https://sahris.org.za/node/386094>

Case No: 26393CSI1013 - <https://sahris.org.za/node/386093>

Ms. Chiara Singh introduced the item.

DISCUSSION

- Trigger: S38(1)(c) Any development or activity that will change the character of a site -, (i) exceeding 5 000m² in extent; (ii) involving three or more existing erven or subdivisions thereof.
- Proposed development: The proposed Bakleiplaas PV facility development area covers an approximately 1,500 hectares (ha) with the PV covering approximately 450 ha and a planned capacity of up to 300 megawatts and will consist of the following infrastructure:
- Approximately 500,000 single tracker or fixed tilt solar panels at a height of up to 6 meters (m), an operations and maintenance (O&M) building with up to 1,5 ha footprint, temporary laydown areas with a combined footprint of up to 10 ha, substation area of up to 2.5 ha, site access roads of up to 8m in width, and internal roads of up to 6m in width.
- Current land-use/zoning: Vacant / Agricultural
- Built environment: Site is vacant, no historical buildings are to be impacted.
- Visual impacts: Site lies within a Grade II cultural landscape area in the Olifants River Valley. The site is adjacent to the large Juno Substation, and several powerlines enter and leave this substation. Clustering of electrical infrastructure minimises impacts to the wider landscape, but the project would likely be visible from the surrounding area, including parts of the Oliphants River valley. The site lies out of the actual river valley and is situated just over 3 km from the Olifants River itself.
- Archaeology: A field survey uncovered 18 ESA handaxes in exposed hardpan. Impacts to occasional ESA artefacts will occur and given the very good numbers visible here compared to other areas, including many handaxes, this impact will require further attention.
- Palaeontology: Sensitivity on the SAHRIS palaeo map is low
- Consultant recommends HIA with AIA and VIA

INTERIM COMMENT

The Committee resolved to require a Heritage Impact Assessment (HIA) which complies with S38 (3) of the NHRA and be inclusive of the BESS facility and PV facility proposed in Case ID 26394CSI1013 and

Case ID 26393CSI1013 to provide an integrated, holistic assessment that considers the cumulative impact of both of the developments within a single HIA process, and which includes the following:

1. Visual Impact Assessment on CL
2. Archaeological Impact Assessment

CSI

14.17 Erf 1397-RE, 9 Eksteen Street, Heidelberg, S34 – Minor Works

Case No: HWC25092306EJV1010

Emily Jane Vowles introduced the item.

CASE SUMMARY

- Not Graded
- Outside HPO
- Work has not started
- The proposal is to install bathrooms into the existing footprint of workshop 1
- The Municipality do not believe the structure has any heritage value

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 Erf 178626, 50 Newlands Road, Claremont, S34 - Additions & Alterations

Case No: HWC25080408EJV1016

OUTSTANDING INFORMATION

Deed reflecting the current owners; confirmation as to what property this application is for; plans to reflect work that has started; SG diagrams; all photographs; CB comment required

EJV

14.19 Erf 56613, 19 Robinson Avenue, Bishops Court, S34 - Additions & Alterations

Case No: HWC25101001EJV1015

Emily Jane Vowles introduced the item.

CASE SUMMARY

- Not Graded
- Outside HPO
- Work has not started
- The proposal is for internal alterations and the addition of a braai room, ensuite bedroom, balcony, succulent roof garden, and carport
- CoCT support; CRRA have no objections.
- The plan has been revised since being submitted to CoCT but Revision B is substantially in accordance with the plans supported by the City

FOR NOTING

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

14.20 Erf 8127, Voortrekker Street and Phillip Street, Ceres, S38(4) - NID
Case No: 26398EJV1015 <https://sahris.org.za/node/386117>

Emily Jane Vowles introduced the item.

DISCUSSION

- Not Graded
- Outside HPO
- Work has not started
- Triggers s38(1)(c)(i).
- The proposal is for a retail development of approximately 5305m2 with contemporary architecture and materiality chosen to provide warmth and comfort with a “village” feel. The site is vacant, any structures on site appear to have been demolished by 2016. The property was likely used for recreation related activities as per the surrounding sports and recreation facilities. The site is not located within the historic core of Ceres nor in proximity to scenic resources and falls within the urban edge as delineated by the Witzenberg Municipality’s SDF 2020. The SAHRIS Palaeo-Map indicates moderate palaeontological sensitivity; however, the site has been previously disturbed.
- Consultant recommends no further studies

DECISION

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

EJV

14.21 Erf 877, 157 Mitchell Street, Bodorp, George, S34 – Total Demolition
Case No: HWC25091703EJV1015

OUTSTANDING INFORMATION

Formal municipality comment; CB comment required

EJV

14.22 Erf 98397, 5 Malcolm Road, Rondebosch, S34 - Additions & Alterations
Case No: HWC25100902EJV1010

Emily Jane Vowles introduced the item.

CASE SUMMARY

- Graded IIIC
- Outside HPO
- Work has not started
- The proposal is to undertake ground floor and first storey internal alterations and extensions as well as the raising of the boundary wall and installation of a covered patio.
- RSA provided a heritage statement and concluded with the following General Notes on Materials and Details: 1. Exterior: we recommend that the face brick entranceway, slate roof, half-timbered detailing with stippled plaster infill and the general character of the façade and street expression be retained. The small pane character in the windows is important especially on the front facades. 9. The cork oak is significant, but the garden itself is not. 10. The face brick chimney with corbeled detailing is a good feature. 11. The interiors are generally disappointing, and it would be hard to argue for retention of every element. The heavy timbered fireplace is a case in point. This does contribute character to the space and could be adapted and integrated as a key feature. We would recommend that at least this element be retained and adapted. The rough-hewn timber room divider with bracket details is rather odd and is more befitting a local “pub interior” and it would

be hard to argue for its retention I believe. 12. General interiors are ordinary and can be modernised and opened up. 13. The kitchens and bathrooms are modern and not significant. 14. The staircase is well constructed but somewhat plain and it does not really contribute either positively or negatively. We would recommend it be retained simply by virtue of its practicality and neutral quality. 15. Opportunities exist for the reconfiguration of the garage and the rear flat area under IBR roofing which is ordinary and not significant. 16. The upper bedrooms have half sloped attic roofs with cover strip detailing and would necessarily be retained and do influence the character of the rooms. 17. The slate roof has lichen growth but appears to be in a reasonable condition. We would recommend this be retained and maintained as this gives a significant part of the character of the house. 18. The single storey pool house wing appears to be awkwardly constructed and does not interface with the garden or pool in any positive manner, and we would expect this area to be either removed potentially and rebuilt as a modern pavilion type structure or more extensively remodelled. 19. The pool itself will benefit from being realigned and modernised as it has a very 1970's feel to it. 20. The street boundary, face brick walling and gateway is ordinary and somewhat non-descript. 21. The immediate context at the T-junction is also comprised of ordinary vibacrete and brick boundary walls and does not constitute to a positive local context, however the house has good overall views to Devils Peak and is well placed for light and air. In summary we don't believe that any heritage processes will hinder the adaptive reuse and alteration of this house and that opportunities for either minor alterations or more extensive modernisation and opening up exist. The plans provided are compliant with the above.

- CoCT support; RCID provided a notice of no objection and stamped the plans; the Ward Councillor 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.

EJV

14.23 Farms 186 Portion 3; 149, Aan de Valsch Rivier and Horeb, Riversdale, S38(8) - NID

Case No: 26414EJV1015 <https://sahris.org.za/node/386174>

Emily Jane Vowles introduced the item.

DISCUSSION

- Not Graded
- Outside HPO
- Work has not started
- Triggers s38(1)(c)(i) and NEMA.
- The proposal is for the introduction of cultivation of virgin soil for grazing, crops, and orchards and the construction of an additional dam via three possible alternatives on a working farm. The area proposed for this agricultural development lies adjacent to the Cape Floral Region Protected Areas (CFRPA) World Heritage Site. The primary Outstanding Universal Value (OUV) of the Cape Floral Region Protected Areas (CFRPA) World Heritage Site pertains to its ecological significance. As such, impacts to this OUV will be addressed in the specialist ecological studies completed for this project. In terms of archaeology, as there are no caves or overhangs on the site that may be sensitive in terms of rock art, and the site has been extensively transformed by agriculture it is unlikely that in situ archaeological heritage will be disturbed by the proposal. The SAHRIS palaeo-map indicates very high and unknown sensitivity with the proposed dam locations in the unknown sections. This sensitivity is due to the presence of the Bokkeveld Group. Almond explains that although in many cases these Devonian marine and near-coastal rocks were originally highly fossiliferous, there are very few fossil sites recorded within them in the Riversdale region. A number of recent palaeontological impact studies by the author show that deep chemical (lateritic) weathering, folding and pervasive cleavage, especially of the finer-grained mud rocks, has destroyed most near-surface fossils here. Low diversity trace fossil assemblages are among the

few exceptions. In practice, the Bokkeveld Group outcrop area is therefore generally of low palaeontological sensitivity in this sheet area.

- Consultant recommends no further studies and notes that this is an agricultural project on land zoned and utilised over the years for agriculture. The character of the site in essence is not changing.

COMMENT

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

EJV

14.24 Erf 57635, 97 1st Avenue, Claremont, S34-Minor Works

Case No: HWC25093009SB1009

Ms. Stephanie Barnardt-Delport introduced the item.

OUTSTANDING INFORMATION

External photographs of the areas where the work is proposed/completed, confirmation if the work is completed is required.

SB

14.25 Erf 2283/4, Unit 4, Bramber Court, 12 Ravenscraig Road, Green Point, S34-Minor Works

Case No: HWC25100807SB1010

OUTSTANDING INFORMATION

Title deed, locality plan, streetscape photograph, SG diagram is required.

SB

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

Case No: HWC25091603SB1013

OUTSTANDING INFORMATION

More streetscape photographs, plan clearly indicating the completed work, locality plan, additional amount is required.

SB

14.27 Erf 34715, 12 Neethling Street, Strand, S34-Additions & Alteration

Case No: HWC24110629SB1015

OUTSTANDING INFORMATION

More streetscape photographs, plan clearly indicating the completed work, locality plan, additional Amount is required.

SB

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

Case No: HWC25092903(10)SB1016

OUTSTANDING INFORMATION

municipality comment and response to Prince Albert Cultural foundation comment is required

SB

14.29 Erf 981, 5 Ficus Street, Stellenberg, S34-Additions & Alteration

Case No: HWC25091618SB1017

OUTSTANDING INFORMATION

Updated application form with both signature, Municipality comment as not minor, is required.

SB

14.30 Portion 4 of the Farm Badfontein No.10 / Remainder of the Farm Badfontein No.10 / Remainder of Farm Riet Poort No.9 / Remainder of Farm No.8, North of the R63, Murraysburg, S38(8)-NID

Case No: 26432SB1017 <https://sahris.org.za/node/386259>

Ms. Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: Development of the Megora Solar PV Cluster consisting of four (4) Solar Photovoltaic (PV) facilities (90–170 MW each) and associated infrastructure, including four (4) 132 kV overhead powerlines and grid connection infrastructure, near Murraysburg
- Trigger: Section 38(8)
- S38(1)(a): Linear development (powerlines) exceeding 300 m.
- S38(1)(c)(i): Development exceeding 5 000 m², changing the character of a site.
- Other: NEMA (DFFE).
- Grade: Not graded
- HPO: outside
- Currently: Predominantly agricultural land within the Nama Karoo Biome; semi-arid shrubland with small-stock farming. Surrounding properties used for agricultural purposes.
- Heritage resources: Two historical farm graveyards identified but located outside the development footprint. Painted rock shelters located in adjacent river valleys, outside impact areas.
- Archaeology: Surveys recorded scattered Stone Age artefacts and isolated archaeological material, with significant rock art sites in nearby valleys. Archaeological impacts from the proposed PV facilities are unlikely as these occur on exposed upper terrain, away from water sources. However, there is a potential impact from the proposed project.
- Palaeontological: High potential sensitivity due to underlying Lower Beaufort Group sediments containing vertebrate fossils (e.g. dicynodonts, gorgonopsians, and trace fossils). Potential for fossil disturbance during ground excavation; PIA required.
- Visual/Cultural: Landscape characterized by open plains and dolerite ridges typical of the Karoo; no historical settlements or significant scenic routes identified within or near the site.
- Consultant recommendations: HIA - Archaeological and Palaeontological Impact Assessments.

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

SB

14.31 Erf 626, 22 Belmont Avenue, Oranjezicht, S34-Permit extension

Case No: HWC25100606SB1009

Ms. Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposal: proposal includes extending and reconfiguring the house, upgrading the garage and boundary wall, adding a second parking space with an optional studio, improving internal layouts, and enhancing landscaping with a smaller pool.
- Work start: According to the form – no
- Grade: 3A
- HPO: Inside
- Comments: previous CoCT support

- HO: permit extension from 25 November 2022 (HWC22102605TZ1026) – previous noted as 3B, City of Cape Town support. Arts and Crafts–style house (graded III-B) built between c.1927–1940s, designed by McCarthy & Flegg.
- In the Heritage statement, it is noted that “CIBRA has sent a letter supporting the proposed alterations and additions” there is no proof of the original comment, but this is an extension of permit - recommend support the extension without the original comment.
- Previous permit: 25 November 2022 (HWC22102605TZ1026)

DECISION

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

SB

14.32 Remainder Portion 6 of Farm 764, Off Protea Road, Klappmuts, Paarl, S38(8)-NID

Case No: 26405SB1014 <https://sahris.org.za/node/386137>

Ms. Stephanie Barnardt-Delport introduced the item.

Lize Malan and Clive Theunissen was present and took part in the discussion.

DISCUSSION

- Proposed: Truck Fuel Stop off Protea Road, Klappmuts — establishment of a refuelling station for commercial heavy vehicles/trucks, with a small shop and deli, bathroom/shower facilities, and an outdoor eating area.
- Trigger: Section 38(8) of the NHRA — NEMA-triggered application.
- S38(1)(a) Exceeds 5 000m² in extent.
- S38(1)(d) Rezoning of a site exceeding 10 000m² in extent.
- Other: NEMA (DEA&DP).
- Grade: not graded
- HPO: outside
- Currently: Vacant agricultural land/pastures - Surrounding properties include pastures, smallholdings, sports facilities, exotic animal keeping, and semi-industrial uses.
- Heritage resource: No identified heritage resources of significance. The site is not located within a Heritage Protection Overlay Zone or cultural landscape of significance.
- Archaeology: low to none – no archaeological sites or material identified.
- Palaeontological: low according to SAHRIS palaeo-sensitive map.
- Visual/Cultural: According to the NID application - Located along Protea Road, which is a designated scenic route (Route 19) under the Drakenstein Municipal Zoning Scheme.
- Potential visual impacts may be managed through land use planning and the NEMA process.
- Site is within the urban edge and not on a designated scenic or heritage route of regional significance.
- Consultant recommendations: NFS

FINAL COMMENT

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

14.33 Erven 2317, 2318, 2319, 2320, 2321, 2322, 2326, 2327 and 2328, 49 Loop and 57 Strand Streets, Cape Town, S38(1)-NID

Case No: 26353SJ1008 (<https://sahris.org.za/node/385908>)

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: S38(1)(c) Any development or activity that will change the character of a site -, (ii) involving three or more existing erven or subdivisions thereof.
- Current Land Use: Business
- Current Zoning: GB7
- Land Use of surrounding properties: Mixed-Use, predominantly Business
- Grading and HPOZ: Graded IIIA with Erf 2322 IIIC, and inside Central City HPOZ.
- Brief History of Site: The site is located within Cape Town's central CBD along Strand Street and likely formed part of the early commercial activity associated with the historic Cape Town Harbour. Previously, the site accommodated bonded stores and lodging facilities, which were later demolished in the early 20th century. It was subsequently redeveloped with a motor dealership (currently graded IIIA) and a bank building (currently graded IIIC). Both structures remain on site and are intended to be incorporated into the proposed new development.
- Proposal: The proposed development involves consolidating the various properties into a single land parcel to construct a 22-storey tower. The design retains the existing heritage buildings at the base, integrating them as a podium element. The new structure will include retail space at ground level, four levels of parking, and fifteen floors of residential units above.
- Identified Resources & Potential Impacts:
 - Built Environment: In addition to the heritage-graded buildings on site, the surrounding area includes several Provincial Heritage Sites as well as numerous Grade IIIA and IIIB heritage resources, predominantly comprising higher-density inner-city buildings. While the original fabric of the on-site heritage buildings will be affected by the construction of the tower above, the proposed development may also influence key sightlines, alter streetscape character, and potentially impact the broader urban context of the surrounding heritage environment.
- Summary of Anticipated Impacts: The introduction of a tall building within an urban heritage area has the potential to significantly alter the character and identity of the neighbourhood. It may overshadow historic structures; interrupt established sightlines and disrupt the visual cohesion of heritage streetscapes. The scale and contemporary design of high-rise developments can contrast sharply with the architectural language of older buildings, potentially eroding the cultural and historical significance of the area. As such, careful planning and sensitive design are essential to ensure that new development is balanced with the conservation of heritage value.
- Heritage Practitioner Recommendation: HIA with Architectural (i.e., fabric analysis, historical analysis, material analysis etc.), Townscape Assessment, Visual Impact Assessment.

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. Architectural Assessment
2. Townscape Assessment
3. Visual Impact Assessment

14.34 Erf 95578, St. Mary's Cathedral, 16 Roeland Street, Cape Town, S34-Minor Works

Case No: HWC25100812SJ1009

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- The work has not started.
- Graded IIIA and inside Central City HPOZ.
- Proposal is for maintenance and repairs including plaster and paint restoration on the exterior, repair and repainting of windows and doors, and addressing minor damp-related damage inside. The boundary wall and fence will be repaired, and stonework repointed as needed. The garden's hard landscaping will be tidied and resurfaced in parts. These actions aim to improve the Cathedral's long-term preservation following years of inadequate maintenance since restorations in 2000 and 2007. Repairs to the nave have already been authorised by HWC (HWC25080512SJ0901).
- Consultation: N/A

DECISION

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

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

SJ

14.35 Erf 7691-Re, 14 Lewes Street, Somerset West, S34-Total Demolition

Case No: HWC25072403SJ1013

Ms. Sneha Jhupsee introduced the item.

Wilmar Koch, Kevin Cummins, Craig Voortman, Annie Erasmus (Neighbours and Local Residents), and Bridget O'Donoghue (Applicant/Heritage Practitioner) joined.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- Additional Information: Blue Waters 1946 - on the exterior wall. Previously Blue Waters Farm.
- HWC25072806: NFS on 19 August 2025.
- The work has not started.
- Not Graded and outside HPOZ.
- Proposal is for total demolition of structures on site for a new development.
- Consultation:
 - CoCT EHM: "Consideration be given to further investigate the possible historical significance of the house".
 - HRF: supports.
 - Various I&APs (Neighbours - local): objections due to cultural associational value to Arabian horse lineage in South Africa.
- Consultation Responses: Responses are provided to the I&AP objections.
- IAPs have been invited to HOMs on 27 October 2025.
- The objections are based on associational, community sentimentality and emotive factors by residents.
- The Committee supported the total demolition of the structure on site in principle, agreeing that it did not warrant retention on architectural merit, but resolved to provide a chance for I&APs to ventilate their objections.

HELD OVER

The Committee resolved to hold over the application to HOMs on 03 November 2026 to allow I&APs to review the final heritage report. I&APs are to be invited to HOMs on 03 November 2026.

SJ

14.36 Erf 112220, 7 Spencer Road, Claremont, S34-Additions & Alterations
Case No: HWC25100614SJ1013

OUTSTANDING INFORMATION

SG Diagram; Consultation comments: Conservation bodies in the area: Greater Lynfrae Civic Association.

SJ

14.37 Erf 1153, 36 Fabriek Street, Paarl, S34-Minor Works
Case No: HWC25100802SJ1013
Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- The work has not started.
- Graded IIIC and inside Special Character Protected Area Overlay Zone of Paarl.
- Proposal is for internal alterations, new chimney stack and new boundary wall.
- Consultation:
 - DHAC: no objection on condition that the details of the palisade fence are provided for comment.
 - DHF: no objections.
 - Paarl300: support.

DECISION

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

SJ

14.38 Erf 1329, 57 Hofmyer Street, Gardens, S34-Minor Works
Case No: HWC25101305SJ1014

OUTSTANDING INFORMATION

New signed application form, Annotated streetscape photographs.

SJ

14.39 Erf 416, House C2, Kassiesbaai, Arniston, S27-Additions & Alterations
Case No: HWC25100803SJ1015

OUTSTANDING INFORMATION

Title Deed and Resolution from Visser Unie for authorisation as Title Deed holders; Locality plan; Annotated internal and streetscape photographs; Consultation comments: Cape Agulhas Municipality, Waenhuiskrantz Visserman Unie and Agulhas Heritage Society & Conservation Body.

SJ

14.40 Erf 116, 14 Mead Way, Pinelands, S27-Minor Works
Case No: HWC25100705SVB1009

OUTSTANDING INFORMATION

Application form, power of attorney, surveyor general (SG) Diagrams, and coloured plan required.

SVB

14.41 Erf 156110, Kelvin Grove, 116 Campground Road, Newlands, S34-Minor Works
Case No: HWC25101403SVB1015

OUTSTANDING INFORMATION

Power of attorney, title deed, surveyor general (SG) diagram, company or trust Resolution, locality plan or map, external photographs, and streetscape / contextual images required.

SVB

14.42 Erf 31611, 20 De Villiers Avenue, Rosebank, S34-Minor Works

Case No: HWC25100613SVB1008

Ms Sofia Briel introduced the item.

DISCUSSION

- The property is noted as being under investigation on the City's heritage survey. However, the City notes in their comment that "from a desktop study it would appear that levels of significance are moderate...".
- The site is also within a Proposed HPOZ.
- Work has not started.
- The proposal is for the addition of a pergola at the rear of the property, various internal alterations and alterations to some doors and windows.
- CoCT support the proposal.
- RAMPAC was consulted during the LUMS process and had no objection to the proposal.

DECISION

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

SVB

14.43 Erf 3788-RE, 1 Kleinbosch-en-dal Street, Paarl, S34-Minor Works

Case No: HWC25100704SVB1016

OUTSTANDING INFORMATION

Application form, coloured up plan showing completed work, and internal and external photographs required.

SVB

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

Case No: HWC25101305SVB1013

OUTSTANDING INFORMATION

Internal photographs and streetscape / contextual images required.

SVB

14.45 Erf 63610, 16 Highwick Drive, Kenilworth, S34-Additions & Alterations

Case No: HWC25092308SVB1008

CASE SUMMARY

- The property is graded IIIC and within a Proposed HPOZ.
- Work has started.
- The completed work are historic alterations done to the building in 2004 and prior. This completed work was major renovations which included a garage extension, new first-storey study, new dining room and entertainment wings to the north, scullery extension, new basement, full fenestration replacement with new plaster detailing, and replacement of most internal finishes. The proposed work is for a new outbuilding, extension of two of the guest bedrooms, alterations to doors and

windows, extension of the rear terrace, alterations to the existing eastern and western terraces, removal of existing external steps.

- CoCT support the proposal.

FOR NOTING

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

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

SVB

14.46 Erf 656-RE, 28 Rose Mount Avenue, Oranjezicht, S34-Minor Works

Case No: HWC25090330SVB1008

Ms Sofia Briel introduced the item.

CASE SUMMARY

- The property is graded IIIB and within the Green Point HPOZ.
- Work has not started.
- The proposal of for removal of two trees.
- CIBRA support the proposal.
- CoCT advised the applicant to submit a LUMS application for removal of trees within an HPOZ.

COMMENT

The proposal does not trigger the NHRA in terms of Section 34(1). A letter of no trigger to be issued.

SVB

14.47 Erf 6888, 37 Merriman Street, George, S34-Minor Works

Case No: HWC25100810SVB1013

OUTSTANDING INFORMATION

Confirmation of status of work and surveyor general (SG) diagram required.

SVB

14.48 Erf 23884, 9 Camp Road, Maitland, S34-Additions & Alterations

Case No: HWC25100608XM1010

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The proposal is for to repair some fire damage to the Standard Hotel.
- An application to have a part of the hotel at the rear demolished was submitted to HWC in 2023 and a permit was issued which is currently still valid. The fire was concentrated to a single bedroom on the first storey of the hotel where extensive damage was caused by the fire although smoke damage extended far beyond the one room. This application is accompanied by an engineer's report compiled by Bergsten South Africa dated 10 September 2025, which was commissioned by the owners of the building for insurance purposes. This report concluded that the building's structure was not compromised by the fire and heat damage was restricted to finishes, lightweight partition walls and floors in one room only. Plaster has delaminated from brick walls, but the brickwork was not affected by the fire however, the joinery in the affected bedroom was totally destroyed.
- Work has not started

- The property has a Grade IIIB status and is located outside any Heritage Protection Overlay Zone (HPOZ)

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. The applicant must submit a detailed repair methodology including specifications of materials and standards.
2. A simple annotated plan or sketch must be included to identify the exact areas of intervention and scope of works

XM

14.49 Erf 14035, 75 Salisbury Street, Woodstock, S34-Additions & Alterations

Case No: HWC25092901XM1008

OUTSTANDING INFORMATION

Locality Map, Streetscape photographs, Consultation comments: Local municipality and Conservation bodies in the area required.

XM

14.50 Erf 1939, 34 Lourensford Road, Somerset West, S34-Additions & Alterations

Case No: HWC25100615XM1009

CASE SUMMARY

- The proposal is for a first-floor addition for extra bedrooms, bathrooms, balconies and family room. The ground floor has some changes in layout to make the house more practical for the needs of the owners.
- Work has not started.
- Not graded
- Outside the HPO
- CoCT supports
- HRF supports

FOR NOTING

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

XM

14.51 Erf 2283, 12 Ravenscraig Road, Green point, S34- Minor Works

Case No: HWC25100807XM1008

OUTSTANDING INFORMATION

SG Diagram, title deed and streetscape photographs required.

XM

14.52 Erf 47523, 1 Esmar Street, Rondebosch, S34-Additions & Alterations

Case No: HWC25100801XM1008

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The proposal is for additions and alterations for an addition of a garage and covered terrace.
- Proposed work has not started
- Graded IIC
- Outside the HPO
- CoCT supports
- Rondebosch Community Improvement District has no objection

DECISION

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

XM

14.53 Erf 7951, 12 Drakenstein Road, Van Der Stel, S34-Additions & Alterations

Case No: HWC25101606XM1017

OUTSTANDING INFORMATION

Application form- details of both owners and signatures and of applicant, Streetscape photographs
Consultation comments: Local municipality and Conservation bodies in the area required.

XM

14.54 Erf 16537-RE, Rhenish Girls' High School, Koch Street, Stellenbosch, S34-Additions & Alterations Deviation

Case No: HWC25081921XM1009

Ms Xola Mlwandle introduced the item.

Liza Malan joined

DISCUSSION

- The application is for deviation to previously approved plan. Approved in May 2025, case no HWC25030315XM0415.
- The proposal entails the insertion of a new entrance to the finance office in the gable end of the utility wing. The new work will entail a stair to door with a balustrade, a double door that is glazed and windows on either side of the door. The entrance will have a canopy over to provide protection from sun and rain. As with the recently approved additions, the architectural language will be paired down, with the use of similar materials such as the dark face brick of the current building for the stoep access, and the same steel roof sheeting of the buildings for the canopy.
 - Work has not started
 - Not graded
 - Not within HPO

DECISION

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

XM

14.55 Erf 88260, Unit 2, Twee Gewels, 26 Main Road, St James, S34- Minor Works

Case No: HWC25081505XM1013

OUTSTANDING INFORMATION

Applicant to sign the application form, SG Diagram, Tittle deed, Annotated Internal, External & Streetscape photographs, Local municipality and Conservation body comments required.

14.56 Erf 1195, Unit 408 Pleasant Ways, 275 Beach Road, Sea Point, S34-Additions & Alterations
Case No: HWC25101605XM1016

OUTSTANDING INFORMATION

Streetscape photographs required.

14.57 Erf 1061, 21 Ruskin Road, Bergvliet, S38(4) - HIA
Case No: 25604EJV1015 <https://sahris.org.za/node/386034>

Emily Jane Vowles introduced the item.

Sarah Winter (HP), Frik Vermeulen (HP), Carmen Downing (HP), Wesley Vorsatz (WCED), Matthew Bremner (Attorney obo Bergvliet Voluntary Association), Samantha Lee, Ian Fairley, Keith Barton, Andrew Legg, and Jo MacRobert were present and took part in the discussion.

DISCUSSION

- The Southwestern portion of the site is Graded IIIA
- Outside HPO
- Work has not started
- In July 2025, HOMs resolved to request an HIA with specific reference to a study of the impact of the proposed built form on the Cultural Landscape for the proposed development of Tokai High School.
- The development will include both a single and double story component, a hall, parking, and courts on the northern portion of the site and sports fields on the southern portion. The site is currently vacant and has been earmarked for development for the WCED Rapid Schools Programme. Erf 1061 is located within the urban edge and in the Sub-District 3 of the Southern District Plan, the site has been identified for infill development. The site is bounded by residential developments to the north and east, and Dreyersdal farm to the south and west. A mature Eucalyptus windbreak is located along the western boundary and will be retained.
- The site falls partially within the IIIA graded Dreyersdal Farm cultural landscape and Keyser River Green Belt. Dreyersdal farm was granted in 1804 to William Duckitt. The c1835 homestead was assessed by Fransen as “picturesquely situated on the edge of the unspoilt Keyser’s River wetlands” and being “unusual” in architectural character. During the mid-20th century, the ‘township’ of Bergvliet was established and following an ongoing process of suburban expansion the Bergvliet and Dreyersdal farmlands have become diminished with their farmsteads now embedded in suburbia. Remnants of these former farms include their farmsteads, a water and green belt system and patterns of planting. The Keyser’s River and associated wetland and its historical, and visual-spatial relationship with the Dreyersdal homestead is important for cultural landscape, hydrological and ecological reasons. The riverine setting and remnant farmland of this cultural landscape give it rural landscape qualities. The construction of the Simon van der Stel Highway (Blue Route or M3) in the early 1970s had a major severance impact on the cultural landscape. This together with other major road engineering interventions impacted the spatial connectivity of the suburbs of Tokai and Bergvliet. Portions of the M3 have distinctive scenic qualities; however, topographical conditions and the presence of the north-south windbreak screen the visibility of Erf 1061 from the M3 scenic route.
- The school site was subdivided off and transferred to the Educational Trustees of the Provincial Administration in 1967. The vines were removed c1971 and site has remained vacant since.
- The HIA contests that the site in its current form and zoning has minimal heritage relationship with the ‘parent’ property of Dreyersdal. The City’s grading of the cultural landscape as Grade IIIA is supported; however, the designation of a portion of Erf 1061 as forming part of this Grade IIIA landscape appears to be arbitrary for a number of reasons including the lack of cadastral boundary

or natural feature delineating the inclusion, no consideration of the topographical and flood line conditions of the site, and the fact that the site does not form part of the remaining Dreyersdal farm and is located some distance (i.e. 620m) from the Dreyersdal homestead and therefore does not form part of the visual-spatial setting of the homestead. Therefore, the grading of a portion of the site as Grade IIIA is disputed. At best, the site has some contextual value in forming an urban, rural and riverine transitional zone between residential development, the Dreyersdal farm and the Keyzers River. While located overlooking the Keyzers River Green Belt, the subject site does not form part of the Green Belt.

- The following heritage indicators have been developed:

In terms of the Broader Landscape:

- Protect mountain views and vistas from landscapes, sites and routes of heritage value.
- Protect the remaining farmland that forms part of the Constantia-Tokai Valley. This includes the remaining Dreyersdal farmland.
- Protect the riverine corridors, wetlands forming part of the Zandvlei catchment and forming part of the Constantia-Tokai Green Belt Network. This includes the critical ecological, hydrological and cultural landscape role of the Keyzers River, Wetland and Green Belt.
- Protect the landscape setting of historical farmsteads worthy of formal heritage protection. This includes the remaining Dreyersdal farmland and its distinctive riverine setting.
- Protect the scenic qualities of the M3 particularly in terms of its green frame and prominent landscape views and views towards cultural historical landmarks. This includes views eastwards across the Keyzers River and Green Belt towards the Dreyersdal homestead.

In terms of the Local Site Scale:

- Give preference to the use of the site which will ensure a positive public interface and public orientated use of the Keyzers Green Belt.
 - Respect the transitional role of the site adjacent urban, rural and riverine landscapes.
 - Set new development back from the southern edge and concentrate new buildings along the northern section of the site related to existing suburban edge. The remaining southern portion of the site should retain a sense of green.
 - Retain and reinforce the existing north-south tree line along the western boundary of the site.
 - Boundary treatments to be visually permeable particularly along the southern boundary which interfaces with the Dreyersdal farm and Keyzers River Green Belt and Wetland.
 - No third-party signage along the southern boundary of the property.
 - New buildings to be fragmented in form and scale and to not protrude above the height of the existing north-south tree line along the western boundary.
- The following was concluded having assessed the proposal against the HIs: The distance between the closest school building and the Dreyersdal homestead is 620m. The visual impact of the distant school buildings from Dreyersdal, screened by new landscaping, will be insignificant and will not affect its rural or semi-rural character. The future role of the site is compatible with the presence of a number of schools within the local area and retains a public interface with the Keyzers River Green Belt. The proposed school buildings are confined to the northern portion of the site, closest to the suburban edge, with sports fields further south at the rural interface. This responds to the cultural landscape and the transitional role of the site between urban, rural and riverine landscapes. The proposals also indicate retention of the north-south windbreak of Blue Gum trees along the western boundary and indicate additional planting along this edge. The development will not be visible from the M3 Freeway - a scenic route – as the M3 is well below the level of the site. The proposed school includes single and double storey building heights with a fragmentation of the built form and a roof typology that reflects a contemporary vernacular. This ensures a sense of fit with the 1970s suburban neighbourhood despite the residential neighbourhood having no heritage value. From a heritage perspective, the character of the built form will ensure a sense of fit within the cultural landscape in the distance to the west and south. The maximum height of buildings is 10,129m, which is below the height of the Blue Gum trees along the western boundary. The Landscape Plan makes provision for additional planting along the western boundary of the site, thus reinforcing the existing windbreak as a screening device from the M3. In conclusion, the proposal was assessed to address all HIs positively apart from the boundary treatment and third-

party signage indicators the outcomes of which are yet to be determined but have been made conditional of the approval.

- Jenna Lavin provided comment confirming that the subject area has low sensitivities for impacts to significant archaeological and palaeontological heritage resources and offered no objection on these bases on condition that should any buried archaeological resources or human remains or burials be uncovered during the course of development activities, work must cease in the vicinity of these finds. HWC must be contacted immediately in order to determine an appropriate way forward.
 - In terms of public participation:
 - CoCT suggests that boundary treatment, particularly bordering the remnant farmland should be largely visually permeable. HRS believes that the proposed development with the envisaged architectural language, scale, massing and position on the site, the sports field acting as a transition between school buildings and the remnant farmland, the retention of the existing north south tree line, that as a result there will be no overly negative impact on the associated levels of significance of the resources identified. It is therefore supported.
 - The Bergvliet Voluntary Association inclusive of 275 residents object on the basis that, by reason of its scale, intensity and location, the development will intrude upon and irreversibly diminish the sensitive heritage resources in the immediate vicinity of the site. Their objection refers to:
 - The proposed development will impact on the communal sense of place.
 - Erf 1061 lies within a secluded, low-density residential area contributing to the heritage significance of the area. Erf 1061 offers uninterrupted views towards the mountains forming part of the cultural landscape and heritage setting of the Tokai suburb.
 - The southern portion of Erf 1061 is recognized as part of a Grade IIIA cultural landscape. The HIA approaches Erf 1061 as an “empty” site and disputes/downplays the Grade IIIA designation. Erf 1061 is not a blank canvas.
 - The fact that Erf 1061 was expropriated in 1967 and zoned for education purposes does not sever its historical and cultural association with Dreyersdal farm.
 - The HIA does not include a visual impact assessment (VIA) despite the proposed development permanently altering the area’s character by introducing large-scale institutional buildings incompatible with the low-density residential fabric and its heritage value.
 - The architectural drawings included in the HIA have a discrepancy in the maximum height of the proposed development and lack of clarity between natural ground and floor levels.
 - The HIA fails to meet statutory requirements including inadequate identification of heritage resources, lack of archaeological and palaeontological surveys, lack of integration of specialist studies, inadequate assessment of heritage impacts, no consideration of alternatives and insufficient mitigation measures.
 - Ecological concerns, traffic concerns, services concerns, construction noise concerns.
- The BVA request that HWC refuse the HIA or, should approval be granted, that it should be subject to strict and binding conditions including: A conservation policy and Cultural Landscape Management Plan for the affected landscape and its setting; A revised HIA that fully complies with section 38(3) and applicable standards; A proper alternatives assessment that includes alternative sites and materially different, reduced and conservation-led layouts, and demonstrates why harm to the Grade IIIA portion is unavoidable; Redesign of the proposal on a conservation-led basis so that the entire Grade IIIA portion is retained in-situ behind a surveyed conservation line, with a protected buffer connecting to the Keysers River Green Belt; Provide enforceable conditions prohibiting field floodlighting, limiting building lighting and signage, prescribing perimeter treatments toward the green belt, and ensuring public access continuity along the corridor; Provide comparative assessment report that assesses at least three alternatives within the service catchment (including municipal or provincial land), with reasons for rejection grounded in heritage sensitivity mapping, transport access, DBE norms, and service capacity, and demonstrating why harm to the Grade IIIA portion of Erf 1061 is unavoidable; Prepare a consolidated Environmental Management Programme.

- Neighbours and Bergvliet residents raised concerns regarding traffic and congestion, pedestrian safety, emergency access, and environmental and heritage impact. They contest that a school will shift the neighbourhood dynamic, reduce property values, and erode the quality of life for long-standing residents. Concerns were also realised regarding the public participation process as the community have been approached to comment only on the HIA and have not had opportunity to object at a higher and broader scale. They contest the finding of the HIA that, as Erf 1061 was expropriated in 1967 and zoned for education purposes, it is a fait accompli that a new high school will be built failing to take into account the context and contest the finding that Erf 1061 has minimal relationship with the parent farm and should not be afforded a IIIA grading. They recommend that the WCED should investigate alternative sites and Erf 1061 should be preserved and integrated into the Keyser's River Greenbelt.
- The Bergvliet Meadowridge Ratepayers' Association raised concerns regarding:
 - the public participation process as they have been approached to comment only on the HIA and have not had opportunity to object at a higher and broader scale.
 - The findings of the HIA, disagreeing that the site has minimal relationship with the parent property and should be excluded from the IIIA grading and disagreeing with the height of the proposed structures as impacting the heritage views and cultural landscape.
- The consultant responds in detail to the objections on pages 84 and 85 of the HIA
- All parties were invited to HOMs today
- Winter concludes the HIA dated October 2024 with the following recommendations on page 88: It is recommended that HWC endorse the HIA as having satisfied the requirements of Section 38 (3) of the NHRA and HWC's requirement for an HIA that includes "A study of the impact of the proposed built form on the Cultural Landscape". It is recommended that HWC endorse the findings and recommendations of the HIA report and issue a Record of Decision in terms of Section 38 (4) that the development may proceed subject to the following conditions:
 - The development must be generally in accordance with the development and landscape proposals included in the HIA report.
 - The site development plan and architectural drawings prepared by MLH Architects & Planners (2025).
 - The Landscape Plan prepared by Planning Partnership Landscape Architects 2025.
 - A visually permeable boundary interface must be provided along the southern boundary of the site where it interfaces with the Dreyersdal farm and Keyser's River Green Belt.
 - No third-party signage along the southern boundary of the property
- The Committee noted that the recommendations must be supplemented with the accidental and chance finds clause to ensure any archaeological or palaeontological resources are accounted for.

REFERRAL

The Committee resolved to refer the matter to IACom on 5 November 2025 due to the objections received.

EJV

14.58 Erf 45192, 6 Park Road, Rondebosch, S34-Minor Works

Case No: HWC25101701RB1022

Mr Ruan Brand introduced the item.

DISCUSSION

- Graded IIIA
- Inside HPOZ
- Work has started.
- The Portico collapsed around March 2025, and the owners hired a structural engineer and contractors to restore it like for like.
- They were unaware that the like-for-like replacement triggered S34 of the NHRA.
- A stop works order was issued by RB on 16 October 2025.
- More information on the situation was provided under Item 9.3.2 (the Site Inspection report).

- The Committee noted that although the work had already started without a S34 permit, and is mostly complete, a close-out report as opposed to a S51 letter, would be appropriate to ensure that the like-for-like restoration has not impacted on the heritage fabric.

COMMENT

The Committee is supportive of the proposed interventions. For Heritage Western Cape (HWC) to issue a permit, the following is required:

1. The applicant must appoint a suitably qualified consultant with the appropriate heritage experience to prepare a close out report.
2. HWC is to be provided with the details of the consultant and their CV confirming suitability.
3. A letter of appointment to be signed by the applicant and consultant.

Once the above has been fulfilled, HWC will provide the required permit.

RB

15. Other Matters

16. Adoption of Resolutions and Decisions:

SVB moves to adopt and CH seconds the adoption of resolutions and decisions of the meeting of 27 October 2025.

17. Closure: The chairperson, Mrs Corne Alexander, officially closed the meeting at 13:12

18. Date of next meeting: Monday, 3 November 2025

MINUTES APPROVED AND SIGNED BY:

CHAIR: _____

SECRETARY: _____

Annexure A – HWC: Heritage Officers’ Meetings

Abbreviations

APHP - Association of Professional Heritage Practitioners

ASAPA - Association of Southern African Professional Archaeologists

AHP - Agulhas Heritage Society
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 Lynfræe 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

ABHC - Associated Bibbeys Hoek Conservancy (Knysna)
BELCOM - Built Environment and Landscapes Committee
CBCRA - Camps Bay Clifton Ratepayers Association
CSDBOA - Clifton-On-Sea & District Bungalow Owners Association
CTHF - Cape Town Heritage Foundation
CRRA - Constantia Ratepayers & Residents Associations
CMP – Conservation Management Plan
DWCA - De Waterkant Civic Association
DHF - Drakenstein of Heritage Foundation
EMPr - Environmental Management Program
FHRA -Franschhoek Heritage and Ratepayer Association
FoCVGB - Friends of Constantia Valley Green Belts
GBRM - Great Brak River Museum
GVHAG- Greater Vredehoek Heritage Action Group
GCS - Greyton Conservation Society
HRF - Helderberg Renaissance Foundation
HOMs - Heritage Officers Meeting
HPO – Heritage protects overlay.

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