

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS' MEETING
Held on Monday, 29 September 2025 at 08:30 via MS Teams**



1. Opening and Welcome

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

2. Attendance

Members

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

Staff

Ms. Waseefa Dhansay	Assistant Director	WD
Ms. Nosiphiwo Tafeni	Back-up	NT
Ms. Aneeqah Brown	Secretariat	AB
Ms. Yusrah Hoosain	I&APs WhatsApp	YH

Legal Advisor

Ms. Penelope Meyer	Deputy Director	PM
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Observers

Ms. Corne Alexander	Specialist Heritage Officer	CN
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Visitors

	Capacity	Item
Clive Theunissen	Drakenstein Municipality	13.23
Dave Amato	Owner	13.5
De Wet de Ridder	Applicant	13.1
Denise JvR	GHT	13.29, 14.19, 14.23
Henk Lourens	DHS	13.1
Leeann Mitchell	Owner	13.6
David Halkett	Applicant	13.26
Johan Cornelius	Applicant	13.13
Joan Shaw	George Municipality	13.29
Lenize Gerber	WHF	14.10
Jonathan Kaplan	Applicant	14.13
Samantha Dyer	V&A Waterfront	14.24

3. Apologies

None.

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 29 September 2025.

CSI moved to adopt the agenda and CH seconded.

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

6.1. The Committee resolved to approve the minutes of 22 September 2025.

EJV moved to approve the minutes, and XM seconded.

7. **Disclosure of conflict of interest**

None.

8. **Confidential matters**

None.

9. **Standing Items**

9.1. **Site inspections undertaken**

9.1.1. **Erf 194, 8 Queen Victoria Street, Stanford (CH)**

- The Committee notes the site inspection that was undertaken on 19 September 2025. The item is discussed under 9.3.1.

9.1.2. **Erf 306, 32 Church Street, Stanford (CH)**

- The Committee notes the site inspection that was undertaken on 19 September 2025. The item is discussed under 9.3.2.

9.2 **Proposed Site Inspections**

None.

9.3 **Site Inspection Reports**

9.3.1 **Erf 194, 8 Queen Victoria Street, Stanford (CH)**

SUMMARY

- Site is graded IIIB inside the declared Stanford Heritage Area.
- Statement of significance: Architectural, historical, contextual significance. Positive contribution to the streetscape and square.
- HWC previously issued a S31 permit to subdivide the site into two portions.
- HWC was informed of unauthorized work that had commenced on site.
- The site inspection was conducted on 19 September 2025 to determine the extent and impact of the unauthorized alterations to the 200-year old barn and palisade fence.
- The work to the barn included like-for-like restoration of the barn and the installation of a 1.8m high palisade fence.
- The barn structure is not visible from the street due to mature trees and vegetation. The palisade fence was erected to the same height and on the same position as the previous fence.
- Most of the work had already been completed at the time of the site inspection.

COMMENT

The Committee notes the contents of the site inspection report dated 25 September 2025 and endorses the recommendations of the report, as follows:

- The site inspection to be noted at HOMs on 29 September 2025.
- The site inspection report to be noted at HOMs on 29 September 2025.
- A Section 31 application must be submitted to HWC for the regularization of the ClearVu fence and restoration of the barn structure.

9.3.2 Erf 306, 32 Church Street, Stanford (CH)

SUMMARY

- Site is graded IIIC inside the declared Stanford Heritage Area.
- Statement of significance: Some intrinsic and contextual significance.
- HWC previously issued a permit for A&A. This permit included the retention of the garage structure with alterations to the roof.
- HWC was informed that work had deviated from the HWC approved plans.
- The site inspection was conducted on 19 September 2025 to determine the extent of the deviated work.
- It was stated on site that the garage was not structurally sound and had to be demolished. The structure would be rebuilt on the same footprint. Additional concerns were raised regarding the gable, walls, windows and foundation of the main dwelling.

COMMENT

The Committee notes the contents of the site inspection report dated 25 September 2025 and endorses the recommendations of the report, as follows:

- The site inspection to be noted at HOMs on 29 September 2025
- The site inspection report to be tabled at HOMs on 29 September 2025
- A Section 31 application be submitted to HWC for the deviations to the previous approved plan.
- The owner must appoint a suitably qualified structural engineer and architect with heritage experience to assess the condition of the structure and provide guidance on the appropriate way forward.

9.3.3 Erf 156110, Kelvin Grove, 144 Campground Road, Newlands (SVB)

SUMMARY

- The property is graded IIIA and is within the Kelvin HPOZ.
- Statement of significance: Remnant of early 19th century cultural landscape. Extensively remodelled by Herbert Baker. May contain earlier fabric.
- On 25 August HWC received an anonymous report that alterations were being carried out to the Kelvin Grove 'Drawing Room' and 'Terrace Lounge', namely that approximately 10-12 timber doors had been stripped for painting.
- It was determined that three applications had been submitted to HWC in the past, (21012611TZ0216E; 17090403AS0904E; 14062501AS0725E), however, none of these applications included the reported work.
- Reasons for site inspection:
 - The structure is older than 60 years triggering Section 34 of the NHRA, is graded IIIA and falls within a recognised Heritage Protection Overlay.
 - Report of unauthorized work taking place on the premises that required further investigation from Heritage Western Cape.
 - No record of Heritage Western Cape approval for the reported work.
- After inspection of the premises it was determined that the following work had been carried out on the 'Terrace Lounge' room however, all work was complete: the carpeting, had been removed and replaced by a combination of two types of timber flooring and checker board tiles; the 11 timber doors along the north-eastern, south-eastern and south-western walls of the room had clearly been sanded, however they had not been re-painted; three of the four walls had been re-painted, while the fourth wall had textured wall paper.

COMMENT

The Committee notes the contents of the site inspection report dated 19 September 2025 and endorses the recommendations of the report, as follows:

- The site inspection to be noted at HOMs on 22 September 2025.
- The site inspection report to be noted at HOMs on 29 September 2025.
- A formal response to be sent to Kelvin Grove's attorney Mr. Graeme Dorrington in response to his letter dated 11 September 2025.

- A response has been issued to Mr Graeme Dorrington on 22 September 2025.

9.4 Preparation for upcoming Committee meetings

9.4.1 HOMs: 6 October 2025

9.4.2 IACom: 8 October 2025

9.4.3 IACom and Appeals meeting in November have been swapped.

9.5 Tribunal Updates (Legal)

None.

9.6 Interim and Close out Reports

9.6.1 Interim Report (#7): Farm 837/510, Blaauwklippen, Stellenbosch, S34 – Restoration

Case No: HWC24112204RB1122 | HWC25063001RB0630

SUMMARY

- The report was submitted on 12 August 2025, but the case officer was on leave and it was not sent to an out of office contact.
- The interim report provides an update on the approved works at the Manor House and Jonkershuis.
- Local authority approval has now been secured, allowing progress beyond the areas previously limited to HWC approval.
- Current work includes off-site fabrication of sample doors and windows, pending final endorsement, and preparation for the new voorkamer/middelkamer screen and interlinking corridor, both recently approved by HWC (dated 15 July 2025). On-site, construction is focused on the new hotel wing at the Manor House and new bathrooms and patios at the Jonkershuis.
- A decision is still required regarding custodianship of archaeological pottery finds, with Blaauwklippen management keen to display some pieces.
- While Portland cement is being used for the new extensions, all interfaces with the historic fabric are handled with lime mortars, and lime renders are also being applied over new brickwork. These practices align with the specified heritage requirements, and there is confidence that the contractor is maintaining due diligence between inspections conducted by the HP (Graham Jacobs).
- Lastly, CCTV installation is being carefully managed to ensure minimal visual impact, with cameras mounted discreetly on buildings and walls rather than on freestanding poles.
- The HP has indicated that report No. 8 will be submitted soon.

COMMENT

The Committee noted the interim report titled “*Works Monitoring Interim Report #07: Normal Works*”, dated 11 August 2025, and prepared by Graham Jacobs of ARCON, as adhering to the conditions of the HWC issued decision, dated 17 December 2024, and permits, dated 31 January 2025 and 15 July 2025.

9.6.2 Close-Out Report: Erf 9998, Standard Bank Building, 13 Adderley Street, Cape Town, S34-Emergency Works

Case No: HWC23050204SJ0503

SUMMARY

- The application was for emergency works to address water ingress by maintenance and repairs. The building has been vacant for almost a decade and has fallen into a state of disrepair. There were 11 categories of maintenance proposed however 8 categories were prioritised to focus on waterproofing and water ingress concerns (Category 3: Rainwater goods; Category 4: Leaking pipes; Category 5: Soft Flat Roofs; Category 6: Concrete flat roofs; Category 7: Entrance pitched roof; Category 8: Roof sheeting).
- The site is graded IIIA and falls within the Central City HPOZ.
- The works have been undertaken in accordance with the HWC stamped report and methodology.

ENDORSEMENT

The Committee resolved to endorse the close-out report titled "*Heritage Emergency Maintenance Works Report*", dated 22 September 2025, and prepared by Bridget O'Donoghue, as having met the conditions of the HWC issued permit, dated 24 May 2023.

9.6.3 Close-Out Report: Erf 15668, Wallenberg Centre, 8 Marais Road, Stellenbosch, S27-Additions & Alterations

Case No: HWC23082901SJ0901

SUMMARY

- The proposal was for an extension to the Wallenberg Centre, Stellenbosch Institute for Advanced Study (STIAS).
- The site is graded II and falls within the Stellenbosch Historic Core.
- The project has been built to practical completion with the occupancy certificate issued.
- The structure has been built in accordance with the HWC stamped plans and the proposal is well screened by the current vegetation.
- The heritage portion east of the historic 'ringmuur' (low wall) was unaffected during construction, with limited in-fill masonry occurring at basement level on the east façade and the treeline along Jan S. Marais Park maintained.

ENDORSEMENT

The Committee resolved to endorse the close-out report titled "*Report required at project completion, to illustrate built design corresponds with approved design*", dated 19 September 2025, and prepared by VKDB Architecture and Interior Design, as having met the conditions of the HWC issued permit, dated 17 October 2023.

9.7 Incomplete Applications

9.7.1 Matters Arising: 13.15; 13.17; 13.24

9.7.2 New Matters: 14.6; 14.9; 14.11; 14.12; 14.15; 14.18; 14.20; 14.21; 14.22; 14.27; 14.28; 14.30; 14.31; 14.32; 14.35; 14.37

9.8 Decisions taken under ASD delegation

9.8.1 Matters Arising: 13.2; 13.7; 13.8; 13.11; 13.12; 13.14; 13.19; 13.22; 13.25; 13.28; 13.34

9.8.2 New Matters: 14.7; 14.34

9.9 Exemption Notice 9051 of 2025: NCW graded within CoCT

9.9.1 Matter Arising: None.

9.9.2 New Matters: None.

9.10 Archaeological Matters

9.10.1 None.

9.11 Illegal Works Database: Stop Works Orders issued

9.11.1. Database to be updated.

9.12 Permit deadline: Tuesday, 30 September 2025 @ 11:00.

9.13 SAHRIS rollout feedback (RB)

9.13.1 A meeting was held on Thursday, 25 October 2025, between RB and the SAHRIS admin team. RB has been provided with access to the staging site to enable him to provide inputs to the web forms that are being drafted for BE applications and APM/BGG applications. The APM/BGG web form is ready for input from HWC and RB will be setting up a meeting with relevant HO's for a workshop/input session. The BE form requires major work still and the SAHRIS admin team will be in contact with RB once it is ready for further review. There will be another quick session to go over some internal documentation with the team in the coming week or two (HO SOPs and Project

Plans). A reminder that SAHRIS will be down for around 3 hours, this Thursday, 2 October 2025, as the system is being upgraded to Drupal 10.

10 **Administrative Matters**

10.1 **Proposed Karoo Geophysical Research Project (EJV)**

DISCUSSION

- HWC were approached in June 2025 about a seismic survey proposed in the Central Karoo. The survey was determined to not trigger any of our processes and, as such, no further action in terms of the NHRA was required at the time.
- We have since received the DBAR, inclusive of a Heritage Impact Assessment and Desktop Palaeontological Impact Assessment for comment. As these two documents refer specifically to HWC processes in the unlikely event that the survey impacts heritage resources, it was considered prudent to provide formal comment in response.

COMMENT

The Committee resolved that the proposed seismic surveys within the Central Karoo District inclusive of airborne magnetic, Magnetotelluric, and both active and passive land reflection seismic surveys do not trigger the National Heritage Resources Act (Act 25 of 1999). No further action under the NHRA is therefore required at this time.

However, should the project footprint intersect any sites containing heritage resources including evidence of graves and human burials, archaeological material and palaeontological material, a Section 35/36 application must be submitted by a suitably qualified heritage practitioner to HWC for review. Should the project result in the proposal to break ground for drilling, prospecting, or mining of any sites within the project area a S35/38 application must be submitted by a suitably qualified heritage practitioner to HWC for review. Should the project be revised to such an extent that it is no longer substantially in accordance with what was reviewed by HWC, the DBAR must be resubmitted for renewed comment.

Should any sites containing heritage resources, including evidence of graves and human burials, archaeological material and palaeontological material be discovered during the execution of the activities above, all works must be stopped immediately, and Heritage Western Cape must be notified without delay. The HWC Chance Finds Procedure and Accidental Finds Procedure are to be included in the EMPr and Environmental Authorisation.

The Committee resolved to endorse the Heritage Impact Assessment titled “Karoo Geophysical Research Project - Seismic Surveys within Central Karoo District, Western Cape Province: Scoping Heritage Impact Assessment”, dated 15 July 2025, and prepared by Jennifer Kitto, and the recommendations on pages 150 and 151 therein:

- Historical Structures within road reserve:

1. A buffer of 10m must be implemented from each end of the identified bridges to protect them from damage. The material demarcating the buffer must be highly visible and durable.
2. The two historical kraals must be avoided as “no-go” areas with a buffer of 10m (KS_P1-017B and KS_P1-041).
3. Other historical structures located on the edge of the road reserve must be avoided as “no go” areas with a buffer of 10m (House at KS_P1-015 and shearing shed at KS_P1-053C).

- Graves and burial grounds within road reserve:

1. A buffer of at least 10-20m must be placed around the historical burial ground (KS_P1-039) and the site must be avoided as a “no go” area to ensure that the graves are not damaged. The material demarcating the buffer must be highly visible and durable.
2. A buffer of at least 10-20m must be placed around the potential grave cairn (KS_P1-012) and the site must be avoided as a “no go” area.
3. A chance find procedure must be implemented to manage any unidentified burials that may be exposed.

- Archaeological Resources/material within or adjacent to road reserve:

1. The known archaeological sites at Nelspoort (KS_P1-060 A, B) must be noted and avoided as “no-go” areas with a buffer of at least 10m to ensure that the sites are not damaged during the survey operation.
2. The buffer area should not be demarcated as this could draw unwanted attention and vandalism or theft.
3. Possible additional mitigation measures should be agreed with the custodian (Mr Rathenam) and the Bloemfontein Museum.
4. The identified areas of archaeological potential located within or immediately adjacent to the road reserves (KS_P1-054, KS_P1-033 and KS_P1-44) should be noted and avoided with a buffer of at least 10m.

The Committee resolved to endorse the Desktop Palaeontological Impact Assessment titled “Karoo Geophysical Research Project: Seismic Surveys within Central Karoo District: Desktop Palaeontological Impact Assessment”, dated July 2025, and prepared by Elize Butler, and the recommendations on pages 15 and 16 therein with minor edits:

1. In the unlikely event that fossil material is encountered during the course of the project, it is very important that the Environmental Control Officer (ECO) is informed immediately. Due to the high fossil potential of the geological formations underlying the area, a precautionary approach is recommended. As such, training of supervisory personnel by a qualified palaeontologist in the identification of fossil heritage is strongly advised prior to the commencement of any activities.
2. If any fossil material is exposed during operations, the attached Chance Find Protocol must be implemented without delay. Fossil discoveries must be protected in situ and reported promptly to Heritage Western Cape (Contact: 3rd Floor, Protea Assurance Building, 142 Longmarket Street, Cape Town; Tel: +27 (0)21 483 9598; Fax: +27 (0)21 483 9845; Web: www.hwc.org.za). Mitigation measures, including recording and collection by a professional palaeontologist, may be required. Prior to the collection of any fossil material, the appointed specialist must obtain a fossil collection permit from HWC. All collected material must be curated in an approved repository (such as a museum or university), and all fieldwork and reporting must adhere to the minimum standards for palaeontological impact assessments as set out by HWC.
3. These recommendations should be integrated into the Environmental Management Plan (EMP) for the Seismic Survey Project in the Western Cape Province to ensure compliance with national heritage legislation and best practice standards.

11 Monitoring by practitioner
None.

12 Discussion of the agenda

- 12.1 (13.6) Erf 16164, 191 Main Road, Paarl, S27-Additions & Alterations**
Case No: HWC24112130CH1122
- 12.2 (13.23) Erf 3936, 6 Upper Faure Street, Paarl, S34-Additions & Alterations**
Case No: HWC25030504XM0422
- 12.3 (13.37 – 13.47) Kassiesbaai: 11 Applications**

MATTERS TO BE DISCUSSED

13. MATTERS ARISING

- 13.1 Erf 1613 and 1352, 14 & 16 Baxter Avenue, Durbanville, S34-Total Demolition**
Case No: HWC25081208CH0909
Ms Chane Herman introduced the item.

De Wet de Ridder (Applicant) and Henk Lourens (DHS) were present and took part in the discussion.

DISCUSSION

- Outstanding information received on 19 September 2025 (streetscape photographs, demolition plan, applicant to respond in writing to the objections and clarity on ownership).
- Graded NCW (Erf 1613) and Potential IIIC (Erf 1352) outside HPOZ.
- The NCW structure is exempt from the provisions of S34 of the NHRA. In terms of significance, Erf 1352 pre-dates 1953 and is the work of renown local architect APS Conradie (labelled Bedford House). The building has some associational significance however has largely been altered and original character largely lost for a fairly late-century modern suburban one.
- Proposal is to demolish the two structures. The sites will be consolidated and development for mixed use purposes which will consist of flats and offices.
- Work has not started.
- CoCT supports the demolition and states that Section 34 of the NHRA still applies because the property is not graded as NCW on the City Map Viewer. Demolition is supported due to the structure (on Erf 1613) not having any associational value and it being typical mid-century modernist suburban dwellings. The demolition of the potential IIIC structure (Erf 1352) is supported noting that the original character of the structure has been modernised and altered. CoCT states that the mature trees must be retained and be incorporated into any future development on the site.
- DHS acknowledges the gradings and altered nature of the structures. Reference was made to the area being earmarked for densification however DHS notes that developments along Van der Byle Street are predominantly single residential. DHS does not support the demolition of the structures and the replacement structure in its current form. DHS believes that rezoning to Local Business 1 would be more appropriate so that input can be provided to determine a more appropriate height restriction and reduced setbacks. The comment concluded by stating that DHS strongly objects to the proposal and demands to be informed of any further development with this application so that they can prevent it from being approved.
- DFFE provided comment supporting the development and has no objection with issuing a license under the NFA to remove the affected Yellowwood tree once the building plans other environmental approvals are in place.
- Applicants response:
- Heritage significance: Both CoCT and HWC's screening process confirm that neither of the structures warrant retention under S34 of the NHRA. The house of Erf 1613 is a mid-century dwelling with no intrinsic significance. Erf 1352, although originally designed by APS Conradie, has been significantly altered and has lost its architectural integrity.
- Policy alignment and planning frameworks: The development is supported in terms of the MSDF and is in an area identified for mixed use intensification in terms of the Northern District Plan. The redevelopment and densification are consistent with the City's strategic growing direction and will contribute to the restructuring of Durbanville's town centre.
- Urban transition and streetscape: The applicant acknowledge DHS comment regarding Baxter Avenue and Van der Byl Street being predominantly single residential however the area is under transitional pressure for development. The proposed development provides an opportunity to create a sensitive and appropriate scaled urban form that mediates between the higher-intensity uses closer to the core of Durbanville and the lower-density residential fabric afield. The design further incorporated landscaping ensuring a softened streetscape and positive interface with the public realm.
- The redevelopment will enable Durbanville to meet current and future urban growth needs in a planned and sustainable matter whilst contributing positively to the area's economic vitality. The response concludes by stating that DHS objection does not outweigh the policy support and professional heritage assessment findings and that the application should proceed as proposed.
- All I&APs have been invited to attend HOMs on 29.09.25.
- DHS (Mr. Henk Lourens) agrees with summary and the loss of context. Issues with replacement structure are noted, however this may be handled at Municipal level. HWC may handle documentation etc, via Docomomo and then demolition. Survey underway for APS Conradie work by Docomomo. DHS has commissioned Janine de Waal to undertake survey in Durbanville.

- Application has met with city regarding rezoning.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. The application must be circulated to Docomomo SA for the 30-day consultation period, comments or proof of consultation, and any responses to comments must be submitted to HWC.

CH

13.2 Erf 2387, 189 Banghoek Road, Universiteits Oord, Stellenbosch, S34-Total Demolition

Case No: HWC25070702CH0731

CASE SUMMARY

- Outstanding information received on 17 September 2025 (streetscape photographs, SIG comment and SHF comment).
- Not graded outside of the historic core of Stellenbosch.
- Proposal is to demolish the existing structure. The existing structure is used for student accommodation and the replacement structure will also be used for student accommodation (multi-storey) with 32 units.
- Work has not started.
- Stellenbosch Municipality supports.
- SHF did not comment within 30 days.
- SIG supports.

FOR NOTING

The application was dealt with under the ASD delegation under item 9.8. The ASD in consultation with the relevant specialist staff resolved to approve the total demolition as there is insufficient heritage significance to warrant retention.

CH

13.3 Erf 3417, 34A Main Road, Paarl, S34-Additions & Alterations

Case No: HWC25063005CH0724

Ms Chane Herman introduced the item.

DISCUSSION

- Not graded and outside SCPAOZ of Paarl.
- Proposal is for solar panels on the carport and covered porch and the installation of battery storage and inverter installation in a metal lockable cage.
- DHAC supports
- DHF supports
- Paarl300 Foundation supports
- HOMs on 1 September 2025 resolved to issue a S51 letter based on the information provided i.e., form and drawings reflecting unauthorized work. The formal decision was not issued to the applicant due to the outstanding payment of R4000. The applicant informed the case officer that he incorrectly stated that work had started. Due to the contents of the email received from the owner, the matter was escalated to HWC's legal advisor. PM stated that HWC will review the application again if a sworn statement is provided declaring that the work has not started and that the form was filled out incorrectly. The applicant has done so by providing an affidavit.

DECISION

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

CH

13.4 Erf 50, 5 Central Avenue, Pinelands, S34-Additions & Alterations

Case No: HWC25072904CH0730

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 18 and 23 September 2025 (POP with the HWC reference number, CoCT comment and confirmation on how much of the proposed work has started).
- Graded IIIB; inside HPOZ.
- Proposal is for internal alterations, addition of a living room and a roof over the garage store.
- Work has not started. The applicant confirmed this via email.
- CoCT supports
- PRRA supports

DECISION

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

CH

13.5 Erf 998, 16 Virginia Avenue, Vredehoek, S34-Additions & Alterations

Case No.: HWC24090405CH0529

Ms Chane Herman introduced the item.

Dave Amato was present and took part in the discussion.

DISCUSSION

- Further requirements received on 23 September 2025... required applicant to respond to CoCTs objection and for all I&APs to be invited to HOMs
- Graded IIIB; outside HPOZ.
- Proposal is to extend the garage to be in line with the existing garage on site. The garage is older than 60 years (pre-1953).
- Work has not started.
- CoCT does not support the new garage and states that it will detract from the streetscape of Virginia Avenue and sterilize the sites interface with the street.
- CIBRA supports.
- Applicants response: Considering the 6m of street frontage, the new garage will align with the current wall and existing garages for aesthetic alignment. The work is proposed for security reason.
- All I&APs have been invited to attend HOMs on 29.09.25

DECISION

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

CH

13.6 Erf 16164, 191 Main Road, Paarl, S27-Additions & Alterations

Case No.: HWC24112130CH1122

Ms Chane Herman introduced the item.

Leeanne Mitchell and Daniel Smit were present and took part in the discussion.

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 06 October 2025 due to ongoing court proceedings and clarity required from the municipality.

CH

13.7 Erf 3671, 6 Klein Reservoir Street, Paarl, S34-Additions &Alterations

Case No: HWC25050204CN0512

CASE SUMMARY

- Outstanding information was for Streetscape photos, Drakenstein Municipality, DHF and Paarl 300 comments which was received on 15 & 22 May, and 15 September 2025.
- Grading: Previous applications on case review notes NCW.
- HPOZ: Outside
- Status of work: The extension to the front was completed under the previous permit and owner. No proposed work to garage and deviations have not started.
- Proposal: This application is for minor internal deviations to the completed extension, a new proposed garage and other new minor addition and internal alterations.
- Consultation:
 - DHAC has no objection in their old comment, but the email confirms that their comments still apply.
 - Paarl 300 does not support due to work being completed.
 - DHF has no objection but requests a plan indicating work that has started/been completed and plan indicating deviations.
- Heritage considerations: The applicant confirmed that no work on site has started - the conservation bodies commented incorrectly. No impacts.

FOR NOTING

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

CN

13.8 Erf 712-RE, 109 Waterkant Street, Cape Town City Centre, S34-Additions &Alterations

Case No: HWC24102119CN1112

CASE SUMMARY

- Outstanding information was for Title Deed, POA, CoCT and DWCA comments and SG diagram which was received on 14 Aug & 22 Sept 2025.
- Graded IIIC and outside HPOZ.
- The work has not started.
- The proposal is for internal changes to a bathroom, the addition of a second storey along with the replacement of stairs, as well as maintenance by painting and treating the timber floors.
- CoCT supports.
- De Waterkant Civic Association did not provide 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.

CN

13.9 Erf 279, Clanwilliam, S38(8) - HIA

Case No: HWC24051407EJV0618

Emily Jane Vowles introduced the item.

DISCUSSION

- Revised subdivision plan received on 19 September 2025.
- Not graded and outside HPOZ.
- Work has not started.
- On 10 September 2025 IACom resolved to endorse the S38(8) Heritage Impact Assessment titled "Proposed Residential Development in Clanwilliam, Western Cape", prepared by Jenna

Lavin of CTS Heritage, dated August 2025 with recommendations on page 81. These recommendations stated that the remainder of the historical pattern of the subdivision as identified in a revised subdivision plan must be submitted to HWC HOMs for endorsement and additional design detail must also be submitted to HWC for approval.

- The subdivision plan has since been submitted and aligns with pattern of subdivision endorsed by IACom. The design detail remains outstanding.

INTERIM COMMENT

- The Committee resolved to endorse the Subdivision Plan numbered CED/11931/ZN, dated September 2025, prepared by C.K. Rumboll & Vennote as meeting the first requirement of the IACom Final Comment dated 17 September 2025 issued under case number HWC24051407EJV0618.
- The second requirement of the Final Comment, which reads: "Due to the position of the proposed development between two areas that have been identified as having heritage value, additional design detail be submitted to HWC for approval as a condition of a positive comment on this HIA. The architecture of the proposed development should adhere to the Guidelines included as Appendix 3" has yet to be met and the design detail must be submitted to HWC in due course.

EJV

13.10 Erf 2706, Yzerfontein, S38(8)-HIA

Case No: HWC25071714RB0623

Mr Ruan Brand introduced the item.

DISCUSSION

- Interim Comment requirements submitted on 22 September 2025.
- S38(8) with DEA&DP as the authorising authority.
- Proposal is for a clearing 38ha of vegetation, 3ha of which has already been cleared and had horse paddocks constructed on it (S24G NEMA).
- There is another proposal for a residential estate, but this specific application is only for the 24G and clearing component.
- For the NID, HWC requested an HIA with an AIA.
- The HIA/AIA was submitted and HWC issued in interim comment as follows:
The Committee resolved that the HIA does not meet the requirements of Section 38(3) of the NHRA for the following reasons:
 1. There is no detailed description of the development proposal in the AIA/HIA.
 2. There is no identification and mapping of regional heritage resources and how the site fits into the regional context.
- The Applicant has updated their HIA/AIA to address these comments.
- **HIA SUMMARY:**
- The landscape was identified as being an undisturbed coastal environment with typical West Coast vegetation.
- The already developed area showed signs of anthropogenic alterations (horse paddocks, training grounds, partial local vegetation clearance and roads).
- Two surface shell scatters were identified and field graded IIIC and are considered not worthy of retention as they both lack stratigraphy (noting Site 1 falls within the 24G area).
- The municipality supported the proposal and offered no heritage comments.
- This falls just outside of FoBCA's boundaries and Aikonese Cochoqua Khoi Tribal Council do not comment in terms of S38.
- HIA recommends that approval be granted with the two sites being allowed to be destroyed without a formal S35 permit application, and a CFP.
- HOMs supported this and did not see any reasonable argument for further retention of these two IIIC scatters, just that these sites be recorded on SAHRIS.

FINAL COMMENT

The Committee resolved to endorse the S38(8) Heritage Impact Assessment (HIA), titled "A Report On An Archaeological Impact Assessment For The Proposed Development For Erf 2706, Yzerfontein, Swartland Municipality, West Coast District Municipality, Western Cape Province, Republic Of South Africa", dated 6 June 2025, and prepared by Anton van Vollenhoven of Archætnos, as having met the provisions of Section 38(3) of the National Heritage Resources Act (NHRA), with specific reference to the following altered recommendations on page 32 and 33:

1. Site 1 and Site 2 (LSA shell scatters) may be considered for destruction without the need for a formal permit application, provided that Environmental Authorisation is granted, and these sites are formally recorded on SAHRIS.
2. The HWC Chance Finds Procedure and HWC Accidental Finds protocol must be included in any potential EMPr and Environmental Authorisation.

The endorsement contained in this comment is valid for 5 years from the date of this comment. This period may be extended on good reason being shown and at the discretion of HWC, provided that application for extension must be made prior to the effluxion of the 5-year period.

RB

13.11 Erf 1109, 2 Kinnoull Road, Camps Bay, S34-Total Demolition Case No: HWC25051201SVB0904

CASE SUMMARY

- Outstanding information received on 17 and 22 September 2025.
- The property is graded IIIC/NCW and is outside of any HPOZ.
- Work has not started.
- The proposal is for total demolition of the residential dwelling on the site.
- CoCT support the proposal.
- CBCRA do not object to the proposal.

FOR NOTING

The application was dealt with under the ASD delegation under item 9.8. The ASD in consultation with the relevant specialist staff resolved to approve the total demolition as there is insufficient heritage significance to warrant retention.

SVB

13.12 Erf 7251, 12C Main Road, Paarl, S34-Additions & Alterations Case No: HWC25021408SVB0410

CASE SUMMARY

- Outstanding information received on 24 July and 22 September 2025.
- The property is not graded and is outside of any HPOZ.
- Work has not started.
- The proposal is for various alterations and additions to the building, including but not limited to a new double carport along the street boundary, additions to accommodate two new ensuites, a bicycle store and a sunroom, as well as internal and external alterations to the existing structure.
- DHF has not objection to the proposal.
- Paarl 300 support the proposal.
- Drakenstein Municipality support the proposal.

FOR NOTING

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

SVB

13.13 Erf 95069-RE, 15 Union Street, Gardens, S34-Additions & Alterations

Case No: HWC25082815SVB0903

Ms Sofia Briel introduced the item.

Johan Cornelius was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 20 September 2025.
- The property is graded IIIB and within the Upper Table Valley HPOZ.
- Work has started.
- The completed work includes new internal dry walling on the first and second storeys, as well as extension of the existing stairs on the second storey to connect to the proposed third storey. The proposed work is for the addition of a third storey, partially within the existing roof space.
- CIBRA support the proposal.
- CoCT do not support the proposal for the following reasons: The proposed dormer and balcony on the west side of the roof is not supported as its form, scale and choice in materials is not in keeping to the elements and features of the house, the abutting semi-ditched unit and the HPOZ. One narrow or two symmetrically placed narrow dormers could be considered. The balustrade on this elevation is also not supported as it will detract from the significance of the typology. The proposed new roof apex has been considered, and E&HM has no objection to minor roof form changes in principle but will the current substantial proposed new roof changes lead to the loss and relocation of historical fabric and detract from the significance of the typology.
- All parties have been invited to the meeting.
- In response to the City's comment the applicant highlighted various elements of the building that do not fully conform to the Victorian style such as the timber balustrade, the roof form, the box gutter, etc. Furthermore, the applicant notes that:
 - The proposed change to centre the apex of the roof over the width of the subject building, is set back and will not be visible from the street.
 - Although some of the roof trusses will be manipulated and some removed, the historic ceiling of the first storey will stay intact.
 - In reference to the linear dormer, the applicant notes that similar to a room in the roof, this is a common alteration to Victoria roof forms, and that it should also be noted that the flip up part is placed between chimneys on its north and south end and set back from the building edge at an appropriate distance of 1,5 metres. It was a rational decision to have a linear dormer between the two widened chimneys instead of two or three narrower dormers.
 - They note that the balustrade at the balcony initially indicated a diamond mesh appearance which was on the drawing circulated for comment. However, following the City's comment this was changed to simple vertical galvanised steel bars
 - In conclusion they noted that due to the subject building's deviation from the Victorian typology, the linear dormer was chosen for rational reasons and although not uncommon in Victorian buildings, it fits the subject building without any adversarial impact. There is a continuous gutter and roof line under the balcony which define the dormer as a roof element. The repositioned apex centred on the width of the building is a common Victorian stylistic expression and the detail of the balustrade was changed to be in line with the City's comment.

DECISION

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

13.14 Erf 27632, 22 Arnold Street, Observatory, S34-Additions & Alterations
Case No: HWC24120901XM0327

DISCUSSION

- Outstanding information received on the 18th of September 2025.
- The proposal is for additions and alterations to the existing dwelling, all internal alterations has been completed, pool and braai have been built. The pergola has not been built yet.
- Work has started
- Graded IIIC
- Outside the HPOZ
- CoCT supports, notes applicant may proceed without formal letter
- OBS civic association did not provide 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.

XM

13.15 Erf 524-RE, 15 Albany Road, Sea Point, S34-Additions & Alterations
Case No: HWC25011613XM0217

OUTSTANDING INFORMATION

SG diagram, External and Streetscape photographs, Locality Plan required.

XM

13.16 Erf 57897, 16 Devon Steet, Kenilworth, S34-Minor Works
Case No: HWC25032601XM0327

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 14 September 2025.
- The proposal is for additional bathroom window to be made bigger for better ventilation.
- Work has not started
- Graded IIIB and outside HPOZ.
- CoCT supports

DECISION

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

XM

13.17 Erf 954, Flat 101, Wavcrest, 305 Beach Road, Sea Point, S34-Additions & Alterations
Case No: HWC25060321XM0710

OUTSTANDING INFORMATION

Clarity on ownership required. Body corporate cited as owner on form, but title deed indicates Crook Family Trust.

XM

13.18 Erf 3293, House Retief, Malherbe Street, Wellington, S34-Additions & Alterations
Case No: HWC25021305XM0214

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 22 September 2025.
- Proposal is for as built plans for added room and covered patio at the back of the house.
- Work has been completed.
- Graded IIIB and within the Paarl Special Character Protected Overlay Zone.

- Drakenstein Municipality has no objection.
- Paarl 300 does not support work already completed.
- Wellington Heritage Foundation has no objection.

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

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

Case No: HWC25080713XM0812

CASE SUMMARY

- Outstanding information received 12 September 2025.
- The proposal is for minor additions and alterations for a sunroom and pergola.
- Previous S51 issued (HWC25012907CSI0130).
- Work has not started.
- Property is not graded
- Outside HPOZ

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

13.20 Erf 1024, Unit 105, Monreith, 24 Hall Road, Sea Point, S34-Minor Works: Deviation

Case No: HWC25081207XM0813

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 21 September 2025.
- The proposal is for additions and alterations for the replacement of steel frame windows with identical design in aluminium and upgrading of old bathrooms including new shower, new bath, interior bathroom layout change)
- Graded IIIB and outside HPOZ.
- Sea Point for All has no objection to the proposal.

DECISION

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

XM

13.21 Erf 46727, 16 Debaren Close, Tokai, S34 – Additions & Alterations

Case No: HWC25072502XM0728

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Additional information was received on the 23rd of September 2025.
- The proposed is for repair and maintenance work is to the two existing outbuildings on the property. The first has been altered and modernised and the second is in need of repair and maintenance. The proposed work to match the existing as much as the possible. Majority of the work is internal, and all external work will match existing, the buildings footprints will also not be increased and instead the existing structures are being refurbished and restored.
- Graded IIIB and outside HPOZ.
- CoCT supports.
- The CRRA does not have any objections to the proposed work.

- Tokai Residents Association stamped the plan.

DECISION

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

XM

13.22 Erf 1106, 3 Geldenhuys Street, Malmesbury, S34-Alterations & Additions

Case No: HWC24080136XM0923

CASE SUMMARY

- Outstanding information received 24 September 2025.
- The application is for an addition of braai room and a double garage.
- Work has started and is not yet completed.
- Graded IIIC and outside HPOZ.
- Swartland municipality supports.
- FOBCA does not object to the alterations and suggest the new exterior walls should be finished in a way that matches the original street facing side.

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

13.23 Erf 3936, 6 Upper Faure Street, Paarl, S34-Additions & Alterations

Case No: HWC25030504XM0422

Ms Xola Mlwandle introduced the item.

Clive Theunissen was present and took part in the discussion.

DISCUSSION

- Outstanding information received 25 September 2025.
- HOMs FR 07 July 2025: heritage statement to be submitted detailing the interior significance and retaining significant heritage identified.
- HOMs FR 22 September 2025: Updated plans must be provided which address the recommendations made in the heritage statement.
- 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 and 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.
- Work has not started.

- Graded IIIA and 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 submitted to Drakenstein Heritage and Aesthetics Committee/HWC for approval.
- FR 2 and 3 met and FR 1 not met.
- Mr. Theunissen: the heritage consultant is not an architect and the municipality may not be able to enforce certain HP recommendations.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements, as the Further Requirements of the meeting on 22 September 2025 have not been met:

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 must be integrated onto one set of drawings with the above included.

It is recommended that suitably qualified architect with heritage experience is to facilitate this.

XM

13.24 Erf 114521, 14 High Street, Woodstock, S34 - Additions & Alterations

Case No: HWC25072115CN0805

OUTSTANDING INFORMATION

Revised plans or response to WAAB comment required.

XM

13.25 Erf 131816, 347 Lower Klipfontein Road, Athlone, S34-Additions & Alterations

Case No: HWC25040715XM0701

CASE SUMMARY

- The proposal is for the demolition of an existing outbuilding and the construction of a second dwelling on the site. The new works include internal living spaces, entertainment/braai and movie areas, a garage and store, as well as alterations to external walls, roof finishes, and fenestration. New aluminium windows and doors are proposed, and the building will comply with SANS requirements for stormwater, sewerage, insulation, and shading.
- Work has not started
- Not Graded; CoCT graded NCW; Outside the HPOZ.
- HRS support.

FOR NOTING

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

XM

13.26 MR 310, MR539, DR2175, DR2181, DR2184, DR2215, Cederberg, S38(8) – NID

Case No: 26024CSI0901 (<https://sahris.org.za/node/384604>)

Ms Chiara Singh introduced the item.

David Halkett was present and took part in the discussion.

DISCUSSION

- Outstanding information received 22 September for site photos and clarification regarding trigger.
- Trigger: S38(1)(a) Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length.
- Proposed development: for the resealing and rehabilitation of various main and divisional roads.
- Current land-use/zoning: district/main roads.
- Built environment: There are two IIIC graded structures and one established PHS (there are two which cannot be confirmed) along the route of the roadwork. As work is on existing roads, no impact on historic structures or features will occur. None of the buildings or features are close enough to work to be affected.
- Visual: Surrounding land-use is agricultural, repair of roads - no visual impact expected.
- Archaeology: LSA lithics are common in this region, however, as the project involves resealing and maintenance of existing tarred roads and associated culverts, no impacts to archaeological resources are anticipated. No borrow pits are to be used.
- Palaeo: sensitivity on the SAHRIS palaeo map is a mixture of high and moderate. As the repair work is in existing road reserves, no palaeontological impacts are expected.

COMMENT

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

CSI

13.27 Erf 128, Unit 5C, 16 Quendon Road, Sea Point, S34 – Additions & Alterations

Case No: HWC25082813CSI0828

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 23 September for title deed and application form with both owners' signatures.
- Work applied for has not started.
- Graded IIIB and outside HPOZ.
- Proposed work is for internal alterations and the reconfiguration of the space.
- CoCT, SFA, SFB provided comment and support the application.

DECISION

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

CSI

13.28 Erf 1286, 6 Ocean View Drive, Greenpoint, S34 - Minor Works

Case No: HWC25090905CSI0912

CASE SUMMARY

- Outstanding information received 23 September for GPRRA comment.
- Work applied for has not started.
- Graded IIIC/4 and outside HPOZ.
- Proposed work is for an extension to the current dwelling.
- City of Cape Town provided comment and support the application.
- GPRRA 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

13.29 Erf 1621, 124 York Street, George, S34 - Deviation

Case No: HWC25052709CSI0602

Ms Chiara Singh introduced the item.

Joan Shaw and Denise JvR were present and took part in the discussion.

DISCUSSION

- Outstanding information received 22 September for the fence plans.
- Work applied for has not started.
- Previous case: HWC25011303CH0319
- Not Graded and outside HPOZ.
- The PHS declaration indicated for 124 York Street is for the old oak tree outside of the building. The declaration does not extend to the building hence it remains not graded.
- Proposed deviation is for the removal of the existing palisade fence to be replaced by a Clearvu fence in front of the George Tourism Building.
- George Heritage Trust provided comment and object to the fencing proposal stating that it significantly detracts from the building as the proposed ClearVu fencing will limit public interaction with the building (access and engagement). They further state that the proposal

does not align with acceptable conservation practices and undermines efforts to preserve the heritage resource. They propose that instead of the fence installation, security cameras should be installed, and security staff should be hired to patrol the area. They state that the current low steel fence is adequate in controlling access to the building and providing security whilst maintaining a low visual impact. They have recommended that the proposal be returned in order for the Municipality to focus on a more sustainable and community driven solution which prioritises accessibility, conservation, appropriate usage, and meaningful local employment.

- The Municipality responded to GHT's comment and stated that, "Clear vu has been accepted by HWC before, as the George Museum up the road from us, has the same fence, I see no reason why we should be prevented from securing the site. This barrier will be less obtrusive than the existing palisade fence, and its sole purpose is for the preservation of the building". They further state that the current fence does little to protect the building from vagrants who have broken into the building. The recent fire damage was the result of a vagrant starting a fire inside the building.
- HOMS Discussion:
- The safety concerns are valid and the building is at risk of further damage. The Municipality have employed other safety measures such as guard patrols to limit access.
- The tree which is a PHS is rotten and may need to be removed.
- The Municipality have explored various fencing options and concluded that ClearVu would be the best alternative.
- The new fencing will need to incorporate access points as the tourism building is a public space which serves the general public.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. Heritage statement with design indicators and an exploration of suitable options for fencing the building must be compiled.
2. The heritage statement must be recirculated to I&APs for a period of 14 days for comment.
3. The heritage statement must be compiled by a suitably qualified architect with heritage experience.

CSI

13.30 Erf 428, 8 Waterkant Street, Velddrif, S34 - Total Demolition

Case No: HWC25082819CSI0828

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 23 September (annotated plans clearly mark up the demolished section and section to be rebuilt).
- Work applied for has not started.
- Not Graded and outside HPOZ.
- Proposed work is for the total demolition of the outbuilding structure to rebuild on new footprint according to the applicant.
- Bergrivier Municipality provided comment stating that they support the application as per the VHF comment.
- Velddrif Heritage Foundation provided comment and support the application stating that this is one of the very few, still existing, old outbuildings in Velddrif, and is therefore worth retaining, as far as possible, in its original condition. However, it is noted that there have been additions to the overall structure over time and the structure is currently in an unstable condition and have noted that the owner wishes to retain the old windows, doors and type of roof structure.

DECISION

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

CSI

13.31 Erf 51293, 61 Ranelagh Road, Claremont, S34 – Additions & Alterations

Case No: HWC25090401CSI0909

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 23 September 2025 (both owners' signatures, annotated plans indicating completed work, CoCT comment).
- Work applied for has started.
- Not Graded (CoCT graded NCW on comment sheet) and outside HPOZ.
- Proposed work is for the raising of the boundary wall, new fence, new entrance, and new laundry.
- CoCT and GLCA provided comment and support the application.

DECISION

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

CSI

13.32 Erf 89, ST794-18 & ST794-12, De Beers Avenue, Spyker Street, and Oak Street, Somerset West, S38(4) – NID

Case No: HWC25082105CSI0911 / 26100CSI0911 (<https://sahris.org.za/node/384965>)

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 23 September 2025 (site photos).
- Trigger: S38(1)(a) Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length.
- Proposed development: Trenching, directional drilling across public roads and installation of 11kV cable. Trenching will be 1m deep and 1m wide.
- Current land-use/zoning: Road reserve
- Built environment: DRC parsonage and cemetery, and the Somerset West Railway precinct. No impacts expected.
- Visual impacts: No visual impacts expected as the cabling is to occur within a road reserve.
- Archaeology: The church cemetery but this will not be impacted.
- Palaeo: sensitivity on the SAHRIS palaeo-map is low.

DECISION

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

CSI

13.33 Erf 1218, 5 Buxton Avenue, Gardens, S34-Minor Works

Case No: HWC25061906SB0721

Ms Stephanie Barnardt-Delpont introduced the item.

DISCUSSION

- Proposal: new double garage, additional second storey, all new additions to be plastered and painted and new roof.
- Work start: According to the form – no
- Grade: 3C
- HPOZ: inside
- Comments: CoCT support (Drawing A100 & A101 dated 2/9/2024)
- Payment received - 18 August 2025 (two separated payments that add up to R1000)
- CIBRA comment - support
- Additional information received 19 September 2025.

DECISION

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

SB

13.34 Erf 19716, 90 Lourensford & Parel Vallei Street, Somerset West, S34-Additions

Case No: HWC25071115SB0715

CASE SUMMARY

- Proposal: new windows and doors on the rear of the building and bricking up a doorway internally, demolish existing internal wall and removed built in cupboards.
- Additional information received: 23 September 2025.
- Work start: According to the form – no
- Grade: IIIC
- HPOZ: Outside
- Comments: if the committee deems the work as minor –as it's very similar to what was previously approved.
- Previous Minor Works permit (HWC23031504CN0316)

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

13.35 Erf 307, House Boonzaier, Hill Street, Malmesbury, S34-Additions

Case No: HWC25072402SB0806

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposal: New boundary wall, single garage and a newly covered patio with pool
- Work start: According to the form – no
- Grade: IIIB
- HPOZ: outside
- Comments: Swartland Municipality is in support of the garage and flat roof but not of the covered patio as not in keeping with the character of the building style, also not in support of the boundary wall and recommend that a more permeable fence with reduced height.
- FoBCA is no longer commenting in the area - see email dated 8 September 2025.
- Swartland Municipality comment required change to the proposal with regards to patio and boundary wall. The applicant has advised that they did do some mitigation to the fence however kept the patio - they provide municipality with motivational report, and they were in support. Furthermore, the patio is only visible from Hill Street, and it's setback – does not have a negative impact to the original building.
- Updated comment received from municipality (oi 19 September folder) - remains unchanged, still not in support of the patio arches as it is not in keeping with the period or architectural style. Boundary wall is on the plans and the arches in question visible from the street. All parties have been invites to the meeting.

DECISION

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

SB

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

Case No: HWC25073109SJ0813

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- Additional Information: Previous case had objections and went to BELCom. Received approval and approval lapsed. Changes were made in LUMs process, thus second approval required from HWC.
- The work has not started.
- Graded IIIC and inside Upper Observatory HPOZ.
- Proposal includes the addition of a new first floor to the rear of the property, aligned with the existing roof ridge so that it remains visually unobtrusive from the street. On the ground floor, the living and dining areas will be enlarged to improve natural light and internal flow, while the existing bathroom will be reduced and redesigned to maximise the rear garden space. The street-facing elevation will remain intact but will be enhanced with a more sensitively designed covered verandah and a new front gate.
- Consultation:
 - CoCT EHM: support.
 - OCA: no objection.
- Outstanding information received on 25 September 2025.

DECISION

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

SJ

13.37 Erf 416, House A28, Kassiesbaai, Arniston, S27-New Dwelling

Case No: HWC24112116SJ1122

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Provincial Heritage Site.
- Additional Information: No title deed available. HWC agreed that the Vissersunie may submit applications for the residents and no fees were paid.
- The work has not started.
- Graded II and outside HPOZ.
- Proposal is for 11 new dwellings within the Kassiesbaai PHS polygon.
- Consultation:
 - Cape Agulhas Municipality: support all.
 - Waenhuiskrantz Visserman Unie: support all.
 - Agulhas Heritage Society & Conservation Body: support all except C29.
 - SAHRA stamped plans 2017.
- Outstanding information received on 24 July, 20 August (locality map indicating proposed dwellings) and 10 September 2025 (AHS comment).

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. Quarterly interim reports, compiled by the Waenhuiskrantz Visserman Unie, must be submitted to HWC.

SJ

13.38 Erf 416, House C29, Kassiesbaai, Arniston, S27-New Dwelling

Case No: HWC24112118SJ1122

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Provincial Heritage Site.
- Additional Information: No title deed available. HWC agreed that the Vissersunie may submit applications for the residents and no fees were paid.
- The work has not started.
- Graded II and outside HPOZ.
- Proposal is for 11 new dwellings within the Kassiesbaai PHS polygon.
- Consultation:
 - Cape Agulhas Municipality: support all.
 - Waenhuiskrantz Visserman Unie: support all.
 - Agulhas Heritage Society & Conservation Body: support all except **C29** - "One plot is situated on Langklipkrans on a deteriorating limestone outcrop above the sea. This piece of natural veld is too near the high-water mark and situated within 20 metres of a steep calcrete bank, falling straight down to the beach. In conclusion, the Agulhas Heritage Society does not support the development of Langklipkrans plot.)"
 - SAHRA stamped plans 2017.
- Outstanding information received on 24 July, 20 August (locality map indicating proposed dwellings) and 10 September 2025 (AHS comment).
- The objection may be based on a safety hazard more than heritage objection.

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 06 October 2025 due to clarity regarding site location.

SJ

13.39 Erf 416, House D15, Kassiesbaai, Arniston, S27-New Dwelling

Case No: HWC24112120SJ1122

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Provincial Heritage Site
- Additional Information: No title deed available. HWC agreed that the Vissersunie may submit applications for the residents and no fees were paid.
- The work has not started.
- Graded II and outside HPOZ.
- Proposal is for 11 new dwellings within the Kassiesbaai PHS polygon.
- Consultation:
 - Cape Agulhas Municipality: support all.
 - Waenhuiskrantz Visserman Unie: support all.
 - Agulhas Heritage Society & Conservation Body: support all except C29.
 - SAHRA stamped plans 2017.
- Outstanding information received on 24 July, 20 August (locality map indicating proposed dwellings) and 10 September 2025 (AHS comment).

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. Quarterly interim reports, compiled by the Waenhuiskrantz Visserman Unie, must be submitted to HWC.

SJ

13.40 Erf 416, House D19, Kassiesbaai, Arniston, S27-New Dwelling

Case No: HWC24112121SJ112

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Provincial Heritage Site.
- Additional Information: No title deed available. HWC agreed that the Vissersunie may submit applications for the residents and no fees were paid.
- The work has not started.
- Graded II and outside HPOZ.
- Proposal is for 11 new dwellings within the Kassiesbaai PHS polygon.
- Consultation:
 - Cape Agulhas Municipality: support all.
 - Waenhuiskrantz Visserman Unie: support all.
 - Agulhas Heritage Society & Conservation Body: support all except C29.
 - SAHRA stamped plans 2017.
- Outstanding information received on 24 July, 20 August (locality map indicating proposed dwellings) and 10 September 2025 (AHS comment).

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. Quarterly interim reports, compiled by the Waenhuiskrantz Visserman Unie, must be submitted to HWC.

SJ

13.41 Erf 416, House F9, Kassiesbaai, Arniston, S27-New Dwelling

Case No: HWC24112122SJ1122

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Provincial Heritage Site.
- Additional Information: No title deed available. HWC agreed that the Vissersunie may submit applications for the residents and no fees were paid.
- The work has not started.
- Graded II and outside HPOZ.
- Proposal is for 11 new dwellings within the Kassiesbaai PHS polygon.
- Consultation:
 - Cape Agulhas Municipality: support all.
 - Waenhuiskrantz Visserman Unie: support all.
 - Agulhas Heritage Society & Conservation Body: support all except C29.
 - SAHRA stamped plans 2017.
- Outstanding information received on 24 July, 20 August (locality map indicating proposed dwellings) and 10 September 2025 (AHS comment).

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. Quarterly interim reports, compiled by the Waenhuiskrantz Visserman Unie, must be submitted to HWC.

SJ

13.42 Erf 416, House F10, Kassiesbaai, Arniston, S27-New Dwelling

Case No: HWC24112124SJ1122

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Provincial Heritage Site.
- Additional Information: No title deed available. HWC agreed that the Vissersunie may submit applications for the residents and no fees were paid.
- The work has not started.
- Graded II and outside HPOZ.
- Proposal is for 11 new dwellings within the Kassiesbaai PHS polygon.
- Consultation:
 - Cape Agulhas Municipality: support all.
 - Waenhuiskrantz Visserman Unie: support all.
 - Agulhas Heritage Society & Conservation Body: support all except C29.
 - SAHRA stamped plans 2017.
- Outstanding information received on 24 July, 20 August (locality map indicating proposed dwellings) and 10 September 2025 (AHS comment).

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. Quarterly interim reports, compiled by the Waenhuiskrantz Visserman Unie, must be submitted to HWC.

SJ

13.43 Erf 416, House F11, Kassiesbaai, Arniston, S27-New Dwelling

Case No: HWC24112125SJ1122

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Provincial Heritage Site.
- Additional Information: No title deed available. HWC agreed that the Vissersunie may submit applications for the residents and no fees were paid.
- The work has not started.
- Graded II and outside HPOZ.
- Proposal is for 11 new dwellings within the Kassiesbaai PHS polygon.
- Consultation:
 - Cape Agulhas Municipality: support all.
 - Waenhuiskrantz Visserman Unie: support all.
 - Agulhas Heritage Society & Conservation Body: support all except C29.
 - SAHRA stamped plans 2017.
- Outstanding information received on 24 July, 20 August (locality map indicating proposed dwellings) and 10 September 2025 (AHS comment).

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. Quarterly interim reports, compiled by the Waenhuiskrantz Visserman Unie, must be submitted to HWC.

SJ

13.44 Erf 416, House F13, Kassiesbaai, Arniston, S27-New Dwelling

Case No: HWC24112115SJ1122

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Provincial Heritage Site.
- Additional Information: No title deed available. HWC agreed that the Vissersunie may submit applications for the residents and no fees were paid.
- The work has not started.
- Graded II and outside HPOZ.
- Proposal is for 11 new dwellings within the Kassiesbaai PHS polygon.
- Consultation:
 - Cape Agulhas Municipality: support all.
 - Waenhuiskrantz Visserman Unie: support all.
 - Agulhas Heritage Society & Conservation Body: support all except C29.
 - SAHRA stamped plans 2017.
- Outstanding information received on 24 July, 20 August (locality map indicating proposed dwellings) and 10 September 2025 (AHS comment).

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. Quarterly interim reports, compiled by the Waenhuiskrantz Visserman Unie, must be submitted to HWC.

SJ

13.45 Erf 416, House F15, Kassiesbaai, Arniston, S27-New Dwelling

Case No: HWC24112119SJ1122

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Provincial Heritage Site.
- Additional Information: No title deed available. HWC agreed that the Vissersunie may submit applications for the residents and no fees were paid.
- The work has not started.
- Graded II and outside HPOZ.
- Proposal is for 11 new dwellings within the Kassiesbaai PHS polygon.
- Consultation:
 - Cape Agulhas Municipality: support all.
 - Waenhuiskrantz Visserman Unie: support all.
 - Agulhas Heritage Society & Conservation Body: support all except C29.
 - SAHRA stamped plans 2017.
- Outstanding information received on 24 July, 20 August (locality map indicating proposed dwellings) and 10 September 2025 (AHS comment).

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. Quarterly interim reports, compiled by the Waenhuiskrantz Visserman Unie, must be submitted to HWC.

SJ

13.46 Erf 416, House F16, Kassiesbaai, Arniston, S27-New Dwelling

Case No: HWC24112123SJ1122

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Provincial Heritage Site.
- Additional Information: No title deed available. HWC agreed that the Vissersunie may submit applications for the residents and no fees were paid.
- The work has not started.
- Graded II and outside HPOZ.
- Proposal is for 11 new dwellings within the Kassiesbaai PHS polygon.
- Consultation:
 - Cape Agulhas Municipality: support all.
 - Waenhuiskrantz Visserman Unie: support all.
 - Agulhas Heritage Society & Conservation Body: support all except C29.
 - SAHRA stamped plans 2017.
- Outstanding information received on 24 July, 20 August (locality map indicating proposed dwellings) and 10 September 2025 (AHS comment).

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. Quarterly interim reports, compiled by the Waenhuiskrantz Visserman Unie, must be submitted to HWC.

SJ

13.47 Erf 416, House F17, Kassiesbaai, Arniston, S27-New Dwelling

Case No: HWC24112117SJ1122

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Provincial Heritage Site
- Additional Information: No title deed available. HWC agreed that the Vissersunie may submit applications for the residents and no fees were paid.
- The work has not started.
- Graded II and outside HPOZ.
- Proposal is for 11 new dwellings within the Kassiesbaai PHS polygon.
- Consultation:
 - Cape Agulhas Municipality: support all.
 - Waenhuiskrantz Visserman Unie: support all.
 - Agulhas Heritage Society & Conservation Body: support all except C29.
 - SAHRA stamped plans 2017.
- Outstanding information received on 24 July, 20 August (locality map indicating proposed dwellings) and 10 September 2025 (AHS comment).

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. Quarterly interim reports, compiled by the Waenhuiskrantz Visserman Unie, must be submitted to HWC.

SJ

14. NEW MATTERS

14.1 Erf 118, 23 Peak Drive, Pinelands, S34-Total Demolition

Case No: HWC25090908CH0911

OUTSTANDING INFORMATION

Streetscape photographs and plans for the replacement structure.

CH

14.2 Erf 12229, 9 Park Road, Woodstock, S34-Additions &Alterations

Case No: HWC25090907CH0915

Ms Chane Herman introduced the item.

DISCUSSION

- The main building facing onto Park Road is graded IIIB and the building at the rear is graded NCW (this NCW is according to the CoCT comment). Inside HPOZ.
- Application is to regularize work done to the structure at the rear.
- Work applied for has already been completed.
- CoCT supports and noted that the structure was in a dilapidated state. Although the detailing and architectural style is not in keeping with the context, there are no negative impacts on the character of the surrounding HPOZ due to the retention of the overall envelope and position of the building.
- WRA supports.
- WAAB supports.

COMMENT

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

CH

14.3 Erf 14179, 103 Chamberlain Street, Woodstock, S34-Minor Works

Case No: HWC25091604CH0917

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIB inside HPOZ.
- Proposal is to convert the void space below bedroom no. 01 into a storage space that can be accessed from the garage.
- Work has not started.
- Previous permit issued on 22 October 2024 for A&A (HWC24061324CSI0606)
- WAAB support.

DECISION

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

CH

14.4 Erf 3763, 20 Jonkershoek Road, Mostertsdriest, Stellenbosch, S34-Additions &Alterations

Case No: HWC25090906CH0915

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIB outside the historic core of Stellenbosch
- Proposal is for internal alterations to the three rooms at the rear, replacing the timber sash windows with hardwood replicas on the east and west facades, refurbishment of the timber floors, replacing the existing 1.8m street palisade fence with a 1.8m high brick wall. The existing established hedge will be retained. A loft addition is proposed. The ceilings of the rooms will be lowered from 3.4m to 3,1 to accommodate the loft addition.

- A methodology was provided for the refurbishment of the existing oregon pine floors.
- Section 8 of the report provides heritage-informed design indicators for the proposed work.
- Work has not started.
- Previous permit issued on 15 June 2016 for A&A (15052214GT0527E)
- Stellenbosch Municipality did not initially support the proposal and stated that the addition of the loft floor is inappropriate and will reduce the IIIB status of the building. Through engagement with the applicant, a revised set of drawings was provided indicating the bay windows in line with the roofline and the windows below. The comment noted that the ceiling to the bathroom and bedroom will be lowered to accommodate the loft space and will not have a negative impact when viewed from the street. Stellenbosch Municipality supports the revised drawings.
- SHF did not comment within 30 days.
- SIG supports the revised drawings.
- Impacts of the proposed work: Although two original walls will be removed at the rear on the ground floor, the work will not interfere with the historical symmetrical layout of the original dwelling. The impact of the wall removal is low. The repairs to the timber floor will be carried out by a skilled contractor in a like-for-like manner. There will be no impacts within the front section of the dwelling. The impacts as result of lowering the ceiling from 3.4m to 3.1m will be low as the character of the Victorian room height will be retained. The form, proportions and size of the dormers are in keeping with typical Victorian examples and will remain below the apex of the existing roof. The dormers are set back from the lowest edge of the roof above the eastern and western facades and will not be visible when viewed from the street.

DECISION

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

CH

14.5 Erf 4773-RE, 14 Darling Street, Cape Town, S34-Minor Works **Case No:** HWC25072804CH0917

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIA inside HPOZ
- Proposal is for internal alterations which includes the installation of dry walls to create doors and to replace certain doors with class B fire doors. The replacement doors will be the same size and colour as the existing. No walls or door architraves will be removed.
- Work has not started.
- The applicant noted that the building is sectional titled and therefore all the title deeds of each apartment is not included in the submission. A Section Title plan registration with consent from the body corporate was provided.

DECISION

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

CH

14.6 Erf 52777, 68 Miller Road, Claremont, S34-Additions & Alterations **Case No:** HWC25021105CH0915

OUTSTANDING INFORMATION

GLCA comment and outstanding payment of R670 required.

CH

14.7 Erf 77-RE 1 Spilhaus Avenue, Constantia, S34- Additions & Alterations

Case No: HWC25091005CH0911

CASE SUMMARY

- Not graded; outside HPOZ.
- Proposal is for internal alterations, loft addition within the existing roof, skylights, freestanding carport and the regularization of a 50sqm covered terrace.
- Work has started. The terrace roof was already constructed. The work still to be done is the loft addition and freestanding carport.

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

14.8 Erf 1069, Cliff Street, De Kelders, Gansbaai, S38(4) - NID

Case No: HWC25071103CSI0918 / 26173CSI0918 (<https://sahris.org.za/node/385211>)

Ms Chiara Singh introduced the item.

DISCUSSION

- Proposed development: a double storey building of 75sqm on street level to accommodate visitors to view the caves and mineral water pools.
- Current land-use/zoning: vacant
- Built environment: no historical structures in the immediate vicinity
- Visual impacts: the surrounding land-use is residential in nature, there are similar houses along the stretch of coastline that were noted and at a similar height.
- Archaeology: The cave has archaeological importance as an MSA site; however, the proposed building will not impact the cave negatively.
- Palaeontology: the palaeo sensitivity on the SAHRIS palaeo map is very high due to the proximity of the coastline, not certain whether the cave holds palaeontological resources. The development will not impact the cave negatively.

COMMENT

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

CSI

14.9 Erf 11956, 51 Regent Street, Woodstock, S34 - A&A

Case No: HWC25090901CSI0916

OUTSTANDING INFORMATION

Confirmation regarding status of work, external and streetscape photos, SRHS and WRA comment required.

CSI

14.10 Erf 16207, Hawequa Doorddrift Street, Wellington, S38(4) - NID

Case No: HWC25081206CSI0916 / 26139CSI0916 (<https://sahris.org.za/node/385120>)

Ms Chiara Singh introduced the item.

Lenize Gerber was present and took part in the discussion.

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: Proposed single residential development consisting of a primary dwelling, secondary dwelling, and garage / shed of 750sqm.
- Current land-use/zoning: Agricultural
- Built environment: No historical structures in the immediate vicinity.

- Visual impacts: There are no visual impacts expected, the house and shed are not visually intrusive to the surrounding landscape.
- Archaeology: There are no negative impacts expected to any archaeological material.
- Palaeontology: palaeo sensitivity on the SAHRIS palaeo map is unknown

DECISION

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

CSI

14.11 Erf 1631, 37 Exner Avenue, Vredehoek, S34 - Minor Works

Case No: HWC25090805CSI911

OUTSTANDING INFORMATION

Streetscape photographs required.

CSI

14.12 Erf 971, 6 Dawes Street, Schotsche Kloof, S34 - A&A

Case No: CSI0915

OUTSTANDING INFORMATION

PoP, CoCT comment, Bo-Kaap Tourism Association comment, Bo-Kaap Civic Association, Bo-Kaap Youth Movement comment, and South African Heritage Resources Agency-Built Environment Unit comment, all photos, title deed, plans with elevations and window schedule required.

CSI

14.13 Farm 1388, Old Nooiensfontein Drive and Houtkapper Road, Kuils River, S38(8) - NID

Case No: HWC25080806CSI0916/ 26140CSI0916 (<https://sahris.org.za/node/385123>)

Ms Chiara Singh introduced the item.

Jonathan Kaplan was present and took part in the discussion.

DISCUSSION

- Trigger: S38(1)(c) Any development or activity that will change the character of a site -, (i) exceeding 5 000m² in extent; S38(1)(d) Rezoning of a site exceeding 10 000m² in extent.
- Proposed development: 436 Single Residential erven, two General Residential sites with an estimated 50 units, and a General Business site to support local commercial needs of 12.15ha.
- Current land-use/zoning: Agricultural, a portion of the site is occupied by the Bet-El School for Epilepsy
- Built environment: There are two structures present but not historically significant.
- Visual impacts: Surrounding land-use is residential in nature, no visual impacts expected.
- Archaeology: Archaeological sensitivity according to the screener report is low. No archaeological resources were encountered during a site visit conducted on 8 August 2025. The proposed development site is severely degraded and transformed and was heavily waterlogged on the day.
- Palaeontology: Palaeo sensitivity on the SAHRIS palaeo map and screener report is low. According to consulting palaeontologist, Professor Marion Bamford (2025), the project lies in the Springfonteyn Formation of the Sandveld Group, which is composed of reddish to grey unconsolidated quartzose aeolian sands with muddy and peaty lenses. It is probably mid Pleistocene to Holocene. At the top of the Sandveld Group is the Witzand Formation that records the most recent phase of aeolian activity in the area. The sands are either mobile or partly vegetated and stabilised bioclastic to siliciclastic sands. Bamford notes that apart from shell fragments, no fossils are recorded from the Springfonteyn Fm.

FINAL COMMENT

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

CSI

14.14 Multiple Portions of Multiple Farms, Langverwacht Industrial Development, Paarl, S38(8) - NID

Case No: HWC25091705CSI0917/ 26151CSI0917 (<https://sahris.org.za/node/385165>)

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: S38(1)(a) Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length.
- Proposed development: a bulk sewer pipeline system to service the proposed Langverwacht Industrial Development
- Current land-use/zoning: Agricultural
- Built environment: No historical structures present in the immediate vicinity
- Visual impacts: Surrounding land-use is industrial, no visual impacts expected.
- Archaeology: No negative impacts to archaeological material expected
- Palaeontology: Palaeo sensitivity on the SAHRIS palaeo map is low

FINAL COMMENT

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

CSI

14.15 Farm 725-RE and Multiple Street Parcels, Okavango Road, Kraaifontein, S38(4) - NID

Case No: 26171CSI0918 (<https://sahris.org.za/node/385208>)

OUTSTANDING INFORMATION

Company resolution required.

CSI

14.16 Various Erven, Duiker Wind Energy Facility's (WEF) associated Electrical Grid connection Infrastructure (EGI), situated near Vredendal and Klaver in the Western Cape, Vredendal, S38(8)-NID

Case No: 26168SB0918 (<https://sahris.org.za/node/385202>)

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: Duiker WEF Grid Connection – construction of a 132 kV double-circuit overhead powerline (±20 km) from the Duiker WEF substation to the Juno Main Transmission Station, within the Matzikama
- Trigger: Section 38(1)(a) – linear development exceeding 300 m; Section 38(1)(d) – rezoning exceeding 10 000m²; Section 38(8) – listed activity under NEMA.
- Other: NEMA (DFFE).
- Grade: Not graded, however broader Olifants River Basin cultural landscape suggested Grade IIIA.
- HPOZ: Outside.
- Heritage resource:
 - Archaeology: Potentially sensitive koppies/outcrops and river crossing areas; possibility of outspans and water sources (historic routes); potential for stone artefact scatters; field survey required. Potential impact to archaeological resources.
 - Built: Farm werfs, sheds, canals, and agricultural infrastructure occur along the corridor; possible heritage value requiring assessment; no formally protected structures directly in the proposed footprint.
 - Palaeontological: Underlain by Peninsula Formation (Table Mountain Group); SAHRIS palaeo map indicates low to moderate sensitivity; limited fossil potential but specialist input required.
 - Visual/Cultural: Part of the broader Olifants River Basin cultural landscape (scenic route R363, Ebenhaeser mission settlement, Olifants River crossing); visually sensitive area, although much of the corridor has been transformed by agriculture and infrastructure; visual impact requires consideration.
- Consultant recommendations: Potential impacts to significant archaeological, palaeontological,

and cultural landscape resources; therefore, Heritage Impact Assessment (HIA) is required – including Archaeological Impact Assessment, Palaeontological Impact Assessment, Landscape Assessment, Visual Impact Assessment.

- The committee agreed with the consultant's recommendation.

INTERIM COMMENT

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

1. Archaeological Impact Assessment
2. Palaeontological Impact Assessment
3. Cultural Landscape Assessment
4. Visual Impact Assessment

SB

14.17 Various Erven, Duiker Wind Energy Facility (WEF), situated near Vredendal and Klawer in the Western Cape, Klawer, S38(8)-NID

Case No: 26167SB0918 (<https://sahris.org.za/node/385201>)

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: ABO Duiker Wind Energy Facility 1 - 300MWac commercial wind energy facility near Vredendal, within the Matzikama.
- Trigger: Section 38(1)(a) – development exceeding 5000m²; Section 38(1)(d) – rezoning exceeding 10 000m²; Section 38(8) – listed activity under NEMA.
- Other: NEMA (DFFE)
- Grade: not graded, however broader Olifants River Basin cultural landscape suggested Grade IIIA
- HPOZ: outside
- Heritage resource:
- Archaeology: Potentially sensitive koppies/outcrops with high likelihood of intact deposits; possibility of outspan and water sources (historical map); stone artefact scatters identified in nearby studies; field survey is required, hence potential impact archaeological resource
- Built: Existing farm werfs and sheds present; possible heritage value requiring assessment; no formally protected structures in the immediate footprint.
- Palaeontological: Table Mountain Group formations; SAHRIS map indicates high sensitivity (Peninsula Formation); hence potential impact palaeontological resource
- Visual/Cultural: Within broader Olifants River Basin (scenic route R363, canals, mission settlement of Ebenhaeser); locally significant cultural landscape, but proposed site transformed by agriculture and infrastructure; visual impact requires consideration.
- Consultant recommendations: potential impacts to significant archaeological, palaeontological, and cultural landscape resources; therefore, a full Heritage Impact Assessment (HIA) - Archaeological Impact Assessment, Palaeontological Impact Assessment, Landscape Assessment, Visual Impact Assessment
- The committee agreed with the consultant's recommendation.

INTERIM COMMENT

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

1. Archaeological Impact Assessment
2. Palaeontological Impact Assessment
3. Cultural Landscape Assessment
4. Visual Impact Assessment

SB

14.18 Erf 169, 89 de Beers Road, Strand, S34-Additions & Alteration

Case No: HWC25082810SB0915

OUTSTANDING INFORMATION

Title deed, municipality comment and additional streetscape photographs is required.

SB

14.19 Erf 3036, 5 Camphersdrift Road, Camphers Drift, George, S34-Total Demolition

Case No: HWC25091204SB0915

Ms Stephanie Barnardt-Delport introduced the item.

Denise JvR was present and took part in the discussion.

DISCUSSION

- Proposal: total demolition of the wooden cottage.
- Work start: According to the application form – no
- Grade: not graded
- HPOZ: outside
- Comments: no comment was received from George municipality, George Heritage Trust and Simon van der Stel Foundation: Southern Cape – However, decision about the structure been donated it to the Garden Route Botanical Garden, currently under active consideration.
- HO: According to the report prepared by DMC, the building is the oldest on site, it does not contribute to the streetscape and not graded. The structure appears to be gothic inspired mid-20th century timber cottage and holds no apparent architectural significance. The consultant recommends that the demolition is supported as the structure lacks sufficient historical significance to justify preservation. While it has charm and character, adaptive reuse through material repurposing or relocation is recommended to acknowledge its local value while allowing removal.

DECISION

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

SB

14.20 Erf 33, Flat 3, Coronet Mansions, 6 Military Road, Tamboerskloof, S34-Minor Works

Case No: HWC25082808SB0915

OUTSTANDING INFORMATION

Title deed, PoA, plans that show all proposed work in colour, locality plan, internal photographs, external photographs, street photographs, SG diagram is required.

SB

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

Case No: HWC25091208SB0916

OUTSTANDING INFORMATION

Municipality comments (there is no conservation body in the area), streetscape photograph is required.

SB

14.22 Erf 135, 9 Stephan Street, Laaiplek, S34-Alteration

Case No: HWC25090819SB0911

OUTSTANDING INFORMATION

POP, Title Deed, PoA, stamped coloured up plans, locality plan, streetscape, external photographs of the building besides the garage, SG diagram is required.

SB

14.23 DR1640, Montagu Pass, Outeniqua, George, S38(1)-NID

Case No: HWC25081402SJ0916 / 26128SJ0916 (<https://sahris.org.za/node/385092>)

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: S38(1) - they have said no trigger; S38(8) NEMA - DFFE
- Current Land Use: Historic Pass - 17.1km gravel road within natural setting, connecting N9 to N12. Crosses Doringrivier, Malgasrivier/Keur River, and multiple mountain streams.
- Current Zoning: Transport
- Land Use of surrounding properties: DR1640 bisects the Cape Floral Region Protected Area which is classified as a World Heritage Site. Other sections of DR1640 are bounded by agricultural properties. It is situated roughly 6.7 km northwest of George and passes directly through Herold.
- Grading and HPOZ: Graded PHS and outside HPOZ.
- Brief History of Site: The pass, cut through the Outeniquas and completed in 1847, replaced the hazardous Cradock's Pass and became the principal route between George and Oudtshoorn. Built largely with local sandstone and gravel by a workforce of about 250 convicts, it enabled safer movement of ox-wagons, carts and later motor vehicles, carrying timber, livestock, ostrich feathers, and other produce from the Little Karoo to coastal markets and ports. A toll was collected at the Old Toll House until 1918. Decades of construction, culverts, erosion and maintenance have substantially transformed the road reserve from its natural state.
- Severe flood events in 2023 and 2024 caused widespread failures and full road closure. Priority repair sections include km 1.15; 3.524; 4.384; 4.633; 4.890; 4.970; 5.263; 6.254; 6.688; 6.742; 7.280; 8.583; 8.670; 9.732. Works aim to restore structural integrity, access and safety (with emergency stabilisation where required).
- Proposal: Reinstate road prism and drainage to pre-flood alignments, repair erosion, and upgrade capacity where needed. Where new outlets pass through historic masonry walls, targeted partial demolition and like-for-like rebuilding will occur. "Heritage impacts should be managed through the S27 process."
- Identified Resources & Potential Impacts:
 - Built Environment: N/A
 - Oral Traditions: N/A
 - Settlements & Townscapes: N/A
 - Landscapes & Natural Features: Within the Cape Floral Region Protected Areas (World Heritage Site). A Heritage Specialist must prepare a Section 27 NHRA application (scope change since previous S27 permit) to assess cultural significance and impacts.
 - Geology: N/A
 - Archaeology: The DFFE Screening Tool (2025) flags Very High sensitivity (parts of DR1640 lie within 2 km of a Grade II heritage site). However, as works are limited to repairing existing infrastructure, no archaeological/cultural impacts are anticipated.
 - Palaeontology: Desktop PIA (Marion Bamford) for DR1640 (post-2024 floods) notes crossings of moderately to highly sensitive Cape Supergroup bedrock, notably the Peninsula Formation. Low palaeontological impact is anticipated, and a Fossil Chance Finds must be included in EMPr.
 - Graves & Burial Grounds: N/A
 - Slavery: N/A
 - Other: N/A
- Summary of Anticipated Impacts: No significant impacts on cultural/heritage resources are expected from the repair works on DR1640 because the road and reserve have long been disturbed and transformed by construction, use, erosion and maintenance; the project maintains the site's existing character.
- Heritage Practitioner Recommendation: NFS.
- Outstanding information not requested as there is no trigger. Title Deed & SG Diagram; Company/Trust Resolution; Annotated photographs of vacant site and contextual environs (we do have images on file).

COMMENT

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

SJ

14.24 Erf 173714, Sloping Gantry, Zeitz MOCAA, Clock Tower Precinct SDP 8C, V&A Waterfront, S34-Minor Works

Case No: HWC25090813SJ0911

Ms Sneha Jhupsee introduced the item.

Samantha Dyer was present and took part in the discussion.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- Additional Information: Various cases and approvals within the development of the Silo area.
- The work has not started.
- Graded IIIA and inside proposed V&A HPOZ.
- Proposal is for alterations to the existing gantry structure attached to the Silo, for use by the Zeitz MOCAA store. Elements from the historic gantry are to be reused.
- Consultation: N/A MW

DECISION

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

SJ

14.25 Erf 1064, Bertram Building, Groot Constantia Estate, Constantia, S34-Minor Works

Case No: HWC25091202SJ0917

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- The work has not started.
- Not graded and outside HPOZ.
- Proposal is for internal refurbishments of ablution facilities and landscaping elements at the front of the structure.
- Consultation: N/A MW
 - CoCT EHM: support.
 - CPOA: no comment within 30-day period.
 - CRRA: no objection.

DECISION

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

SJ

14.26 Erf 10861, Bus Shelter, Groot Constantia Estate, Constantia, S27-Addition

Case No: HWC25091203SJ0917

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Provincial Heritage Sites.
- The work has not started.
- Graded PHS and inside Constantia Winelands Cultural Landscape.
- Proposal is for a new bus shelter at the existing bus waiting area, for the red bus site-seeing service. The addition will comprise of 4 structures in a linear plan format.
- Consultation:

- CoCT EHM: support.
- CPOA: no comment within 30-day period.
- CRRA: no objection.
- Case Officer Recommendation: support with close out report.

DECISION

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

1. A close-out report, compiled by a suitably qualified heritage consultant, must be submitted to HWC within 30 days of practical completion.

SJ

14.27 Erf 237, 14 King Street, Elim, S27-Minor Works

Case No: HWC25091004SJ0911

OUTSTANDING INFORMATION

Authorisation letter; Annotated streetscape photographs.

SJ

14.28 Erf 237, 20 King Street, Elim, S27-Minor Works

Case No: HWC25091003SJ0911

OUTSTANDING INFORMATION

Authorisation letter; Annotated streetscape photographs.

SJ

14.29 Erf 7779, Kronendal Farmstead, 140 Main Road, Hout Bay, S27-Minor Works

Case No: HWC25091908SJ0922

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 06 October 2025 at the request of the applicant.

SJ

14.30 Erf 11207 47-2nd Crescent, Fish Hoek, S34-Additions & Alterations

Case No: HWC25091013XM0911

OUTSTANDING INFORMATION

Plan indicating work completed; POP with outstanding R4000 for work completed; Company/Trust; Resolution; Annotated Streetscape photographs; Consultation comments: Conservation bodies in the area. required

XM

14.31 Erf 171166, 36A 12th Street, Kensington, S34-Additions & Alterations

Case No: HWC25072405XM0911

OUTSTANDING INFORMATION

Plan indicating work completed; Motivation; Consultation comments: Local municipality required.

XM

14.32 Erf 2, Cnr Mosko and Graaff Street, De Villiers Graaff High School, Villiersdorp, S34-Additions & Alterations

Case No: HWC25082827XM0911

OUTSTANDING INFORMATION

Fee waiver approval, Streetscape photographs required.

XM

14.33 Erf 338, 32 Rochester Road, Bantry Bay, S34- Total Demolition

Case No: HWC25080511XM0915

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The proposal is for the total demolition of the existing building and redevelop the site for an increased density residential development. The proposed development on site is a 4-storey building with a semi basement for vehicular parking designed by Free Form Architects 2025 (the building reads 4.5 levels from the street view). The proposed building consists of consisting of

residential apartments ranging from 2 bedrooms to 4-bedroom units. Balconies spans the width of each level facing the street and the coastline. The second level incorporates a communal terrace and a swimming pool.

- Work has not started.
- Graded potential IIIC and outside HPOZ.
- CoCT support
- SFB and have no objection.
- No Comment was received from Sea Point for All

DECISION

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

XM

14.34 Erf 47561, 19 Garton Road, Rondebosch, S34-Additions & Alterations

Case No: HWC25091613XM0917

CASE SUMMARY

- The proposal is for additions and alterations for internal renovation, new swimming pool, external window and door changes.
- Work has not started.
- Graded IIIC and outside HPOZ.
- CoCT support.
- RCID support.
- GLCA noted that there is no need for the GLCA to 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

14.35 Erf 72589, 65 Woodley Road, Plumstead, S34-Additions & Alterations

Case No: HWC25090402XM0916

OUTSTANDING INFORMATION

SG Diagram.

XM

14.36 Erf 7462, 10 Queen Street, Durbanville, S34- Minor Works

Case No: HWC25091612XM0917

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The proposal is for additions and alterations to raise the boundary wall from what was previously approved CASE NO. (HWC24082214CN0823) for safety. The original panels will still be salvaged, repaired and re-used in the revised design and any additional required will be made to match existing.
- Graded IIIB and outside HPOZ.

DECISION

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

XM

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

Case No: HWC25091210XM0915

OUTSTANDING INFORMATION

POP; Streetscape photographs; Consultation comments: Conservation bodies in the area required.

XM

15. Other Matters

16. Adoption of Resolutions and Decisions:

RB moves to adopt and SVB seconds the adoption of resolutions and decisions of the meeting of 29 September 2025.

17. Closure: The chairperson, Sneha Jhupsee, officially closed the meeting at 12:45.

18. Date of next meeting: Monday, 6 October 2025

MINUTES APPROVED AND SIGNED BY:

CHAIR:

SECRETARY:

Annexure A – HWC: Heritage Officers' Meetings

Abbreviations

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