

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS' MEETING
Held on Monday, 3 November 2025 at 08:35 via MS Teams**



1. Opening and Welcome

The Chairperson, Emily-Jane Vowles officially opened the meeting at 08:30 and welcomed everyone present.

2. Attendance

Members

Emily-Jane Vowles	Chairperson, acting SHO	EJV
Mr. Ruan Brand	Specialist Heritage Officer	RB
Ms. Stephanie Barnardt-Delport	Specialist Heritage Officer	SB
Ms. Sneha Jhupsee	Specialist Heritage Officer	SJ
Ms. Chane Herman	Heritage Officer	CH
Ms. Sofia Briel	Heritage Officer	SVB
Ms. Chiara Singh	Heritage Officer	CSI
Ms. Corne Alexander	Specialist Heritage Officer	CN

Staff

Ms. Waseefa Dhansay ...left at 8h42	Assistant Director	WD
Ms. Aneeqah Brown	Secretariat	AB
Mr. Olwethu Dlova	Back-up Secretariat	NT
Ms. Yusrah Hoosain	I&APs Group Chat	YH

Legal Advisor

Ms. Penelope Meyer ...left at 9h20	Deputy Director	PM
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Observers

None

Visitors

Visitors	Capacity	Item
Clive Theunissen	Drakenstein Municipality	Drakenstein items
Henk Lourens	DHS	13.8
Greg Meager	Architect	13.11
Tali Bruk	V&A Waterfront Planning Team	14.30

3. Apologies

Ms. Xola Mlwandle	Heritage Officer	XM
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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 3 November 2025 with minor edits.

6. Approval of Minutes of the Previous Meeting

6.1. The Committee resolved to hold over the minutes of 27 October 2025 until 10 November 2025.

7. Disclosure of Conflict of Interest

None

7.1. Recusals

Ruan Brand is recused from item 9.10.1

8. Confidential Matters

None

9. Standing Items

9.1 Site Inspections Undertaken

9.1.1 Farm 754 Portion 2; a Portion of Erf 7816; Farm 758 Portion 50, Riverlands Nature Reserve, Malmesbury – 28 October 2025 (EJV, SVB & RB)

- Item to be heard under 9.3.2 on the agenda.

9.1.2 King's Blockhouse, Table Mountain – 30 October 2025 (RB)

- SANParks contacted HWC as a fire had damaged the internal fabric of Kings Blockhouse on Table Mountain.
- It is within the Table Mountain PHS area, and as such S27 applies.
- WD, CSI, and RB conducted a site inspection with SANParks on 30 October 2025.
- Further information and a way forward will be provided when the site inspection report is tabled at HOMS on 10 November 2025.

9.1.3 Erf 914, 7 Chesterfield Road, Oranjezicht – 30 October 2025 (CSI)

- CIBRA contacted HWC to report unauthorised work on the property.
- HWC officials (CSI, RB, WD) conducted a site inspection and issued a stop works order on 30 October 2025.
- Further information will be provided when the site inspection report is tabled at HOMS on 10 November 2025.

9.1.4 Erf 97631, 41 Newlands Avenue, Newlands – 28 October 2025 (RB)

- Item to be heard under 9.3.3 on the agenda.

9.2 Proposed Site Inspections

None

9.3 Site Inspection Reports

9.3.1 Portion 10, RE/13, and Portions 8 & 22 /468, Welmoed Estate (Lynedoch surrounding area) - 3 October 2025 (SB)

- public complaints from the Lynedoch Community Forum about possible unauthorised development on the subject properties.
- Concerns included visual impact from industrial-style packhouse, plastic netting, and impacts on the Stellenbosch winelands cultural landscape.
- The reason for the inspection was to determine if there has been a change in the landscape, as the landscape is a graded 3B landscape.
- Background: According to HWC file HWC22111701CH1117, Limberlost was previously investigated for unauthorised vegetation clearance and earthworks on Portions 10 and 129 of Farm Welmoed 468.
- Following complaints in September 2022, HWC officials issued a Stop Works Order due to the clearing of more than 5000 m² of land, triggering Section 38(1)(c)(i) of the NHRA.
- The matter was tabled at HOMs on 17 October 2022, where it was resolved that no further heritage studies were required, and the stop works order was lifted.

- A second NID was later approved in November 2022 for agricultural use, including 400 mm high polytunnels, fencing, CCTV, and irrigation infrastructure. HWC concluded that the visual impact would be low, noting the property's use as agricultural land and its location outside a formal scenic route.
- Recently an HIA for the Lynedoch village extension on Ptn 28 Farm Welmoed 468, Lynedoch village, off R310, Stellenbosch (S38(8)-HIA) (PHASE 1 was at IACOM in December 2024, July and October 2025) Ref: HWC23040509AM0411. No approval has been granted. Vegetation has been removed from the site.
- The inspection confirmed a significant change in landscape character due to large-scale construction and clearing within a heritage-sensitive area, potentially triggering Section 38(1)(a) of the NHRA.
- Engage Stellenbosch Municipality and DEADP to verify which works are authorised.
- Retrospective NID submissions for the various unauthorized work if any triggers are determined.
- Place under investigation regarding one NID application for various properties to determine the cumulative impact for portion 22, 13, 10, 8 and 28 of farm 468.

UNDER INVESTIGATION

The Committee noted the report and discussed the potential cumulative impact of industrial and agricultural style developments — including packhouses, fencing, shade netting, and polytunnels — on the Stellenbosch Winelands cultural landscape (Grade 3B). The matter was placed under investigation to determine whether a single NID application covering portions 22, RE/13, 10, 8, and RE/28 of Farm 468, which are owned by various owners, would be appropriate to assess the overall cumulative impact.

9.3.2 Farm 754 Portion 2; a Portion of Erf 7816; Farm 758 Portion 50, Riverlands Nature Reserve, Malmesbury – 28 October 2025 (EJV, SVB & RB)

- On 28 October 2025 HWC Official Sofia Briel, Emily-Jane Vowles, and Ruan Brand undertook a survey of the Riverland Nature Reserve and Pela Nature Reserve in Malmesbury alongside representatives from CapeNature.
- The properties are Not Graded.
- The survey was at the request of CapeNature. It was confirmed that there were 7 collections of associated structures within the reserve inclusive of water troughs, small reservoirs, windmill foundations, hut foundations, and the remains of a small dwelling. CapeNature wanted confirmation as to whether the structures warranted further consideration and protection under the National Heritage Resources Act (NHRA).
- The structures are constructed out of various combinations of cast concrete, fired bricks and concrete blocks. The structures were assessed to have no architectural value. The remains of the small dwelling have been determined to be less than 60 years old. Subject to confirmation of the age of the other structures and the applicability of Section 34, there is no objection to their demolition on heritage-grounds.
- The landscape was assessed to be a patchwork of biodiversity where communities of fynbos and symbiotic plant systems have been encouraged to grow. Detracting from the experience of the landscape are the Acacia overgrowth and the stacks of cleared vegetation. The future of the stacks is yet to be determined, and the clearing of the Acacias is an ongoing process. Where tangible expressions of human engagement with the site are present, they are incredibly sparse and scattered. They primarily speak to past agricultural use of the land. As the reserve has had the opportunity to return to its pre-colonial and pre-agrarian state, with indigenous vegetation encouraged to proliferate, these structures, while not outright detracting from the site, neither contribute to it nor to the attributes for which it is valued as a heritage resource. There is no objection to their demolition from a landscape perspective.
- The site is underlain by the Malmesbury Group which has low palaeontological significance. This is overlain by quaternary sands that, nearby, have shown some potential for archaeological and palaeontological occurrences.

- A field survey for the Chatsworth/Riverlands and Kalbaskraal access roads in 2001 by ACRM found some ESA flake scatters in agricultural fields but nothing of significance. A 2007 field survey for the Chatsworth Low-Cost Housing development by Hilary Deacon found no evidence of archaeological resources either. These nature reserves are full of mole-hills. All of the observed mole hills on both reserves were sterile (i.e., void of any archaeology) and bar some artefacts associated with the construction of the small farm dams, no evidence of any archaeological remnants was observed on the day.
- Recommendations:
 - For the site inspection and report to be noted in HOMs on the 3rd of November 2025.
 - Confirmation of the age of all structures, excluding 'The old house/structure in Driedom' is necessary to determine whether there is any Section 34 trigger.
 - In terms of architectural significance, there is no recommended action to be taken. However, should any new information come to light regarding the associational significance of any of these structures, this recommendation will need to be re-evaluated.
 - In terms of the landscape, ongoing maintenance is required. The clearing of invasive vegetation and the resultant stacks is recommended as per the existing programme of biodiversity management.
 - In terms of paleontological and archaeological significance, no mitigation is required at this time.
 - In terms of socio-historical significance, the research station on the Pella reserve and the Dassenberg railway station (outside of the boundaries of the reserves) warrant further archival and interview-based research

COMMENT

The Committee notes the contents of the site inspection report dated 30 October and endorses the recommendations of the report, as follows:

1. For the site inspection and report to be noted in HOMs on the 3rd of November 2025.
2. Confirmation of the age of all structures, excluding 'The old house/structure in Driedom' is necessary to determine whether there is any Section 34 trigger.
3. In terms of architectural significance, there is no recommended action to be taken. However, should any new information come to light regarding the associational significance of any of these structures, this recommendation will need to be re-evaluated.
4. In terms of the landscape, ongoing maintenance is required. The clearing of invasive vegetation and the resultant stacks is recommended as per the existing programme of biodiversity management.
5. In terms of paleontological and archaeological significance, no mitigation is required at this time.
6. In terms of socio-historical significance, the research station on the Pella reserve and the Dassenberg railway station (outside of the boundaries of the reserves) warrant further archival and interview-based research

9.3.3 Erf 97631, 41 Newlands Ave, Newlands – 28 October 2025 (RB)

- The inspection was conducted on 28 October 2025, following a report of human remains found during construction.
- Construction began in August 2025, involving internal alterations and demolition of a rear extension.
- Builders initially mistook some bones found during trenching for animal remains; work was halted once the human crania were found (Saturday 25 October 2025).
- HWC officials conducted a site visit with SAPS officers within hours after being notified, finding multiple spoil heaps likely containing further remains and artefacts.
- On-site analysis identified at least two individuals — an adult (likely a tall female) and a child, with several bones missing and possible grave goods among the assemblage.
- The remains are likely linked to the historic St Andrew's Anglican Church graveyard, possibly missed during the 1967 exhumations.

COMMENT

The Committee notes the contents of the site inspection report dated 31 October and endorses the recommendations of the report, as follows:

1. The site inspection and report be noted at HOMS on 3 November 2025.
2. The owners must appoint a suitably qualified archaeologist to apply for a S35/S36 permit:
 - a. To sieve through the remaining spoils on site for other signs of remains, grave goods, and/or archaeological artefacts;
 - b. carefully excavate around the area where the contractors found the remains to check for remains that may have been missed and to carefully exhume these if found;
 - c. to investigate whether the cast concrete blocks, which have been laid underneath the foundation might need to be moved to allow for confirmation of point 2b;
 - d. to monitor any further trenching deeper than the foundations of the extension to ensure that no further burials are disturbed or to intervene if some are encountered; and
 - e. to adhere to S36(5) of the NHRA in terms of potential public consultation to determine what will happen to the remains.
3. A potential S35/S36 permit application may be treated as an emergency (i.e., without the need for adhering to S36[5]) on condition that the public consultation process occurs with at least a 60-day period with an on-site notice, consultation with the NCID, CoCT HRS team, the St Andrews Anglican Church, and the St Saviours Anglican church after the remains have been properly exhumed/spoil sieved for remains. Further consultative processes may be requested pending the outcomes.
4. The location of any spoil that has been removed from site must be ascertained and the owners of the site where the spoil was dumped must be made aware of the fact that archaeological human remains were found in other spoil from the original site. That precinct's SAPS must also be informed to ensure that if remains are reported, their provenance may be understood to be linked to this site.
5. That SAPS Claremont be kept informed of the process.
6. The CoCT HRS team must be consulted by HWC on the situation so that they can flag this historical graveyard area as a high archaeological human remains potential area, especially when building applications are lodged that entail deeper earthworks (e.g., below-ground pool installations, below current foundation level trenching, sewer-line work in the vicinity, etc.). Ideally, a layer for this must also be added to the online CityMaps EGIS Viewer (<https://citymaps.capetown.gov.za/EGISViewer/>).
7. The CoCT HRS team must be consulted by HWC on general historical church graveyard areas, (to be identified via historical maps) to flag these areas more pre-emptively as having high potential for human remains.
8. Pending the outcome of an application contemplated in recommendation 2, that the Stop Works Order, dated 28 October 2025, may be lifted.

9.4 Preparation for Upcoming Committee Meetings

9.4.1 IACom – 5 November 2025

9.5 Tribunal Updates (HWC Legal)

9.5.1 None

9.6 Interim and Close-Out Reports

9.6.1 Ptn 1 of the Farm Vrolykheid No. 177, Witplaats, Klaarstroom, Prince Albert
Case No: HWC25031701SVB0328

- This is the fourth interim report prepared by Mr. Andre Vercueil and submitted to HWC on 26 October 2025. The interim report documents the work thus far, as per the BELCom permit dated 26 August 2025.
- By way of background, on 17 September 2025 Mr. Vercueil advised the case officer that, after commencement of work on site it became apparent that at some point the lime-plaster over the sunbaked bricks had been removed and replaced with cement-plaster, which was then followed by a layer of lime-plaster and several layers of lime-wash. There are also several areas where the plaster is hollow and/or loose, which will require re-plastering. On the advice of Ryan Rack from Midas in Tiger Valley it was determined that trying to strip the plastered finishes would not be possible. Mr. Vercueil queried whether the directive from BELCom to use only lime-plasters and

lime-finishes is the best way forward. This query was referred to Graham Jacobs who advised that there is no reason not to persist with using lime/sand plaster in this instance even over or attached to OPC plasters or renders.

- In addition to progress on site the report also documents deviations from the methodology that was before BELCom. The deviations from the methodology are as follows:
 - Methodology specifications for sunbaked bricks not strictly adhered to, as the project manager has not been able to source sunbaked bricks. However, the project manager and contractor have been urged to follow the methodology statement issued for the project.
 - Methodology specifications for lime plaster has not been strictly adhered to. There has been experimental use of splash-plaster coating to stabilize a portion of the sunbaked brick, while awaiting the delivery of the lime plaster to site.
 - Methodology for new openings in historic walls was not used in the case of the opening in the Eastern wall, due to the contractor not being able to sawcut such a thick opening.

REFERRAL

The Committee resolved to refer the matter to BELCom on 19 November 2025 due to deviations from the methodology submitted as part of the application approved by BELCom, permit dated 26 August 2025.

9.7 Incomplete Applications

9.7.1 Matters Arising: None

9.7.2 New Matters: Items 14.5; 14.6; 14.7; 14.8; 14.9; 14.11; 14.16; 14.18; 14.19; 14.22; 14.23; 14.25; 14.26; and 14.27

9.7.3 Held Over: Items 14.32; 14.33; 14.34; 14.35; 14.36; and 14.37

9.8 Decisions Taken Under ASD Delegation

9.8.1 Matters Arising: Items 13.4; 13.6; and 13.9

9.8.2 New Matters: Items 14.2; 14.10; 14.12; 14.20; 14.24; and 14.28

9.8.3 Erf 1400, Hotagterklip Fishermen's cottages, Cottages 5, 6, 7, 8 and 10, Main Road (R319), Struisbaai
Case No.: HWC25101304CH1028

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.

The Section 27 minor works permit was issued on 31 October 2025 for proposed maintenance and repairs to windows, doors and walls, freestanding pergolas, septic tank and ablution facility.

Approval was granted with the following conditions:

1. The work must be monitored by Mr. Christiaan Rudolf Hellinger.
2. A close-out report, prepared by Mr. Christiaan Rudolf Hellinger, must be submitted to HWC within 30 days of practical completion.

9.9 Exemption Notice 9051 of 2025: NCW Graded Resources Within the CoCT

9.9.1 Matters Arising: None

9.9.2 New Matters: Item 14.29

9.10 Archaeological Matters

9.10.1 Erf 1238, Paternoster North Midden, Paternoster

Case No: HWC24102916EJV1028

Ruan Brand was recused from the item and left the meeting

- HWC issued a permit on 12 November 2024 for the destructive analysis of five marine shell samples and one charcoal sample from PNM (1986 excavations) through radiocarbon dating to determine the chronological detail of precolonial settlement and subsistence strategies. At least

50% of each sample was destroyed for the sake of AMS dating, representing less than 1.0% of the total collection.

- On 21 October 2025, the results of the analysis were published in the Journal of Island and Coastal Archaeology under the title "Variability among South African west coast megamiddens: Insights from Paternoster North midden". This publication was provided to HWC in compliance with the conditions of the permit.
- Megamiddens on the west coast dating to the third millennium BP, like PNM, are the result of resource intensification in order to reduce subsistence risks within a context of a growing population. These populations became increasingly focused on inhabitation of the coastal fringes and coastal plain and this is reflected in their resource exploitation evidenced by the middens and osteological and isotopic evidence emerging from skeletal remains. Megamiddens cease with the arrival of herding and can be a useful tool in understanding this transition in subsistence strategy.
- PNM is the largest megamidden in its locality. First excavation occurred in 1986 (PNNA and PNNB), the field notes from which have unfortunately been lost. Radiocarbon dating of the material from these excavations revealed that the earliest occupation at PNNA dates to ca. 3705 cal BP and at PNNB to ca. 3220 cal BP. The last deposition event at PNNA was ca. 2620 cal BP and at PNNB was ca. 2820 cal BP. Analysing the quantity, quality, and variety of lithic and faunal remains at PNM as well as the chronology of material deposition and associated dates, the authors determine that that "the Vredenburg Peninsula offered a much more diverse and abundant pool of accessible resources on which to depend than was the case for the central west coast" (p.17) and "overall, the favorable climate of the second Neoglacial allowed increasing numbers of foragers to settle frequently and/or possibly for longer periods and at different locations at Paternoster during the third millennium BP" (p.18).
- The paper concludes that the earliest visits to PNM occurred ca. 3705 cal BP and many more visits occurred thereafter. The visitors made and discarded lithics from local sources, used shell tools, and produced OES beads and shell pendants. They relied on shellfish, small bovids, and tortoises alongside small terrestrial mammals, seals, marine birds, and fish. Domestic activities also occurred at the megamidden; a less common occurrence in other middens along the central west coast. The intensity of occupation increased between 3300-2735 cal BP and subsistence strategies were reformulated at this time including changes in the dominant resources exploited and a change in the geographical radius of exploitation, and PNM differs from the central west coast in this regard.

ENDORSEMENT

The Committee resolved to endorse the publication dated 21 October 2025, and prepared by Antonieta Jerardino, Stephan Woodborne, Jayson Orton, René Navarro & Andrew Smith, as having met the conditions of the HWC issued permit, dated 12 November 2024.

9.11 Illegal Works Database: Stop Works Orders Issued

9.11.1 Erf 97631, 41 Newlands Ave, Newlands, Cape Town (RB)

9.11.2 Erf 914, 7 Chesterfield Road, Oranjezicht (RB)

9.12 Permit Deadline

- Tuesday, 4 November 2025 at 10.00am

9.13 SAHRIS Rollout Feedback

- After a week of having the BE/Structure Form soft-launched, some small quirks have been noted. The most important thing to note for officers, is that after an applicant has submitted, the form will automatically be set to 'locked' as there is a module issue with displaying the editable portions of the submission. If an edit is required, please communicate this with RB so that it can be actioned in the interim.
- Please also note that SAHRIS is experiencing some unexpected issues with the Drupal 10 migration. Chief amongst these that is slowing the system down is a rules related issue, likely to do with the geoserver. The system might behave slowly at the moment, but it will load and just needs some time.

10 Administrative Matters

10.1 HOMs Visual Management

- The Committee resolved to adopt the revised visual management spreadsheet for folder colour-coding on OneDrive.

11 Monitoring by Practitioner

12 Discussion of the Agenda

12.1 Erf 97983, 8 Kings Street, Newlands, S34 - Total Demolition Case No: HWC25090328SVB0908

MATTERS DISCUSSED

13. MATTERS ARISING

13.1 Erf 1049, 9 Kensington Crescent, Gardens, S34 – Additions

Case No: HWC25091906SVB0926

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 23 and 27 October 2025.
- The property is graded III and within the Upper Table Valley HPOZ.
- The work is complete.
- The completed work is the addition of a new bay window with door leading onto a new balcony on the second storey.
- CIBRA support the proposal.
- CoCT support the proposal.

COMMENT

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

SVB

13.2 Erf 116, 14 Mead Way, Pinelands, S27 - Minor Works

Case No: HWC25100705SVB1009

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 24 October 2025.
- The property is a IIIB within a PHS.
- The property is also within the Pinelands HPOZ.
- Work has not started.
- The proposal is to paint the interior; replace the cottage tiles with vinyl; refurbish the pine floor of the main house; and replace the tiles with new tiles in the kitchen.
- The National Monument notice for the property notes "declaration of six properties with the building thereon situated in the original Pinelands Garden City Area known as the Meadway, Pinelands"

DECISION

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

SVB

13.3 Erf 16501-RE, Paul Roose Gimnasium, 311 Suidwal Road, Stellenbosch, S34 - Minor Works

Case No: HWC25082835SVB0829

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 27 October 2025.
- The property is Not Graded and is outside of the Stellenbosch Historic Core HPO.
- Work has not started.
- The proposal is for repair work to four buildings on the property that are older than 60 years, being the LPR Building, Media Centre/Old Music Centre, Japie Krige Hall and the Main Building. The proposal is for repair and replacement of deteriorating roofing coverings and fascia boards across the buildings, which have a mix of asbestos roof tiles, IBR Roof sheeting and concrete roofs. In addition to this the proposal is for the following remedial work: removal of a modern aluminium adjustable awning on the west facade of the Main Building; removal of redundant service pipes on the external facade of the classrooms on the east wing of the Main Building; removal and replacement of 6 waters tanks on the LPR and Main Building; removal and replacement of all identified asbestos gutters and downpipes; replacement of any deteriorating timber roof battens; replacement of water damaged and asbestos ceiling panels. All remedial work will be done on a like-for-like basis, with fibre cement alternatives used in place of existing asbestos elements.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. The applicant must confirm whether the renovation to the east wing and classrooms of the main building and the installation of the awning were unauthorised.
2. Should unauthorised work have taken place, the applicant must provide a revised set of plans indicating the completed work as distinct from the work being proposed and annotate as such.

SVB

13.4 Erf 3788-RE, 1 Kleinbos-en-dal Street, Paarl, S34 - Minor Works

Case No: HWC25100704SVB1016

CASE SUMMARY

- Outstanding information received on 29 October 2025.
- The property is Not graded and is outside of any HPOZ.
- Work is largely completed.
- The completed work is demolition of an existing carport, construction of a new external wall in it's place as well as internal alterations to create a new multi-stall bathroom. The only work that still needs to be done is to instate the new parking bays on Klein-bos-en-dal Street.
- I&APs were consulted in 2022, despite the work being minor.
- Paarl300 supported the proposal.
- DHF supported the proposal.

FOR NOTING

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

SVB

13.5 Erf 63653, 26 Valley Road, Kenilworth, S34 - Additions & Alterations

Case No: HWC25021802SVB0512

Ms Sofia Briel introduced the item.

DISCUSSION

- This application was heard at HOMs on 22 September 2025. HOMS issued the following further requirement: The Committee is supportive of the proposed interventions. For Heritage Western Cape (HWC) to issue a permit, the following is required:

1. Docomomo-SA must be allowed 30 days to document the existing building, and this document must be submitted to HWC by the applicant.”
- We have since received confirmation from the applicant and Docomomo-SA that this condition has been met, and Docomomo-SA has provided their report, which is included in the case file.
- The property is graded IIIB and within the Kenilworth PHA proposed HPOZ.
- Work has not started.
- The proposal is for subdivision of the property into 4 portions, alterations to the existing dwelling and the addition of three new structures, one on each new portion. When this matter was last heard, the committee noted that it can only assess the impact of the proposed additions and alterations to the existing structures and not the impact of the proposed additional dwellings.
- The CoCT supported the proposal however they requested that the building be documented, which has now been done by Docomomo-SA. The City also requested that a landscape plans be provided.
- Docomomo-SA also noted that they do not object to the proposal but that the subdivision and alterations detrimentally affect the residence and its setting. They requested that a suitably heritage qualified architect monitor the work and that Docomomo-SA be allowed to document the existing structure, which has now been done.
- The applicant responded to the comments and provided a landscape plans and noted that the important part is that the house is retained and appropriately altered.
- All I&APs have been invited to today’s meeting.

DECISION

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

1. The work must be monitored by a suitably qualified architect with heritage experience. The committee endorsed the appointment of Mr. Peter Buttgens to monitor the proposed work.
2. A close-out report, compiled by Mr. Peter Buttgens, must be submitted to HWC within 30 days of practical completion.
3. Period Metal window and door repair companies, timber floor restorers, plasterers, and joiners must be carefully chosen by the appointed Architect in consultation with the Main Contractor.
4. And OPC must not be used in the main house and only lime-based mortars must be used. OPC may only be used in the new garage roof and beams.

SVB

13.6 Erf 6888, 37 Merriman Street, George, S34 - Minor Works Case No: HWC25100810SVB1013

CASE SUMMARY

- Outstanding information received on 22 October 2025.
- The property is not Graded and is outside of any HPO.
- Work is complete.
- The completed work is for alterations to internal and external doors and windows, and a new internal wall to accommodate a new bathroom.

FOR NOTING

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

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

SVB

13.7 Erf 97983, 8 Kings Street, Newlands, S34 - Total Demolition

Case No: HWC25090328SVB0908

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 25 September.
- This application was heard at HOMs on 10 October 2025. The Committee resolved to request the following further requirements:
 - The applicant must submit revised drawings based on the objections received from the Newlands Residents Association, with particular reference to the proposed garage.
 - The above must be circulated to I&APs for the 14-day consultation period and comments, or proof of consultation must be submitted to HWC.
- The applicant has since advised that they do not wish to amend the plans and on 28 October provided a further motivation for the garage addition as a response to the committee further requirements.
- The property is graded IIIC and within the Newlands PHA proposed HPOZ.
- Work has not started.
- The proposal is for demolition of the building, excluding the party wall with the neighbouring terrace building. The proposal is also for a replacement building, with a street facing facade that is similar to the existing, with the exception of a different profile to the low wall of the steps leading to the front door, a security gate. The proposal also included the addition of a single garage on the street facing facade of the building, as well as an extension to the rear and along with a second storey that is setback from the street, in line with the roof ridge line of the existing building.
- CoCT support the proposal.
- NRA note that the proposed garage on the street is strongly discouraged as it will most negatively impact the streetscape of the terrace; the proposed upper floor disrupts the existing ridge line and introduces an over-scaled element to the context, it also directly impacts on the essence of the linked cottage roofscape; they suggest studying other terrace rows in the village to see how these have incorporated upper floor space in a manner appropriate to the immediate context; they think that trying to squeeze 4 bedrooms, 3 bathrooms and 2 kitchens onto one of these compact sites is pushing the limits; they recommend that a heritage consultant be contacted.
- The applicant's initial response NRA's objections was as follows:
 - They understand that garages were not historically common along this street, there are in fact several single garages present on several frontages in the area
 - They have carefully designed a single garage, not a double, to remain in keeping with the rhythm of the street and to minimise the impact on the façade.
 - With regard to the upper floor, they have deliberately avoided a full double-storey frontage. Instead, we have stepped the bulk back from the street edge to reduce its visual impact, keeping the face of the building consistent with the existing scale of the terrace row. This approach allows the owner to make the most of the limited property size while respecting the established streetscape.
- The applicant's further motivation in favour of the garage extension submitted as a response to HOMs' further requirements can be summarized as follows:
 - The garage occupies only approximately 20% of the street-facing façade;
 - It has been scaled accordingly to avoid overwhelming the structure or site
 - It does not extend fully outward from the existing building line. Instead, half of the garage sits within the envelope of the existing dwelling, with only a partial protrusion beyond the façade
 - It has been designed to the minimum functional size; any further reduction would compromise its usability
 - The height of the garage is modest as it is limited to 3 metres
 - And it provides secure off-street parking and essential storage space
- All I&APs have been invited to the meeting.

REFERRAL

The Committee resolved to refer the application BELCom on 19 November 2025 due to objections received from the Newlands Residence Associations.

SVB

13.8 Erf 1613 and 1352, 14 & 16 Baxter Avenue, Durbanville, S34 - Total Demolition

Case No.: HWC25081208CH0909

Ms Chane Herman introduced the item.

Henk Lourens on behalf of the Durbanville Heritage Society was present and took part in the discussion.

DISCUSSION

- Further requirements received on 28 October 2025...required comment from Docomomo SA
- Graded NCW (Erf 1613) and Potential IIIC (Erf 1352) outside HPO.
- 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 developed 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 modernized 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 DHF 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.
- Docomomo SA supports the demolition of no. 16 Baxter Avenue. Docomomo SA does not object to the demolition of no. 14 Baxter Avenue however requested that they are allowed to document the building prior to demolition. There is no objection to the site being developed however concerns were raised regarding the type and scale of the development, the loss of trees/vegetation and change in grain of building fabric. The consolidation, rezoning and setback departures will result in a very tall and imposing block that is out of scale with the surrounding fabric that is freestanding and single storey. Docomomo requests that the development include mitigation measures regarding its scale, street interfaces and landscaping to lessen this impact on the surrounding neighbourhood.
- 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 is 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 Byle 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 mediated 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 3 November 2025.

COMMENT

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

1. Docomomo-SA must be allowed 30 days to document the existing building on Erf 1352, and this document must be submitted to HWC by the applicant.

CH

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

Case No.: HWC25093008CH1010

CASE SUMMARY

- Outstanding information received on 24 October 2025
- Not graded outside HPO
- Proposal is for a covered entrance, bricking up of windows on the west side of the building and for a 1.8 to 2.1m high boundary wall.
- Work has not started.

FOR NOTING

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

CH

13.10 Erf 3269, 39 Dirkie Uys Street, Franschhoek, S34 – Minor Works

Case No: HWC25030708CSI0318

Ms. Chiara Singh introduced the item.

DISCUSSION

- Further requirements received 22 October for revised plans.
- A stop works order was issued for ongoing unauthorised work on the property on 22 August 2024.
- HOMs Further Requirements (11 August 2025):
 1. The bathroom and Passage 16 on Room 17 be removed.
 2. Bathroom 8 may be split to accommodate two bathrooms.
 3. Building plans that conform to SANS 10400 requirements are prepared and returned to HWC for consideration and approval prior to being submitted to Stellenbosch Municipality for building plan approval.
- Work applied for has started
- Graded IIIB, Outside HPO
- Completed work is for remodeling of bathrooms, the kitchen, passageway and doorway. According to the heritage statement, the biggest impact to heritage is the insertion of passage and bathrooms [16] in Room 17. This has the most significant impact on heritage resources as the bathrooms result in a small, mostly unusable room 17 which severely compromise the original spatial qualities of this room. Further, this room was not affected by the 2003 alterations. It is recommended that the bathrooms be removed. Bathroom 8 can be split into two bathrooms [which will roughly be the size of bathrooms 4

and 4] so that the Room 17 is returned to its original spatial arrangement. Apart from the bathrooms and Passage 16 in Room 17, completing the work will not have any additional negative impact on heritage resources.

- Stellenbosch Municipality, SIG, and FHRPA provided comment and have no objection.

DECISION

The Committee resolved to lift the stop works order issued on 22 August 2024 and approve the application on condition that:

1. The work must be monitored by a suitably qualified architect with heritage experience. The committee endorsed the appointment of Mr Stuart Hermansen to monitor the proposed work.
2. A close-out report, compiled by Mr Stuart Hermansen, must be submitted to HWC within 30 days of practical completion.

CSI

13.11 Erf 83, 196 Upper Buitenkant Street, Oranjezicht, S34 – Minor Works

Case No: HWC25070307CSI1010

Ms. Chiara Singh introduced the item.

Greg Meager (architect) was present and took part in the discussion.

DISCUSSION

- Outstanding information received 22 October for applicant response to CIBRA objection
- Work applied for has not started
- Graded IIIA, inside HPO
- Proposed work is for raising of the existing boundary wall, extension of the laundry, and new bathrooms.
- CoCT did not support the initial proposal stating that the horizontal nutec boards will detract from the high aesthetical significance of the boundary wall and the site's contribution to the streetscape of Flower Street and Upper-Buitenkant Street. The extraction of the columns and reinstatement of the capitals to a new height is not supported as the current proposal will then result in a height that is greater than the permissible DMS height of 2 metres. E&HM is also aware of a previous extension (already built) that took place pre-2021 albeit NHRAct compliance to be confirmed. In the sections of the boundary wall that is not at the maximum height of 2 metres can an additional layer be considered. For example: a metal palisade fence, with finials in keeping with the era of the house, placed behind the existing historical boundary wall is a suggestion but will have to be assessed first. Our department supports the additional rooms, namely ensuite bathrooms, on the south side of the house but not the current proposal as it will detract from the high architectural and contextual significance of the site. An intervention such as the previous submission Plan no 2006-01 date 10/3/2021- NHRAct compliance also to be confirmed-could be considered. This previous proposal included projected bays and a recessed window and is a way forward in enhancing the high 3A significance of the site. The applicant submitted a revised proposal to E&HM which they supported stating design development took place as recommended and E&HM have no objection to the amended set of plans (rev C) as it will not detract from the high architectural and contextual significance of the site.
- CIBRA provided comment stating that All adaptations appreciated. However, both the existing decorative iron part of the pedestrian gates should be raised to the level of the adjacent decorative ironwork to the left (upwards in street), and then be extended downwards with an appropriate metal design to the required height. The proposed timber is not an appropriate material for the gate extensions.
- The applicant responded to CIBRA's objection by stating that they feel it would not be appropriate to alter or 'extend' the existing gates which are historic wrought iron. The proposal is to keep the original gates as they are, opening out onto the street & fit a full height timber gate behind that opens in to the property. We propose that the 'detail of the new gate should match existing' meaning that the new timber gate should be in keeping with the age of the house. We are totally against adding metal or any other material to the gate.

- All parties were invited to the meeting

DECISION

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

CSI

13.12 Erven 1237 and 21336, 3 and 5 Tulbagh Street, Strand, S34 – Additions & Alterations

Case No: HWC23092718CN1109

Ms. Corne Alexander introduced the item.

DISCUSSION

- Outstanding information received on 23 July, and 23 October was for Completed application form, Title Deed, stamped plan, Locality Plan, All photos, CoCT & HRF comment motivation and SG diagram
- The proposal is for internal alterations and extensions to the ground floor the buildings on both properties, as well as the addition of a second storey to both. The previous permit for the same work was dated 2016. This is a new application, but the proposal remains the same.
- The properties are graded IIIA.
- Outside HPO
- Work has not started.
- CoCT & HRF support.

DECISION

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

CN

14. NEW MATTERS

14.1 Farm 16 Portion 1 etc., Tyger Hoek and Driehoekfontein, Nelspoort, S38(8) - NID

Case No: 26438EJV1017 <https://sahris.org.za/node/386271>

Emily-Jane Vowles introduced the item.

DISCUSSION

- Not Graded
- Outside HPO
- Work has not started
- Triggers s38(1)(c)(i), (ii), and NEMA.
- The proposal is to develop the Aria Phase 1 Wind Energy Facility to provide electricity to Eskom via the Renewable Energy Independent Power Producers Procurement Programme (REIPPPP). The WEF is located 33km from Nelspoort in a REDZ and located in close proximity to other existing and proposed power facilities. This area has an archaeological record that spans hundreds of thousands of years, with sites such as stone tool scatters typically occurring near dolerite outcrops due to the presence of underground water as well as over 400 examples of petroglyphs in the immediate Nelspoort area. Settled occupation of the region and the subsequent changes to the landscape followed over 100 years after the arrival of settlers in 1652 and this is also visible in the archaeological record. The site forms part of an intact cultural landscape representative of the Central Plateau of the Great Karoo possessing heritage value for historical, aesthetic, architectural, social and scientific reasons due to the presence of notable towns and settlements, farmsteads, water systems, mountain ridges and peaks, movement routes, and 20th century communications and electrical infrastructure. The SAHRS Palaeo-Map indicates insignificant to very high sensitivity for the project area due to being underlain by the Teekloof Formation, Adelaide Subgroup, Beaufort Group and Jurassic Dolerite and Quarternary sands. The Teekloof Formation is especially fossiliferous. While Almond noted a low palaeosensitivity for a

development south of the subject site due to poor preservation, a PIA is still recommended to ensure minimal impact.

- Consultant recommends an HIA with AIA, PIA and VIA

INTERIM COMMENT

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

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

EJV

14.2 Erf 2119, 4 Third Avenue, Paarl, S34 - Additions & Alterations

Case No: HWC25102004CH1023

CASE SUMMARY

- Not graded outside SCPAOZ of Paarl.
- Proposal is for internal alterations, alterations to windows and door, addition of enclosed pergolas, replacing the columns on the west facade, replacing the existing pavers, an external masonry staircase and alterations to the boundary wall.
- Work applied for has already been completed.
- Previous permit for A&A was issued on 21 November 2024 (HWC24101805CN1022)
- Drakenstein Municipality supports.
- DHF supports.
- Paarl300 Foundation does not support as the work has already started/ been completed.

FOR NOTING

The application was dealt with under the ASD delegation under item 9.8.

The ASD in consultation with the relevant specialist staff resolved to issue a S51 letter as the proposed work did not negatively impact the heritage resource.

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

CH

14.3 Erf 2428, 6 Cornwall Road, Simons Town, S34 - Minor Works

Case No: HWC25102105CH1023

Ms. Chane Herman introduced the item.

DISCUSSION

- Graded IIIB inside HPO
- Proposal is for internal alterations and alterations to the boundary wall.
- Work has not started
- CoCT supports
- Simons Town Historical Society (STHS) supports.

DECISION

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

CH

14.4 Erf 549, 5 Luttig Street, Prince Albert, S34 - Additions & Alterations

Case No: HWC25092903CH1020

Ms. Chane Herman introduced the item.

DISCUSSION

- Graded IIIB outside HPO
- Proposal is for internal alterations, a new covered stoep at the rear, replacing windows and doors, replacing the roof sheeting over the garage and existing bathrooms and the addition of a braai.
- Work has not started.
- PACF supports and notes that the new boundary wall at the braai is not shown on the GF and site plan.
- Note: work PACF refers to is shown on the elevations.

DECISION

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

CH

14.5 Erf 614, 5 Gray Street, Knysna, S34 - Additions & Alterations

Case No: HWC25101405CH1020

OUTSTANDING INFORMATION:

Coloured up plan, confirmation if the Knysna Historical Society provided additional comment, comment or proof of correspondence with SvdS Foundation

CH

14.6 Erf 6196, 54 Flat Street, Hermanus, S34 - Additions & Alterations

Case No: 26487CH1024/ HWC25102211CH1024 <https://sahris.org.za/node/386560>

Ms. Chane Herman introduced the item.

OUTSTANDING INFORMATION

PoA delegating the applicant to apply on behalf the title deed holder required

CH

14.7 Erf 8928, Textile Street, Paarl, S34 - Minor Works

Case No: HWC25101508CH1021

OUTSTANDING INFORMATION

Internal photographs.

CH

14.8 Farm 733, Bokkerivier, Malmesbury, S38(8) - HIA & S27

Case No: 26502CH1028 / HWC24020806CH0209 <https://sahris.org.za/node/386615>

OUTSTANDING INFORMATION

Unabridged comments, clarity on the Cultural Assessment and Visual Study

CH

14.9 Erf 284, Spoorweghuis E24, Eendekuil, S34 – Additions & Alterations

Case No: HWC25101408CSI1023

OUTSTANDING INFORMATION

Locality map, internal and streetscape photos required.

CSI

14.10 Erf 56310, 21 Constance Road, Claremont, S34 – Minor Works

Case No: HWC25102005CSI102

CASE SUMMARY

- Work applied for has been completed
- Graded IIIC
- Outside HPO
- Completed work is for a enclosed patio
- CoCT provided comment and support the application stating that the work has no negative impact on the heritage resource

FOR NOTING

The application was dealt with under the ASD delegation under item 9.8.

The ASD in consultation with the relevant specialist staff resolved to issue an S51 letter as the proposed work did not negatively impact on the heritage resource.

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

CSI

14.11 Erf 846-RE, 10 Bellair Road, Vredehoek, S34 – Additions & Alterations

Case No: HWC25092909CSI1023

OUTSTANDING INFORMATION

CoCT and CIBRA comments, pergola to be indicated on the plan as completed work required.

CSI

14.12 Farm 1816, Farm Kleinfontein, Bovelei Road, Wellington, S34 - Deviation

Case No: HWC25101310CSI1021

CASE SUMMARY

- Previous case: HWC25031105CSI0327
- Work applied for has started
- Not Graded
- Outside HPO
- Proposed deviations are as listed:
 1. Wooden Pergola on stoep changed to corrugated iron roof on top of plastered brick columns.
 2. Additional buttress walls added.
 3. New fireplace stove in the bedroom with chimney on east elevation.
 4. Bathroom window installed higher on elevation with the bathroom floor level having to be raised due to ground levels on site. Window design and size remain unchanged. Stone steps from the bedroom to the bathroom have been added.
 5. 1x Bullet hole window in the bathroom has been omitted.
 6. Bedroom existing window opening on the west elevation's size is retained as found on site. Previous building plan application proposed a larger window.
 7. Existing fireplace chimney's width and height have been correctly adjusted as found necessary during construction.
 8. Bedroom exterior door has been adjusted with a small window in the top door. The frame, opening size and top and bottom door concept remain unchanged
- DHAC, DHF, Paarl 300 provided comment and support the application
- WHF 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.

CSI

14.13 Portion 17 of Farm 918, Old Sir Lowry's Pass, Somerset West, S38(8) - NID

Case No: 26474CSI1023 <https://sahris.org.za/node/386521>

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., (i) exceeding 5 000m² in extent
- Proposed development: A residential village with associated infrastructure comprising of 77 housing units, open space areas and parking bays.
- Current zoning/ land-use: Agricultural / vacant
- Built environment: Site is vacant, no historical buildings are to be impacted
- Visual impacts: Site is located on a IIIB cultural landscape according to CoCT map viewer. The proposed development is located within the urban edge of Somerset West and the area is also earmarked for future development. A 15m no-go buffer zone will be retained from the watercourse located along the western boundary of the proposed development site. The buffer zone will be retained as open space. Numerous additional open space areas will also be retained and included within the proposed development. The open spaces will be landscaped and used for recreational purposes. The access gate and road is proposed to be constructed east of the proposed development.
- Archaeology: No impacts to archaeological material expected
- Palaeontology: Sensitivity on the SAHRIS palaeo map is low and unknown

FINAL COMMENT

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

The HWC Chance Finds Procedure and Accidental Finds Procedure are to be included in the EMP and Environmental Authorisation.

CSI

14.14 Portion 7 of Farm 585, Farm Hemel en Aarde, Caledon, S38(4) – NID

Case No: 26475CSI1023 <https://sahris.org.za/node/386522>

Ms. Chiara Singh introduced the item.

DISCUSSION

- Trigger: N/A
- Proposed development: proposed amendment of a previously approved SDP (Overstrand Municipality) is required for the new entertainment and tourist accommodation structures in the farm market.
- Current land-use/zoning: Agricultural
- Built environment: No impacts expected to any historical structures
- Visual impacts: None as the structures will not impact negatively on the surrounding landscape
- Archaeology: No impacts to archaeological material expected.
- Palaeontology: Sensitivity on the SAHRIS palaeo map is high.

UNDER INVESTIGATION

The Committee resolved to place this item under investigation in order to determine whether there is an HWC approved SDP for the site.

CSI

14.15 Farm Koningsrivier No 338, Robertson, S38(8) – NID

Case No: 26442RB1024 <https://www.sahris.org.za/node/386407>

Mr Ruan Brand introduced the item.

DISCUSSION

- S38(8) with DEA&DP as the authorising authority.
- Triggers S38(1)(c)(i).
- Work has been completed (NEMA S24G application) in terms of clearing of indigenous vegetation for cultivation purposes (8 ha), earth works within a water course, and enlargement of an in-stream dam, with work still to be undertaken consisting of more indigenous vegetation clearance (36 ha).
- Due to the size of the clearance, officer agrees that the character is changing from a natural environment of indigenous vegetation to an actively cultivated farm.
- Palaeo is a mix of red, blue, and green with the proposed cultivation areas and 24G areas being in the blue/low region (small section in the red/high).
- This is the Ceres subgroup which mainly contains invertebrate fossils and microfossils but given the proposed (and completed activities), earth works will likely not impact the underlying geology.
- A nearby previous AIA only found some undecorated ceramics and no other archaeological resources.
- Visually, the site sits hidden from the nearby town of McGregor and the nearby road noting that the surrounding properties all have a rural character also consisting of mix-use in terms of cultivation and/or vacant natural vegetation.
- HP recommends NFS.

FINAL COMMENT

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

The HWC Chance Finds Procedure and Accidental Finds Protocol are to be included in the EMP and Environmental Authorisation.

RB

14.16 Erf 1291, 35 High Level Road, Green Point, S34 – Minor Works

Case No: RB1023

OUTSTANDING INFORMATION

POP as well as external and streetscape photographs required.

RB

14.17 Portions 1 and 8 of Farm De Goede Hoop No. 148, Paarl Road, Paarl, S38(8) - NID

Case No: 26455SB1021 <https://sahris.org.za/node/386461>

Ms. Stephanie Barnardt introduced the item.

DISCUSSION

- Proposed: Brakfontein Dam - Sandrivier Estate Water Storage Expansion
- Trigger: Section 38(1)(a) – exceeding 5 000m² in extent
- Other: NEMA (Environmental Authorisation required)
- Grade: Not graded
- HPO: Outside
- Currently: Agricultural land (vineyards and ephemeral watercourse)
- Heritage resource: The proposed Brakfontein Dam is located west of Wellington within an existing agricultural landscape. The site is outside any identified heritage overlay zones as per the Drakenstein Heritage Survey (2012). The surrounding area includes farm werfs (Brakfontein, Grade IIIA; Vogelsang, Grade IIIC) more than 500 m from the proposed development, with no anticipated impact. Two Provincial Heritage Sites (Anglo-Boer War blockhouse and Lady Loch Bridge) are located over 5 km away and will not be affected.

- Archaeology: Although ESA artefacts are widespread in the Winelands area, the proposed development area has been extensively cultivated for decades. Previous archaeological work indicates that the area's archaeological potential is low. It is therefore unlikely that significant archaeological resources will be impacted.
- Palaeontological: The area is underlain by the Moorreesburg Formation (Malmesbury Group) with low palaeontological sensitivity according to SAHRIS. No fossils have been recorded from this formation, though chance finds may occur.
- Visual/Cultural: The proposed dam and associated pipeline are consistent with the surrounding agricultural landscape. Given the setting and distance from identified heritage sites, visual and cultural impacts are considered low.
- Consultant Recommendations: NFS with HWC Chance finds

FINAL COMMENT

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

SB

- 14.18 Farm 24-Re, Eland WEF between Beaufort West and Loxton, Elands Fontein, S38(8) - HIA**
Case No: HWC23101714SB1018

OUTSTANDING INFORMATION

Clarity regarding public participation required.

SB

- 14.19 Erf 160, 81 Sands Road, Wilderness, S34 - Additions & Alterations**
Case No: HWC25100607SB1023

OUTSTANDING INFORMATION

Title deed, locality plan, internal photographs, external photographs, streetscape photographs, SG diagram required.

SB

- 14.20 Erf 534, 2 Hoog Street, Piketberg, S34 - Deviation**
Case No: HWC25102106SB1021

CASE SUMMARY

- Proposal: Deviation from previous permit (HWC25081905SJ0819) – previous permit wall and swimming pool was on the east, moved to the west.
- Work start: According to the form – no
- Grade: not graded
- HPO: outside
- Comments: Municipality had no objection – August 2025.

FOR NOTING

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

SB

14.21 RE of Portion 41, Farm 22 Zoutherivier, Cape Farms, Atlantis, S38(1) - NID

Case No: 26448SB1021 <https://sahris.org.za/node/386427>

Ms. Stephanie Barnardt introduced the item.

DISCUSSION

- Proposed: Function venue, managers' residence, and farm storage
- Trigger: Section 38(1)(i) – exceeding 5 000m² in extent.
- Other: na
- Grade: not graded
- HPO: outside
- Heritage resource: No identified heritage resources.
- Archaeology: No archaeological resources identified according to the form - from the site photographs, site is heavily transformed - likely isolated finds but low probability
- Palaeontological: No palaeontological resources identified on the form - according to the SAHRIS palaeo-map - low. Unlikely to have any impact.
- Visual/Cultural: Existing agricultural and residential landscape; no significant visual or cultural impact anticipated but no motivation provided - there are structures on site. It is within a Cultural Landscape according to CoCT map.
- Consultant recommendation: No further studies.

DECISION

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

SB

14.22 Farm 22-Re, Windy Plains WEF between Beaufort West and Loxton, Beaufort West, S38(8) - HIA

Case No: HWC23101711SB1018

OUTSTANDING INFORMATION

Clarity regarding public participation required.

SB

14.23 Erf 16472, 42 Main Road, Knysna, S34 - Additions & Alterations

Case No: HWC25101602SVB1021

OUTSTANDING INFORMATION

Power of attorney and streetscape/contextual images required.

SVB

14.24 Erf 3095, 18 10th Avenue, Voelklip, Hermanus, S34 - Total Demolition

Case No: 26498SVB1027 <https://sahris.org.za/node/386598>

CASE SUMMARY

- The property is Not Graded and noted as NCW in the Overstrand Heritage Survey.
- The property is also outside of any HPO.
- Work has not started.
- The proposal is for total demolition of all existing structures on site, including low stone wall (not older than 60 years). The main dwelling portion structure is older than 60 years.
- Overstrand 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 total demolition as there is insufficient heritage significance to warrant retention.

SVB

14.25 Erf 647, 41A, Church Street, Ladismith, S34 - Additions & Alterations

Case No: HWC25100601SVB1021

OUTSTANDING INFORMATION

Colored up plan, locality plan, streetscape/contextual images and local authority/municipality comments required.

SVB

14.26 Erf 656-RE, 29 Dysart Road, Green Point, S34 - Additions & Alterations

Case No: HWC25101507SVB1020

OUTSTANDING INFORMATION

SG Diagram, colored up plan, internal photographs, and streetscape/contextual images required.

SVB

14.27 Erf 66558, 68 Church Street, Wynberg, S34 - Additions & Alterations

Case No: HWC25101002SVB1020

OUTSTANDING INFORMATION

Power of attorney, title deed, SG Diagram, company or trust resolution (where applicable), colored up plan, locality map, external photographs, streetscape/contextual images, local authority/municipality comments and registered conservation body comments required.

SVB

14.28 Erf 77, 1 Durham Avenue, Bishopscourt, S34 - Additions & Alterations

Case No: HWC25102209SVB1023

CASE SUMMARY

- The property is Not Graded. However, the CoCT note in their comment that "the dwelling does not exhibit any high levels in terms of architecture and typology"
- The property is also outside of any HPO.
- Work has not started.
- The proposal is for extensive additions and alterations to the existing dwelling and for the addition of a new boundary wall. The additions include a second storey to the existing single storey dwelling.
- CoCT support the proposal.

FOR NOTING

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

SVB

14.29 Erf 56467, 27 Edinburgh Drive, Claremont, S34 - Alterations

Case No: HWC25100811SVB1023

COMMENT

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

SVB

14.30 Erven 149294-Re & 158570-Re, Breakwater Lane (Breakwater North Phase 1A Development), V&A Waterfront, S38(4) - HIA

Case No: HWC24121110SJ1022

Ms. Sneha Jhupsee introduced the item.

Ms. Tali Bruk later joined the meeting for this item.

DISCUSSION

- NHRA Trigger: S38(3). The townscape study and VIA are dealt with collectively within the HIA.
- Original RNID: HIA with Visual Impact Assessment and Townscape Study (16.01.25) for parcels Q and R/S (named Q and R/S in the HIA and G & H on the SDP).
- Previous application (HWC24110605SJ1106): HWC issued NFS for a basement structure on the same site, thus argued no archaeo or paleo resources will be impacted upon.
- Site and Context and History / Status Quo:
 - The site falls in the Periphery area as defined within the draft CMP. Graded NCW and within the proposed VAW HPOZ.
 - Part of VAW Breakwater North precinct on reclaimed land, previously used as surface parking; along its eastern edge it includes a portion of the 1860s Breakwater Wall. The broader V&A sits between mountain and sea with a long harbour-making history (Alfred & Victoria Basins, breakwater works) and strong townscape patterns linked to working-harbour functions and public access to the water's edge.
- Identified Heritage Resources:
 - Site specific: Breakwater Wall (c.1860s), graded IIIA for historical, architectural, contextual and technological significance.
 - Contextual: a high concentration of provincial and local heritage resources across the V&A reflecting themes of coastal fortification, slavery, incarceration/forced labour, maritime/harbour technology, and later hospitality/tourism layers; the working harbour and access (physical & visual) to the water's edge underpin area character.
- Heritage Design Indicators/Informants:
 - Protect the Arc of Fire and key view corridors to water (Granger Bay boulevard) and enhance the axial framed view from Somerset Hospital down Breakwater Boulevard.
 - Maintain and strengthen public access and vistas to the water's edge (boulevards, Breakwater Wall, elevated coastal walk).
 - Consolidate landmarks (Somerset Hospital, Pavilion Drum, Victoria Wharf entrance, Breakwater Wall) and improve active pedestrian edges and street frontage.
 - New buildings must respond to the harbour context: retain/enhance landmarks; use massing/forms consistent with framing structures to Victoria Basin; respect the shed/warehouse typology cues in rhythm and roof profile.
- Proposed Development:
 - New residential development on current surface parking area north of Table Bay Hotel. 2 parcels: Parcel Q and Parcel R/S: both with a maximum height of 31m EGL.
 - Parcel Q: Approximately 160 apartments (30–70 m² each), including facilities like a gym and recreation rooms.
 - Parcel R/S: Targeted at the retirement market, with studio to 3-bedroom units (about 160 units total).
 - Ground floor: Retail and resident services will front a landscaped pedestrian walkway connecting the two buildings, leading to a new public space (Atlantic Square) and linking to the existing coastal walkway.
 - An Interpretation Plan for the Breakwater Wall will be submitted within six months of approval.
- Assessment of Development Impact: Previous and current townscape/visual analyses find an adequately low degree of impact; the urban design guidelines are sensitive to heritage/townscape considerations and appropriately incorporated. At a principle level the site's development is acceptable (reclaimed land; previously parking), with focused attention on the Breakwater Wall.
- Consultation: Notices were positioned around the V&A for comment.

- CoCT EHM: support with conditions - concerns about its contextual fit; too much architectural variation could dilute the VAWs sense of place, urging the design to maintain the established scale, linearity, and shed-like roof forms characteristic of nearby buildings such as Victoria Wharf and Quay 7. The proposed radial layout and sawtooth roofs insufficiently aligned with the harbour's prevailing architectural language and they recommend further refinement to strengthen townscape coherence, roofscape unity, and the overall visual continuity of the historic setting.
- Consultation Responses: Response provided.
- HIA Recommendations: It is recommended that Heritage Western Cape:
 - Endorses this report as having met the requirements of Section 38(3) of the NHRA;
 - In terms of Section 38(4) of the NHRA supports the urban design indicators and SDP set for the proposed development of Breakwater North Phase 1A (parcels Q and R/S) described in Annexure F of this report, subject to the following: The submission for HWC's approval of an Interpretation Plan for the Breakwater Wall within six months of the approval of this HIA.
 - On the assumption that the findings of the HIA are supported, HWC is requested to stamp the full SDP drawing pack.

REFERRAL

The Committee resolved to refer the application IACom on 5 November 2025 due to case complexity and site falling within V&A Waterfront Draft CMP.

SJ

14.31 Erven 436 & 439, 8 The Meadows, Camps Bay, S34 - Permit Extension

Case No: HWC25100901SJ1020

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- The first total demolition permit was issued on 27 August 2010. The second was issued on 20 January 2023 (HWC22121309TZ1215) and the site was graded as NCW on the issued permit.
- The work has not started.
- Graded IIIB and outside HPOZ.
- Proposal is for total demolition of the existing structures for redevelopment of the site.
- Consultation: N/A

DECISION

The Committee resolved to approve the permit extension application by provision of a new permit in place of previous permit dated 20 January 2023.

SJ

14.32 Erf 10593, 11 De Waal Road, Fish Hoek, S34 – Total Demolition

Case No: XM1023

HELD OVER

The matter was held over until the HOMs meeting of 10 November 2025 due to the officer being on sick leave.

XM

14.33 Erf 1121, 23 Sarel Cilliers Street, Strand, S34 – Additions & Alterations

Case No: XM1020

HELD OVER

The matter was held over until the HOMs meeting of 10 November 2025 due to the officer being on sick leave.

XM

14.34 Erf 189, 63 van Reenen Street, Robertson, S34 – Additions & Alterations

Case No: XM1023

HELD OVER

The matter was held over until the HOMs meeting of 10 November 2025 due to the officer being on sick leave.

XM

14.35 Erf 44737, 20 Firth Road, Rondebosch, S34 – Additions & Alterations

Case No: XM1020

HELD OVER

The matter was held over until the HOMs meeting of 10 November 2025 due to the officer being on sick leave.

XM

14.36 Erf 59854, 450 Imam Haron Road, Lansdowne, S34 – Additions & Alterations

Case No: XM1023

HELD OVER

The matter was held over until the HOMs meeting of 10 November 2025 due to the officer being on sick leave.

XM

14.37 Erf 7522, 46 Simon's Town Main Road, Fish Hoek, S34 – Additions & Alterations

Case No: XM1021

HELD OVER

The matter was held over until the HOMs meeting of 10 November 2025 due to the officer being on sick leave.

XM

15. Other Matters

None.

16. Adoption of Resolutions and Decisions:

SVB moved to adopt and CH seconds the adoption of resolutions and decisions of the meeting of 3 November 2025.

17. Closure: The chairperson, Emily-Jane Vowles, officially closed the meeting at 11:09.

18. Date of next meeting: Monday, 10 November 2025

MINUTES APPROVED AND SIGNED BY:

CHAIR: _____

SECRETARY: _____

APPROVED

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 Bibbys 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	CRRA - Constantia Ratepayers & Residents Associations
CRM - Cultural Resources Management	CMP – Conservation Management Plan
DRHCA - De Rust Heritage Conservation Association	DWCA - De Waterkant Civic Association
Docomomo South Africa	DHF - Drakenstein of Heritage Foundation
DHS -Durbanville Heritage Society	EMPr - Environmental Management Program
EHM – Environmental Heritage Management department	FHRA -Franschhoek Heritage and Ratepayer Association
FoBCA - Friends of Blaauwberg Conservation Area	FoCVGB - Friends of Constantia Valley Green Belts
FE - Friends of Elim	GBRM - Great Brak River Museum
GLCA - Greater Lynfræ Civic Association	GVHAG - Greater Vredehoek Heritage Action Group
GPRRA - Green Point Ratepayers & Residents Association	GCS - Greyton Conservation Society
HVA - Harfield Village Association	HRF - Helderberg Renaissance Foundation
HMB - Heritage Mossel Bay	HOMs - Heritage Officers Meeting
HVTA - Hex Valley Tourism Association	HPO – Heritage protects overlay.
HBRRA - Hout Bay & Ratepayers and Residents Association	
HIA - Heritage Impact Assessment	HWC – Heritage Western Cape
ILASA - Institute for Landscape Architecture in South Africa	IACom - Impact Assessment Committee
KBHA - Kalk Bay Historical Association	IGIC - Inventories, Gradings and Interpretations Committee
KBSJRR - Kalk bay-St James Ratepayers & Residents Association	KHS - Kommetjie Heritage Society
LKID - Lower Kenilworth Improvement District	MGHS - McGregor Heritage Society
MHCS - Muizenberg Historical Conservation Society	NHC - Napier Heritage & Conservation
NCW – Not Conservation Worthy	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	SHC - Stanford Conservation Trust & Stanford Heritage Committee
STHS - Simon's Town Historical Society	SIG - Stellenbosch Interest Group
SHF - Stellenbosch Heritage Foundation	SHA - Swellendam Heritage Association
SHCT - Stillbaai Heritage Conservation Trust	OWVS - Old Wynberg Village Society
GHT - George Heritage Trust	TVHF - Tulbagh Valley Heritage Foundation
RVRA - Rustenburg Valley Residents Association	UCRRA - Upper Claremont and Residents and Ratepayers Association
TRHCS - Touws River Heritage and Conservation Society	WERRA - Walmer Estate Ratepayers and Residents Association
VASSA - Vernacular Architecture Society of South Africa	Ward 2 Forum
WUECAG - Walmer/University Estate Conservation Action Group	WCC - Whale Coast Conservation
WCAC - West Coast Aboriginal Council	WRA - Woodstock Residents Association
WAAC - Woodstock Aesthetic Advisory Committee	WECA - Wynberg East Civic Association
WHCS - Worcester Heritage & Conservation Society	
WRRRA - Wynberg Residents and Ratepayers Association	