

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS' MEETING
Held on Monday, 10 November 2025 at 08:30 via MS Teams**



1. Opening and Welcome

The Chairperson, Ms. Sneha Jhupsee officially opened the meeting at 08:32 and welcomed everyone present.

2. Attendance

Members

Ms. Sneha Jhupsee	Chairperson, Specialist Heritage Officer	SJ
Mr. Ruan Brand	Specialist Heritage Officer	RB
Ms. Stephanie Barnardt-Delport	Specialist Heritage Officer	SB
Emily Jane Vowles	Heritage Officer	EJV
Ms. Chane Herman	Heritage Officer	CH
Ms. Sofia Briel	Heritage Officer	SVB
Ms. Xola Mlwandle	Heritage Officer	XM
Ms. Chiara Singh (<i>left at 10:26</i>)	Heritage Officer	CSI

Staff

Ms. Aneeqah Brown	Secretariat	AB
Ms. Yusrah Hoosain	I&APs group chat	YH

Legal Advisor

Ms. Penelope Meyer	Deputy Director	PM
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Observers

None.

Visitors

	Capacity	Item
Clive Theunissen	Drakenstein Municipality	Drakenstein items
John Wilson-Harris	Heritage Practitioner	13.1
Sarah Winter	Heritage Practitioner	13.1
Bill Harding	Neighbour	13.8
Peter Buttgens	Heritage Practitioner	13.12
Johan Cornelius	Heritage Practitioner	13.15
Ashley Lillie	Heritage Practitioner	13.17

3. Apologies

Ms. Corne Alexander	Specialist Heritage Officer	CN
Ms. Waseefa Dhansay	Assistant Director	WD

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 10 November 2025 with the following additions:

10.1. Erf 91062, 29 Durban Road, Wynberg, S27-Additions & Alterations

10.2. Erf 983-Re, Corner Pentz Street and Yusuf Drive, Bo-Kaap, S27-Minor Works
CH moved to approve the agenda and RB seconded.

6. Approval of Minutes of the Previous Meeting

6.1. The minutes of the 27 October 2025 to be held over until 17 November 2025. (CN)

6.2. The Committee resolved to approve the minutes of 3 November 2025. (EJV)

SVB 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. Farm 1141 11-431 Battle of Blaauwberg (SB)

FOR NOTING

- The Committee notes the site inspection that was undertaken on 18 October 2025
- The site inspection report will be tabled at HOMs on 17 November 2025.
- Official was invited to undertake site inspection guide by the Friends of Blaauwberg Conservation Area Group.
- The inspection followed the path to the battle ground and the hospital location. It ended by the World War II radar tower.
- No artefacts were observed, the alien vegetation is regulatory cleared by volunteers, the whole site is a PHS.
- The ruins and surrounding was carefully investigated, no archaeological material was observed along the path or among the ruins.

9.2 Proposed Site Inspections

None.

9.3 Site Inspection Reports

9.3.1 Erven 666, 255, Koelpark, Stellenbosch (SB)

SUMMARY

- Site inspection was undertaken on the 3 October, received the previous NID application 29 October.
- HWC received a query from Stellenbosch Municipality regarding the demolition of a remaining structure at Koelpark. The Municipality needs confirmation on whether a Section 34 permit is required, referencing a 2005–2006 committee decision that no further studies was required.
- One of the original buildings have been demolished; one remaining structure now exceeds 60 years of age.
- The previous (2005) NID determination did not authorize demolitions under Section 34, as structures were then younger than 60 years.
- The condition for retaining mature trees has been partially upheld (could not see trees on the immediate footprint)

COMMENT

- The Committee notes the contents of the site inspection report dated 5 November 2025 and endorses the recommendations of the report, as follows:
- The property owner must submit a formal Section 34(1) permit application for the demolition of the remaining structure in order to compliance with the NHRA and provide HWC with an opportunity to assess the structure's current heritage value.

- The recommendation from 2005 remains valid only in respect of the broader development—not the demolition of buildings that have since gained general heritage protection by age.
- The retention of mature trees should continue to be a condition in any future approval.

9.3.2 Erf 914, 7 Chesterfield Road, Oranjezicht (CSI)

SUMMARY

- Inspection conducted on 30 October by CSI, RB, and WD after receiving communication from CIBRA that unauthorised work was underway.
- Work had commenced to the rear of the property and inside without an HWC permit.
- Internally extensive work had been undertaken and the construction manager had confirmed that work commenced 3-4 weeks ago.
- There were plans on the walls and verandah indicating the proposed work, however, the replacement of the roof had not been indicated on the plans. The plans also show the proposed replacement of the timber windows with aluminium windows.
- The architect confirmed that the application was currently under review at the City's E&HM branch after which they would be sending it to CIBRA and then HWC.
- A stop works order was issued; however, it was confirmed with the construction manager that landscaping work to the rear may proceed as it did not negatively impact the heritage resource.
- The architect made an emergency application to HWC on 31 October for the stabilisation of the roof and included an engineer's letter which stated that the roof was unstable and needed immediate attention. HOMS took an email decision to approve the emergency application and the permit and stamped engineer's letter was issued on 4 November.

COMMENT

The Committee notes the contents of the site inspection report dated 3 November 2025 and endorses the recommendations of the report, as follows:

1. The site inspection be noted at HOMS on 3 November 2025, and the site inspection report be noted at HOMS on 10 November 2025.
2. A Section 34 application must be submitted by the owner, or their authorised representative, for the proposed additions and alterations on Erf 914, 7 Chesterfield Road, Oranjezicht, for consideration by the HOMS Committee.

9.3.3 King's Blockhouse, Table Mountain (RB)

SUMMARY

- Inspection conducted on 30 October 2025, by RB, CSI, and WD with SANParks, following a fire that caused interior and roof damage.
- PHS within the Table Mountain PHS Area and proposed Table Mountain Cultural Landscape.
- The fire occurred inside the structure, likely due to electrical faults linked to stolen/broken communication equipment, affecting mainly the north-facing section.
- Externally, the building shows minimal fire damage thanks to its local stone construction (sandstone, mudstone, granite), but interior charring and cracking damage is extensive.
- The North-facing section's roof fully collapsed, while the south-facing section's roof is still intact but weakened.
- The main structural damage includes: a burnt and failing lintel/tie beam, charred plaster and masonry, cracked stones, and melted communications equipment.
- Urgent intervention is required to re-roof the north section to prevent further weather damage (before winter 2026) or security related damage.
- This will require a CRO to unlock the funds urgently from SANParks, with other restoration work able to occur at a later stage.

COMMENT

The Committee notes the contents of the site inspection report dated 3 November 2025 and decided to hold over the endorsement of the recommendations to obtain inputs from the ASD before re-tabling at HOMS on 17 November 2025.

9.4 Preparation for upcoming Committee meetings

9.4.1 Appeals: 12 November 2025

9.4.2 HOMs: 17 November 2025 (SJ)

9.5 Tribunal Updates (Legal)

None.

9.6 Interim and Close-Out Reports

9.6.1 Close-Out Report: **Lower Dorp Street, Stellenbosch, S38(4)-HIA**

Case No: 15031805GT0313E

DISCUSSION

- Proposed additional carriageway & NMT Pathways, Lower Dorp Street, Stellenbosch.
- The close-out report was submitted in fulfilment of the Record of Decision (ROD) issued by HWC on 17 December 2015 for the dualling of Lower Dorp Street. The report evaluates the final engineering and landscaping designs against the approved heritage indicators.
- The approved 2015 design by Dewar and Louw has been retained, with only minor adjustments (lengthening of the left-turn lane into Stellentia Avenue), which are not regarded as substantive deviations.
- All heritage indicators from the 2015 ROD have been addressed or adapted appropriately where impractical (e.g., paving limited to intersections; substation roof to be painted rather than replaced; replacement planting for diseased oak trees using suitable resistant species).
- The landscaping plan by David Gibbs provides for avenue replanting, furrow restoration, and mitigation of visual impacts.
- The Municipality has undertaken to appoint an arborist and implement landscaping in accordance with the approved plan.
- It is noted in the report that Measures linked to the broader Adam Tas Corridor Project (pedestrian bridge, gateway signage) will be implemented under that programme and do not affect compliance with the current project.
- The consultant concludes that the final road and landscape design complies with the heritage conditions of the 2015 HIA approval. There was a note in the report stating that HWC may require rectification of the werf wall at the filling station to match HIA specifications (page 16).

REFERRAL

The Committee resolved to refer the application IACom on 3 December 2025 due to contentious and complicated case history.

9.7 Incomplete Applications

9.7.1 Matters Arising: None.

9.7.2 New Matters: 14.1; 14.2; 14.3; 14.6; 14.8; 14.13; 14.15; 14.17; 14.23; 14.24; 14.27; 14.28; 14.29; 14.31; 14.32; 14.33; 14.34; 14.36; 14.41; 14.42; 14.43; 14.44; 14.45; 14.46; 14.47; 14.48; 14.49; 14.51; 14.52; 14.56

9.8 Decisions taken under ASD delegation

9.8.1 Matters Arising: 13.6; 13.13; 13.19

9.8.2 New Matters: 14.7; 14.11; 14.12; 14.22

9.9 Referrals to Committees (BELCom 19 November & IACom 03 December 2025)

- 9.9.1** Matters Arising: 13.1; 13.8
9.9.2 New Matters: 14.14; 14.18; 14.26; 14.30; 14.40

9.10 Exemption Notice 9051 of 2025: NCW graded within CoCT

- 9.9.1** Matter Arising: None.
9.9.2 New Matters: 14.57

9.11 Archaeological Matters

None.

9.12 Illegal Works Database: Stop Works Orders issued

None.

9.13 Permit deadline: Tuesday, 11 November 2025, COB.

9.14 SAHRIS rollout feedback (RB)

- The Drupal 10 migration issues were patched on Monday 3 November 2025 and so far, SAHRIS seems to be back to being stable with no issues noted during testing in the week. Please report any further lags or issues to RB so that this can be flagged with the SAHRIS admin team.
- There is a meeting with the SAHRIS admin team on Tuesday 11 November 2025 to finalise the schedule for the remainder of SAHRIS work for the year and to look at some of the new Drupal 10 functionality. After this, we will have a clear way forward for the APM/BGG forms, ROD templates, Draft SOPs, FAQ work with Comms, and other HWC requirements (e.g., S25, S49, etc.).
- Some small updates have been actioned such as the NID Guidelines document being made more readily available.
- No real feedback has been received for the Built Environment application procedure on SAHRIS, but officers are encouraged to check with their usual applicants for feedback.

10. Administrative Matters

10.1. Erf 91062, 29 Durban Road, Wynberg, S27-Additions & Alterations

Case No: HWC25020419SVB0213

DISCUSSION

- On 15 October 2025 HOMs issued a permit for alterations and additions to the property with the following conditions:
 1. Work to be done strictly in accordance with the HWC stamped drawings.
 2. The work must be monitored by a suitably qualified architect with heritage experience. The committee endorsed the appointment of Mr. Casper Hermanus Lundie to monitor the proposed work.
 3. Monthly interim reports, compiled by Mr. Casper Hermanus Lundie, must be submitted to HWC.
 4. A close-out report, compiled by Mr. Casper Hermanus Lundie, must be submitted to HWC within 30 days of practical completion
- The permit was issued in both the architects and the owner's names.
- The appointed monitoring architect Mr Casper Hermanus Lundie has since resigned from the project.
- Mr. Lundie has confirmed that the site has been cleared but that no work has not commenced on site as far as he is aware, excluding the portion for unauthorized work completed previously that was stopped when the stop works order was issued on 20 August 2024.

COMMENT

The Committee resolved to request the following:

1. The property owner must provide the CV and letter of appointment for a suitably qualified architect with heritage experience to monitor the proposed work, submit monthly interim reports to HWC, and submit a close-out report to HWC within 30-days of practical completion of the proposed work.
2. No work is to commence on site until the above request has been met to the satisfaction of HWC.

10.2. Erf 983-Re, Corner Pentz Street and Yusuf Drive, Bo-Kaap, S27-Minor Works

Case No: HWC24040803SJ0409

DISCUSSION

- On 27 October 2025 HOMs endorsed the close-out report titled "*Erf 983-RE CT Historical Well Stabilisation: Close-Out Report*", dated 1 October 2025, and prepared by Harriet Clift (CoCT EHM), as having met condition 1 of the HWC issued Record of Decision, dated 09 June 2025.
- Condition 2 of the HWC issued Record of Decision, dated 09 June 2025, requesting that "*The CoCT must enter into a heritage agreement within 6 months addressing the further requirements dated 2 June 2025 for the incorporation of the well into the revised site development plan*", remains outstanding and must be submitted.
- The SDP amendment must be submitted as a full Section 27 application inclusive of public consultation. Following the review and approval of the amended SDP by HWC, the CoCT must enter into a heritage agreement with HWC.

11. Monitoring by practitioner

None.

12. Discussion of the Agenda

12.1. (13.18) Erf 156110, Kelvin Grove Club, 114 Campground Road, Newlands, S34-Minor Works

Case No: HWC25101403SVB1015

- The application for alterations to the Pool Bar can be heard at today's meeting, prior to receipt of the application to regularize the unauthorized work to the Terrace Lounge. The case officer to follow up with the applicant regarding submission of the application to regularize the unauthorized work carried out on the Terrace Lounge.

12.2. (13.8) Erf 7691-Re, 14 Lewes Street, Somerset West, S34-Total Demolition

Case No: HWC25072403SJ1013

- If an NFS has been issued, S34 is still applicable.

12.3. (13.5) Portion 7 of Farm 585, Farm Hemel en Aarde, Caledon, S38(4) – NID

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

12.4. (14.40) Erf 178928, 78 Albert Road, Woodstock, S34-Additions, Alterations & Partial Demolition

Case No: HWC25091007SVB1028

MATTERS TO BE DISCUSSED

13. MATTERS ARISING

13.1 Farm 733, Bokkerivier, Bokbaai, Malmesbury, S38(8)-HIA

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

Ms Chane Herman introduced the item.

CASE SUMMARY

- Outstanding information received on 31 October 2025.
- The Bokkerivier farm is a declared PHS
- Proposal: To extend temporary approval for farm manager's house as permanent structure to augment its role as a security billet. A braai area and screening of the deck will be added. To develop a small precinct which consists of new staff accommodation, an office, garages and a workshop. The student tented accommodation will be extended from 20 to 34 tents for the education centre. The lean-to structure linked to the 'old jail' will be demolished to allow for the 'jail' to be a freestanding structure. The workshop area will replace the

workshop located in the stabled and the storage containers within the historic werf. A retaining wall will be constructed for wind protection at the recreation space on the seaward side of the tents.

- The development site falls outside of the historic werf.
- A NID was tabled at HOMS on 26 February 2024 for proposed extensions and additional structures. HOMS resolved to request an HIA with an AIA, Cultural Assessment and a Visual Study. To note: the applicant confirmed that the Cultural Assessment and Visual Assessment have been integrated into the HIA document.
- Previous applications:
 - S27 permit issued on 19 September 2016 for a new prefabricated structure used as the managers house (16090702WD0907E)
 - S27 permit issued on 23 February 2018 for an environmental education centre, tented camp and sunken ablution facilities, PV facility, wastewater treatment system and work to the historic structures (17112016WD1122M)
- AIA - prepared by Dr. Jayson Orton dated 5 October 2022 and updated on 16 February 2024.
- Findings:
 - Nine test holes were excavated as part of the archaeological study at depths of 110cm.
 - The upper 20cm to 30cms were very loose sand and the deposits became firmer with depth.
 - Scattered archaeological material was noted in places with majority seemingly historical and related to occupation of the farmhouse.
 - Some (or most) of the shell and bones are likely to be from LSA however due to being sparsely distributed, they do not have cultural significance.
 - Test Holes 5 and 9 revealed a fair amount of historic artefacts in the form of glass, ceramics and metal fragments. Test Holes 5 and 9 are located approximately 300m from the northern end of the main house and 260m from the cottage.
- Impacts:
 - Impacts to archaeological resources would generally occur during the excavations for foundations and services in the construction phase of the project. Minimal and indirect impacts are anticipated during the operation phase.
 - Given the low cultural significance of the materials found, the impact significance is rated as low negative. No mitigation is required however if any dense material is found, the work must be stopped and be reported to the heritage authorities.
- To add value to the property, the AIA concludes by stating that all historical material disturbed during construction could be collected and displayed in one the buildings on site.
- No paleontological material was seen on site or in any of the excavations. Such material is likely to be very sparsely distributed and the likelihood of encountering such material is very low.
- No graves or possible graves are known from the site however there is a possibility that LSA burials may be present in the area.
- A projects motivation report was prepared by Gabriel Fagan Architects (Annexure D) which outlines four areas of concern to be addressed in developing an overall concept for the proposed structures. This includes considering the visual impact, form, materials and colours, security and general landscaping.
- Visually, the proposed structures will grow out of the site instead of being place on top of it. Pitched roof sheeting will be used for the outward facing sides of the structure to reduce the amount of wall visible from the site. The roof sheeting colour will be dark grey and the walls white to have an aesthetic link to the thatch roofs and limewashed walls of the old buildings. The structure is to be timber to limit corrosion in the very corrosive sea air environment of the property.
- It was noted in the HIA that the current design is an iteration of the initial proposal and the current resultant further recesses the buildings into the landscape.
- In terms impacts:
 - (1) Landscape context: The location and form of the proposed structures respects the PHS status of the overall property. The development lies beyond the immediate visual spatial field of the historic werf and is located on a plateau to the north on a ridgeline. Visual impacts are minimized from the shoreline. The relocation of the tractor shed will enhance the intactness and aesthetic landmark qualities of the historic werf.
 - (2) The site (security, workshop and staff Accommodation): The height of the structures will be kept low as possible by digging parts of the building onto the sloping topography.
 - (3) The site (tented camp): The extension of the tented camp retains the concept of being visually discrete and

reversible. The tents are on timber decks and places on flatter terrain avoiding sensitive biodiversity areas.

- I&AP comments:
 - Swartland Municipality did not comment within 30 days.
 - Swartland Heritage Foundation did not comment within 30 days
 - Friends of Blaauwberg Conservation Area: did not comment within 30 days
 - Aikonese Cochoqua Khoi Tribal Council (ACKTC) did not comment within 30 days.
 - Most of the I&AP comments are related to environmental matters.
- Heritage related comments from I&APs:
 - The position of the cabin (i.e., previously approved temporary managers house) on higher ground, when viewed from the sea and surrounding roads/paths detracts from the surrounding historic buildings - the owners should reconsider demolishing the managers house.
 - The unsightly containers.
- Response to objections/concerns: The original proposal was for the structures to be temporary and for the managers accommodation to be removed. The current application is to extend the temporary approval for the managers house as a permanent structure. The design and sitting of the cluster have been planned to minimize the visual impact on the historic werf. As confirmed in the Heritage Impact Assessment (HIA), the structure (managers house)—now functioning as a security billet—is ideally located to provide surveillance without impacting the visual integrity of the historic werf. Although originally temporary, its elevated position supports essential security needs in an isolated environment. The containers currently on site are temporary and will be removed after the secondary 'werf' is complete. The HIA finds that the security billet lies outside the immediate visual-spatial field of the werf and is in a visually discrete location, aligned to minimize views from the coast and nearby paths. Its formalization as a permanent structure, along with new clustered infrastructure, includes mitigation through low building profiles, muted materials, and integration into the landscape. The HIA finds that the security billet lies outside the immediate visual-spatial field of the werf and is in a visually discrete location, aligned to minimize views from the coast and nearby paths. Its formalization as a permanent structure, along with new clustered infrastructure, includes mitigation through low building profiles, muted materials, and integration into the landscape.

REFERRAL

The Committee resolved to refer the matter to IACom on 3 December 2025 due to HWC's delegations and for further expertise.

CH

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

Case No: HWC25091615CH1008

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 31 October 2025.
- Not graded outside HPO
- Proposal is for internal alterations, addition of a covered patio to the annex flat, addition of a freestanding garage and storeroom and replacing the timber windows with aluminium.
- Work has stated and this includes replacing the timber windows with aluminium, installation of AC units above the windows, the covered patio to the annex flat and the freestanding garage and storeroom. The unauthorized work was undertaken by the previous owner.
- Oudtshoorn Municipality support and note that the work is partially as-built.
- Heritage Oudtshoorn provided comment on the work already completed stating that the original timber sash windows were removed and replaced with white aluminium sash windows and that air conditioning units were installed above the windows. Heritage Oudtshoorn objects to the work being done without a permit however state that the window replacements do not detract from the character of the house and would have supported it if it were not unauthorized work. Support was given for the Clearvu fence and the remaining that is still to be completed. Objection was given to the insensitive placement of the AC compressor units above the windows stating that there is no need for this, and the units could have easily been placed below the windows. Heritage Oudtshoorn urges HWC to insist on lowering the AC units.
- The applicant provided a response to the position of the AC units stating that the architectural consultant

strongly advised the owner to relocate the condensers from the current position to underneath the windowsills at the lowest point to minimize the visual impact on the street facade. The architectural consultant will see to it that the owner implements the changes.

DECISION

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

CH

13.3 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.

DISCUSSION

- Outstanding information received on 6 November 2025.
- Not graded inside HPO
- Proposal is to extend the TV room, create a store within the TV room, extend the garage, brick up a window opening in the living room, remove a window in the existing WC, demolition of the columns and pergola, changing the previous approved flat roof over the living room to a hipped thatch roof and omitting the solar panels on the garage roof.
- Work has started in accordance with the previous approval.
- Previous permit issued on 5 November 2024 for A&A (HWC24101411CH1015)
- OHAC supports.

DECISION

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

CH

13.4 Erf 584, 10 Homestead Way, Pinelands, S34 – Additions & Alterations

Case No: HWC25101502CSI1016

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received-30 October for internal photos and response to PRRA comment.
- Work applied for has not started
- Graded IIIB
- Inside HPO
- Proposed work is for a braai patio area and carport
- CoCT provided comment and support the application stating the flat roofed addition to the house is not considered ideal, but in this instance, where the sunroom had already set the precedent, and the patio can be seen as an extension of this structure, the proposal is supported. Therefore, E&HM has no objection to the proposed work as it will not impact on the significance of a heritage resource or heritage context. NOTE: The carport will be assessed separately during the LUMS consent application.
- PRRA provided comment and object to the carport stating that it is over the street building line and must be setback at least 3m.
- Garden Cities provided comment and support the application stating that they are no longer active in the Pinelands area
- The applicant has provided a response to PRRA stating, "I would like to highlight the context within which the carport is required and the fact that there is no way to accommodate any formal parking without encroaching upon the street building line. There exists on the property an existing 'garage' which is older than 100 years and too small to accommodate any modern vehicle. The space in front of the existing house is also insufficient to accommodate any formal carport without encroaching upon the building line. There is also an aged and iconic oak tree centrally located in the front garden. Seeing as covered parking is required and it being a reasonable requirement alongside seeing the value in the existing garage and oak tree the motivation is to have a carport close to the existing gate and carriage way crossing but with the intention of having said carport

being of a dark color and minimalist structure so as to be visually non-obtrusive."

- All parties have been invited.

DECISION

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

CSI

13.5 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

- Outstanding information received 5 November for clarification if a NID application was submitted previously for the development.
- 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.
- The applicant has stated that according to Overstrand Municipality and the Environmentalist who conducted work between 2008 and 2011 and their records, no comments were received from Heritage Western Cape. The consulting firm that handled the initial approval in 2013 cannot be contacted.

FURTHER REQUIREMENTS

1. The applicant must submit a supplementary overview of the heritage resources on site and any impacts thereon by the full scope of the as-built and proposed development.

CSI

13.6 Erf 877, 157 Mitchell Street, George, S34 - Total Demolition

Case No: HWC25091703EJV1015

CASE SUMMARY

- Outstanding Information received on 19 and 28 October and 2 November 2025
- Not Graded
- Outside HPO
- Work has not started
- The proposal is for total demolition of the structures on site to accommodate redevelopment as approved by the municipality
- George Municipality have no objection regarding the demolition but have comments regarding the replacement structure; GHT have no objection

FOR NOTING

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

EJV

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

Case No: HWC25102805RB1023

Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding Information received 5 November 2025.
- Graded IIIB.
- Outside of any HPO.
- Work has not started.
- Proposal is for external spalling/concrete repairs where plaster lime will be used.

DECISION

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

RB

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

Case No: HWC25072403SJ1013

CASE SUMMARY

- NHRA Trigger: Structure older than 60 years old.
- Additional Information: Blue Waters 1946 - on the exterior wall. Previously Blue Waters Farm.
- HWC25072806SB0804: NFS on 19 August 2025.
- The work has not started.
- Not Graded and outside HPOZ.
- Proposal is for total demolition of structures on site for a new development.
- Consultation:
 - CoCT EHM: "Consideration be given to further investigate the possible historical significance of the house".
 - HRF: supports.
 - Various I&APs (Neighbours - local): objections due to cultural associational value to Arabian horse lineage in South Africa.
- Consultation Responses: Responses are provided to the I&AP objections.
- IAPs have been invited to HOMs on 27 October 2025.
- IAP Letter submitted by Bill Harding (after HOMs 27.10.25): A group of concerned residents, represented by Dr W.R. Harding, objects to the proposed demolition of Blue Waters, a mid-20th-century manor house in Somerset West. The writer has lived adjacent to the property since 1983 and stresses its long-standing role as a landmark in the Monte Sereno area. The objection argues that although the house is a later interpretation of the Arts and Crafts style, it retains the core values of the movement (integrity, natural materials, and sensitivity to setting). It is considered a rare surviving example of this architectural expression in Somerset West, giving it heritage value through architectural rarity, settlement-historical significance, and associational value (including its link to earlier equestrian and horse-breeding activities in the area). The letter warns against "sins of commission" where demolition occurs due to institutional pressures rather than informed heritage ethics. The residents request that the matter be referred to BELCom, and that alternatives such as retention, restoration, or adaptive reuse be explored instead of demolition.
- IAPs have been invited to HOMs on 10 November 2025.

REFERRAL

The Committee resolved to refer the application to BELCom on 19 November 2025 due to objections received by the local community.

SJ

13.9 Erf 115913, 6 Erica Street, Woodstock, S34-Minor Works

Case No: HWC25040904SJ0411

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old
- Additional Information: Edwardian terrace. Early 20th century residential development encompassing entire block. Good architectural example and representing an intact streetscape. Significant as a well-presented grouping.
- The original proposal with the deck is an old submission and must not be reviewed.
- The work has been completed.
- Graded IIIB and inside Queens Road HPOZ.
- Proposal is for internal alterations and the replacement of existing windows. The original proposal included a deck which has now been omitted.
- Consultation: Minor Works - the application received by SVB has a different plan set than the original.
 - CoCT EHM: support - comment states internal alteration may be in place already.
 - WAAB: approved.
- Outstanding information received on 29 July as new application (SVB) and 04 November 2025.

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.

SJ

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

Case No: HWC25080701XM0807

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 17 October 2025.
- The application is for alterations and additions including adding a substantial basement, some interior reconfiguration of the existing building, the addition of a loft room in the roof space and the construction of a deck towards the North side of the property for outdoor living. The original verandah will be partly restored when the arches are reopened and framed with full height windows.
- Work has not started
- Graded IIIC inside the HPO
- CoCT supported and SFB has no objection
- SFA did not provide a comment within 30 days

DECISION

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

XM

13.11 Erf 1953, 12 Higgo Crescent, Oranjezicht, S34-Additions & Alterations

Case No: HWC25090327XM1007

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received on 23 October 2025.
- The proposal is for proposed additions and alterations for the previously built mezzanine storey to be demolished to revert back to the original roof/ceiling space. The rest of the alterations will involve reorganizing room uses with most of the changes isolated to the back of the property. The symmetry of the street-facing façade will therefore be retained. A passage with roof access is added on the Southern side of the erf, giving use to a previously unused corridor.
- The work has not started Graded IIIC inside the HPO

- E&HM supports the proposed and notes that changes as it will not detract from the site's contribution to the streetscape of Higgo crescent.
- CIBRA supports

DECISION

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

XM

13.12 Erf 55859-RE, 18 Chamberlain Road, Kenilworth, S34-Additions & Alterations

Case No: HWC25073101XM0731

Ms Xola Mlwandle introduced the item.

Peter Buttgens (Heritage Practitioner) was present and took part in the discussion.

DISCUSSION

- Outstanding information received 30 October 2025. HOMs requested for the complete scope of works is to be clarified, and plans are to be revised to include all of the proposed work coloured-up and the material specifications thereof. The applicant to provide a comprehensive written response to all aspects of the UCRRA's comment.
- The proposal is for additions and alterations to the existing structure for internal alterations and work to the verandah, and replacement of side and rear windows.
- The proposed work has not started, however the roof material was changed last year after the heavy rains experienced during the winter without a permit and has been completed as shown on plans.
- Graded IIIC and is located within the proposed Claremont Village Heritage Protection Overlay (HPO) zone.
- CoCT comment: The proposals does not impact on any heritage significance relating to the building or area and is therefore supported.
- UCRRA Comment: Notes the roof alteration being made without formal review by the UCRRA and possible the review and approval by HWC. And notes the unauthorized work.
 - UCRRA Comment on Roof: The loss of the original tile roof, a heritage feature highlighted in both the city and UCRRA surveys, grading and notes on heritage value / significance, has directly compromised and impacted the heritage value and significance of the house as a IIIC graded resource and diminished / impacted the sites significance, the streetscape and the surrounding resource. The UCRRA objects and does not support this possibly unapproved work and recommends that this matter is investigated through the correct procedures / process, namely with a heritage impact assessment and where necessary, remedial work.
 - Changes to windows: The architectural drawings / plans and heritage report received do not highlight changes to any windows. However, following a query by UCRRA, we have been informed that the side windows, currently wooden, are to be changed to aluminum units. We recommend that a corrected / revised application needs to be submitted for this S34, with the following: Detailed description and rationale for all proposed window replacements. Evidence regarding the age and significance of the windows to be replaced. Motivation for the selection of aluminium units over timber i.e. 'like for like' or a timber window design linked to the original character and fenestration of the house, if more suitable. We would recommend any replacement, or interventions should be in keeping with and sympathetic to the original heritage character and context of the building and area. If the above is followed, the impact on the building, streetscape and area would in our view be deemed to be low.
- **COMMENT ALTERATIONS / ADDITIONS LISTED IN THE S34 APPLICATION**
 - A. Front Balustrade – There is not much in terms of details on the materials, finish or look of the balustrade. As this is on the front, we recommend that additional information on the materials and finish is provided in the HWC S34 application and that the design be sympathetic to the original heritage character and form of the building.
 - B. Rear additions / alterations to the windows and doors: Details on the design, proportions of the new windows / stacking doors have not been provided. We recommend that this is required for the submission and that the window and stacking door design or proportions, i.e. that of the frame and mullions etc. needs to match or are sympathetic to that of the existing windows and or the fenestration of the original building.

- C. The steel chimney: Although it may be slightly visible from the street will have little to no impact.
- D. Internal works: The UCRRRA raises no issue or objections with the proposed works. With the issue of possible unapproved work and the comments in terms of additional information / details required, we request that we be issued with any revised application and / or included in the final S34 submission sent to HWC, with the opportunity to review / comment, as necessary depending on the final approach chosen by the applicant.
- Applicant's response: the applicant had interacted with the architect and informed them about making an application regarding the unauthorized work and had no idea that it had occurred and would have structured the assessment differently. Advised by HWC official for plans to be amended to show the roof as completed and the rest of the work as proposed. The replacement of the windows were raised as a concern and applicant argues that the IIIC grading is generous for the significance of the house and that replacing windows not visible from the streetscape will not negatively impact on the heritage significance of the house or context

DECISION

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

XM

13.13 Erf 954, Flat 101, Wavecrest, 205 Beach Road, Sea Point, S34-Additions & Alterations

Case No: HWC25060321XM0710

CASE SUMMARY

- Outstanding information received 31 October 2025.
- The proposal is for internal additions and alterations to the existing apartment.
- Work has not started
- Graded IIIC
- Outside HPO
- CoCT supports
- SFA and SFB 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

13.14 Erf 1195, Unit 408 Pleasant Ways, 275 Beach Road, Sea Point, S34-Minor Works

Case No: HWC25101605XM1016

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 24 October 2025.
- The proposal is for minor internal additions and alterations to demolish the internal walls for an open plan apartment.
- Work has not started
- This building is Graded IIIB outside the HPO
- The proposal is supported by the City's E&HM Branch.
- SFA has no objection

DECISION

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

XM

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

Case No: HWC25100608XM1010

Ms Xola Mlwandle introduced the item.

Johan Cornelius (Heritage Practitioner) was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 04 November 2025. HOMs requested for annotated plan showing where the remedial and repair work is going to take place, with specifications
- The proposal is for to repair some fire damage to the Standard Hotel.
- An application to have a part of the hotel at the rear demolished was submitted to HWC in 2023 and a permit was issued which is currently still valid. The fire was concentrated to a single bedroom on the first storey of the hotel where extensive damage was caused by the fire although smoke damage extended far beyond the one room. This application is accompanied by an engineer's report compiled by Bergstan South Africa dated 10 September 2025, which was commissioned by the owners of the building for insurance purposes. This report concluded that the building's structure was not compromised by the fire and heat damage was restricted to finishes, lightweight partition walls and floors in one room only. Plaster has delaminated from brick walls, but the brickwork was not affected by the fire however, the joinery in the affected bedroom was totally destroyed.
- Work has not started
- The property has a Grade IIIB status and is located outside any Heritage Protection Overlay Zone (HPOZ)

DECISION

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

XM

13.16 Erf 313, 4 Sedgemoor Road, Camps Bay, S34-Minor Works

Case No: HWC25081408XM0821

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received on 04 November 2025.
- The proposal is for roof replacement on the existing property as the roof is starting to give leaks in various places due to its age.
- Work has not started.
- Graded IIIB
- Outside HPO

DECISION

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

XM

13.17 Erf 89948, 7 Ladan Road, Kalk Bay, S34-Additions & Alterations

Case No: HWC2509080XM09306

Ms Xola Mlwandle introduced the item.

Ashley Lillie (Heritage Practitioner) was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 05&06 November 2025.
- The proposal is for internal alterations to make the house more suitable for the family. The existing house is in a poor condition & requires an update from 1 bathroom to 3 & to open plan the living/dining/kitchen. The front façade is to be kept intact other than the replacing of the front door (the existing front door has no heritage value, is unsightly and is rotten). The proposed alterations warrant some of the windows being moved and wherever this occurs, the owner is re using the existing timber windows. The stacking doors leading to the

entertainment area will be new aluminium doors (colour: Charcoal). The replacement of these windows triggers a departure for placement less than 1.5m. The external wall is existing & therefore it is a minor infringement. The proposed alteration is within the existing building envelope, other than the addition of a pergola to the south for sun control.

- Work started: Dining room tiles removed to changed into 2 bathrooms. The ceiling in the dining room was lowered at some point, this has been removed to be raised back to its original state. Kitchen removed and to be replaced with a traditional kitchen, in keeping with the heritage of the house. kitchen floor and wall tiles taken out. Removed lowered ceiling to return to its original height. Tile the open plan kitchen/dining area where there were no wooden floors, with a traditional tile, keeping in line with the heritage of the house. Removed non-operational fireplace as it was closed up previously when new roof was installed. Bathroom 1 & 2 walls removed to make open plan into the kitchen and dining room.
- Ceilings are low and we propose to reinstate to original height of ceiling
- Room 1,2,3 at the back of the house to be made into open plan lounge
- It is the intention of the refurbishment to preserve the heritage of the house as much as possible. This will be done in the following ways: Reuse and refurbish the existing windows throughout the house. Reuse and refurbish the existing wooden floors, where possible.
- Graded IIIC inside HPO
- CoCT comment: The current unauthorised work and proposed new work, apart from window changes, is internal and does not create any changes to the street elevation. The streetscape qualities of the resource remain unchanged except for the introduction of a new front double opening door. This is not detailed but the elevation indicates a framed, glazed arrangement. In general, the changes will not have an overly negative impact on the associated levels of significance of the resource.
- HRS cannot condone unauthorised work on a heritage resource. Supports
- Kalk Bay and St James Ratepayers & Residents Association & Kalk Bay Historical Association have no objections

DECISION

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

XM

13.18 Erf 156110, Kelvin Grove Club, 114 Campground Road, Newlands, S34-Minor Works

Case No: HWC25101403SVB1015

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 05 November 2025.
- The property is graded IIIA and within the Kelvin HPOZ.
- Work has not started.
- The proposal is refurbishment of the Pool Bar, including replacement of all existing floor and ceiling finishes to be replaced with new flooring and ceilings; replacement of the bar counter with a new counter; and installation of new services.

DECISION

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

SVB

13.19 Erf 788, 94 Victoria Street, Carey Park, Somerset West

Case No: HWC25082909XM0902

Ms Sofia Briel introduced the item.

CASE SUMMARY

- Outstanding information received on 08, 15 and 27 October and 05 November 2025.
- The property is Not Graded and is outside of any HPOZ.
- Work is complete.

- The completed work is a new carport, boundary wall as well as alterations to windows and doors both internal and external and demolition of two internal walls as well as construction of two new walls to accommodate a new bathroom.
- CoCT were consulted and decline their opportunity to comment, due to no heritage value evident.

FOR NOTING

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

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

SVB

14. NEW MATTERS

14.1 Erf 114903, 10 Page Street, Woodstock, S34- Additions & Alterations

Case No: HWC25090331CH1024

OUTSTANDING INFORMATION

Updated application form, CoCT comment, WRA comment, WAAC comment, internal photographs, external photographs and streetscape photographs.

CH

14.2 Erf 1179, 47B Hoop Street, Oudtshoorn, S34- Additions & Alterations

Case No: HWC25102703CH1028

OUTSTANDING INFORMATION

Streetscape photographs, internal photographs, SG diagram and comment from Oudtshoorn Municipality.

CH

14.3 Erf 19861, 5 De Jongh Lane, Paarl, S27- Additions & Alterations

Case No: HWC25092207CH1027

OUTSTANDING INFORMATION

Transfer letter, confirmation if the Heritage Report dated October 2025 was circulated to DHAC.

CH

14.4 Erf 24271, 7 Concordia Street, Paarl, S34-Deviation

Case No: HWC25102001CH1027

Ms Chane Herman introduced the item.

DISCUSSION

- Not graded inside the SCPAOZ of Paarl.
- Proposal is to replace the existing hip-roof structure with a flat roof. The existing windows have been replaced with aluminum.
- Work has not started.
- Previous application for A&A was approved at HOMs on 8 September 2025 (HWC25082001XM0821).

DECISION

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

CH

14.5 Erf 2853, The Old Post Office, 12 Huskisson Way, Kommetjie, S34- Additions & Alterations

Case No: HWC25102801CH1030

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIC outside HPO
- Proposal is for internal alterations on the ground floor for retail purposes and for the addition of two storeys above for residential apartments.
- Work has not started.
- CoCT supports the revised proposed and states that their previous concerns have been addressed with regards to shifting the new building back from the existing gable and adjusting the masonry chimneys. CoCT notes that although the timber screens on the side facade has been replaced with vertical sheeting of the proposal still reads as a supportable composition.
- Kommetjie Ratepayers and Residents Association supports the revised design.
- The Ward Councillor for Ward 61 supports.
- The drawings have been revised in response to the CoCT's initial response during the pre-submission consultation phase. The revised drawings recognize and enhances the sites contribution to the townscape and character of place. The design of the new built has been mitigated to articulate the upper gable in timber cladding, returning the gable end of the upper balcony through the facade to scale down the end gables and setting back the upper level by an additional 500mm to allow the roof of the old office to read more clearly.

DECISION

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

CH

14.6 Erf 6486, 9 Arc Street, Hermanus, S34- Additions & Alterations

Case No: HWC25102205CH1024

OUTSTANDING INFORMATION

Drawings to annotate the work that has started and work still to be completed, photographs of the building prior to work commencing on site, title deed, SG diagram, locality plan and OHAC comments/meeting minutes.

CH

14.7 Erf 7446, 14 Highway Road, Fish Hoek, S34- Additions & Alterations

Case No: HWC25100708CH1029

Ms Chane Herman introduced the item.

CASE SUMMARY

- Graded potential IIIC outside HPO
- Proposal is for internal alterations and the addition of new pergolas, loft bedroom and bathroom, dormers, deck, pool and steps.
- Work has not started.
- CoCT supports.

FOR NOTING

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

CH

14.8 Erf 39829, 37 Old Oak Road, Bellville, S34- Additions & Alterations

Case No: HWC25092919CH1024

OUTSTANDING INFORMATION

Streetscape photographs, CoCT comment, DHS comment.

CH

14.9 Erf 206, 1 Peak Drive, Pinelands, S34- Minor Works

Case No: HWC25102108CN1024

Ms Chane Herman introduced the item on behalf of Ms Corne Alexander.

DISCUSSION

- Grading: IIIB
- HPO: Inside
- Status of work: Not started
- Previous approvals: None
- Proposal: For the construction of timber decks and braai areas to the rear and side of the dwelling.
- Consultation: CoCT supports
- Heritage considerations: No impact on the IIIB resource nor HPO.

DECISION

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

CN

14.10 Erf 21310, 310 Main Street, Paarl, S34- Minor Works

Case No: HWC25092309CN1024

Ms Chane Herman introduced the item on behalf of Ms Corne Alexander.

DISCUSSION

- Grading: IIIC
- HPO: Inside
- Status of work: Completed
- Previous approvals: None
- Proposal: For internal alterations that include drywall partitioning and changes to doors and windows.
- Heritage considerations: No impacts, no mitigation required.

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.

CN

14.11 Erf 2271, 44 Upper Tree Road, Camps Bay, S34- Additions & Alterations

Case No: HWC25020605CN1028

CASE SUMMARY

- Grading: IIIC on Map Viewer, NCW previous permit and CoCT comment
- HPO: Outside
- Status of work: Not started
- Previous approvals: HWC23061211KB0628 - Permit dated 10 Aug 2023. Proposal - Extensions to three elevations. Permit notes the property graded as NCW. Erf number typo on permit, showing 227 instead of 2271.
- Proposal: Complete remodelling of the apartment block.
- Consultation:
 - CoCT supports and notes the grading on the map viewer, and states the building is not considered worthy of retention.

- CBCRA did not provide comments in 30 days.
- Heritage considerations: No impacts - not a heritage resource.

FOR NOTING

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

CN

14.12 Erf 954, Unit 405 Wavecrest, 305 Beach Road, Sea Point, S34-Minor Works

Case No: HWC25100706CN1024

CASE SUMMARY

- Grading: IIIC
- HPO: Outside
- Status of work: Not started
- Previous approvals to various units in the apartment block, not unit 405.
- Proposal: For a balcony enclosure. All materials and windows to be in the same style as the rest of the building.
- Consultation:
 - CoCT supports
 - SFB has no objection
 - Heritage considerations: No impact

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

14.13 Erf 98504, 127 Milner Road, Rondebosch

Case No: HWC25091710CN1029

OUTSTANDING INFORMATION

CoCT and RCID comments required.

CN

14.14 Erf 8709-RE, Via Main Road - St Peter's La Roche, Paarl, S38(1)-HIA

Case No: 383596CN1030 <https://sahris.org.za/node/383596>

CASE SUMMARY

- HOMs on 4 August requested an HIA with a VIA.
- Proposal: A Spot rezoning of $\pm 8,067\text{m}^2$ of Erf 8709, St. Pieter's Roche from Agriculture Zone to Community Use Zone, for the development of purpose-built school buildings (total coverage: 1495.91m^2), at a new identified location (the spot rezoning site). The purpose is to formalise land use rights for the currently named Einstein Academy.
- HIA Heritage Resources Identified:
 - The property features a formal werf containing several heritage structures: a significantly altered original dwelling, a Victorian villa (henceforth referred to as the manor house), a modernist house, and surviving farmworkers' houses situated outside the werf. It holds both historical and aesthetic significance, particularly due to its position along Paarl's Main Road (a designated Scenic Route). Although the site is listed in the Drakenstein Heritage Inventory and has been proposed as a Grade 2 heritage resource, formal grading has not yet been finalised. Significance for the subject property can be found in its aesthetic and scenic significance.
 - For the analysis of heritage resources within 500m radius from St Pieter's Roche farm werf the St Pieter's farm werf (as main significant heritage structure) was used as focal point from which to draw a 500m2 radius - Possible Grade II (Farm Vredenhof), possible Grade IIIA (Farm Uitkyk), other ungraded

resources but possible IIC's and vineyard landscapes forming part of the scenic route.

- Studies & Impacts to heritage resources:
 - VIA by ARLA Consulting Landscape Architects: Summary: The viewshed extends approximately 2 km, specifically from Paarl Rock, and about 1.3 km towards the Berg River. The Zone of Visual Influence (ZVI) is limited to an area within roughly 750 m of the property. The site has a moderate Visual Absorption Capacity (VAC) due to several existing landscape elements: the row of oak trees at the historic St Peters Roche farmstead (a heritage resource), tree rows along Main Road, and the vineyards and olive orchards on adjacent properties. Scenic resources include Paarl Rock and the long-distance views towards the Klein Drakenstein Mountain range. Sensitive receptors comprise the scenic routes of Main Road, Noord-Agter Paarl Road, R45, and Old Malmesbury Road, as well as nearby residential areas and heritage resources identified in the Drakenstein Municipality Spatial Development Framework (2025).
 - Four impacts were assessed:
 - Change from Rural Landscape to Community-Use Development
 - Visual Intrusion on Scenic Routes
 - Visibility from Sensitive Areas & Receptors
 - Night Light
 - All four were assessed to:
 - Preferred layout: impact prior to mitigation: Moderate
 - Preferred layout: impact after mitigation: low
 - Alternative layout: impact prior to mitigation: moderate
 - Alternative layout: impact after mitigation: moderate
 - Based on the information available, the spot rezoning application for the proposed school is considered appropriate for the future development of the area and the formalisation of the school. The preferred site development layout presents less visual intrusion and exposure compared to the alternative option. It is therefore recommended that the preferred layout be endorsed, subject to the implementation of the mitigation measures outlined in this document.
- HIA Impact on Heritage Resources:
 - The impacts on heritage resources will primarily be visual, affecting both the immediate and broader spatial contexts. The site falls within the Urban Edge (2025 SDF), earmarked for urban infill, and is located in a Scenic Route Overlay Zone, requiring careful treatment of rural character and visual integrity in other future development plans. The proposed rezoning and development of the school buildings will not impact any heritage structures. The proposed school buildings will be well back from the Main Road and the werf area, ensuring minimal visual intrusion.
- Heritage Indicators:
 - Indicator 1: Maintain the rural-urban threshold
 - Indicator 2: Respect the site's visual legacy from Main Road
 - Indicator 3: Avoid urbanising treatments in design and infrastructure
 - Indicator 4: Reinforce the hierarchy of the historic werf
 - Indicator 5: Integrate landscape design as heritage infrastructure
 - Indicator 6: Building form, massing, and roofscape
 - Indicator 7: Architectural language and materiality
 - Indicator 8: Protect intangible and associative values
 - Indicator 9: Manage future growth with heritage as a framework
 - Indicator 10: Safeguard the entrance to the manor house
- Three Options for Development:
 - Option 1 (preferred): This is the option proposed in the application and outlined in the HIA as per SDP. Significance of impact is Low-Medium with mitigation and High without mitigation.
 - Option 2: This option is proposed to use the current location of the school for the development of the school's new buildings. Significance of impact is Medium with mitigation and High without mitigation
 - No-go alternative: No calculation has been undertaken for the no-go option, i.e. where the proposed development does not proceed in any form. While the no-go alternative would avoid any potential heritage impacts, it is not considered a reasonable or preferred option. This is due to the low-medium severity of potential heritage impacts (with mitigation measures in place), the presence of an

operational school that meets a distinct educational need not otherwise provided in Paarl, and the site's designation within the urban edge as an area earmarked for urban infill.

- Consultation:
 - Public notices for the Spot Rezoning application were placed on the property's two main entry points and neighbouring owners were informed, so too the municipal heritage officer. The two HWC registered Conservation Bodies for Paarl (Drakenstein of Heritage Foundation; Paarl300 Foundation) as well as the Drakenstein Municipality were consulted to comment on the Draft HIA. All were in favour of the development (hence no comments and objections raised).
 - DHAC: Application supported on condition that: - Approval from HWC - Tree planting on main road and western boundary to address visual impact - Landscaping plans be approved
 - Paarl 300 & DHF support
- HIA Recommendations: Page 5, 6 and 63. 64
 - Rezoning from agriculture to educational purposes on Erf 1234 (12,500 m²) triggers Section 38(1)(d) due to the size of the property. It does not trigger an EIA according to NEMA. The site includes a proposed Provincial Heritage Site (PHS), however, this area will not be directly or adversely affected by the spot rezoning, as the rezoning applies to a separate portion of the property. On balance, the proposed development is regarded as compatible with the heritage and landscape context of the site, provided that mitigation measures are strictly implemented and enforced. The sustainable and socio-economic gains are likely to outweigh the residual heritage impacts, supporting approval of the application subject to compliance with the mitigation framework outlined in this HIA. 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 approves the proposed spot rezoning and development of a school on the said spot zoned area in accordance with the Development Plan.
 - Any future further development proposals for the property will, however, require submission of a separate NID and associated studies to guide form, scale, and appropriate integration into the heritage landscape.

REFERRAL

The Committee resolved to refer the matter to IACom on 3 December 2025 due to HWC delegations.

CN

14.15 Erf 13, 19 Acacia Way, Pinelands, S34 - Additions & Alterations

Case No: HWC25082503CSI1027

OUTSTANDING INFORMATION

SG diagram, locality map, all photos required.

CSI

14.16 Erf 325, 7 Church Street, Belvidere, Knysna, S34 - Additions & Alterations

Case No: HWC25102313CSI1024

Ms Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Not Graded (Knysna survey)
- Outside HPO
- Proposed work is for the partial demolition of the existing structure for the addition of a new kitchen and living space, and new loft bedroom with dormers.
- Knysna Architectural Review Sub-Committee provided feedback with the following recommendations:
 1. The new dormers must match the old.
 2. The East elevation window W11 must be vertically accentuated.
 3. The South Elevation W02 must be vertically accentuated.
 4. The roof over the North veranda seems inappropriately sloped to be clarified for HWC consideration.The applicant has indicated that feedback from the committee has been incorporated into the design.
- The Old Belvidere Village Conservation Committee provided comment and support the application
- Knysna Historical Society have received two iterations of the designs after consultation with the applicant.

Unclear if they support the revised designs (not a registered conservation body with HWC).

DECISION

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

CSI

14.17 Erf 576, 20 Avenue Normandy, Fresnaye, S34 - Additions & Alterations

Case No: CSI1027

OUTSTANDING INFORMATION

PoP with HWC ref number, PoA giving the applicant authorisation, SFB comment required.

CSI

14.18 Erf 1066-RE, Basse Provence Farm, 45 Main Road, Franschhoek, S38(8) - HIA

Case No: HWC24101612CSI1028

Ms Chiara Singh introduced the item.

CASE SUMMARY

- NID summary: The NID application was heard at HOMS on 11 November 2024 whereby the Committee resolved to request an HIA with VIA on the CLA and tree survey
- S34 summary: Three S34 applications were heard at HOMS on 14 April 2025 for the cottage, farmstead, and Jonkershuis. 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 cumulative close-out report, compiled by Urban Concepts and endorsed by Mr Graham Jacobs, must be submitted to HWC within 30 days of practical completion.
 2. A close-out report is to include the Cottage (HWC25030513CSI0314), the Jonkershuis (HWC25030511CSI0314) and the Homestead (HWC25030512CSI0314) to indicate the cumulative works undertaken and impact across the werf.
- The homestead has been graded IIIA, Jonkershuis has been graded IIIB, the cottage and laundry buildings, guest house manager's building, dove cote, stores, and pig sties, and the winery, have been graded IIIC.
- Proposed development: A new boutique hotel comprising arrival offices, a spa, hospitality suites, boutique hotel gym, yoga deck, breakfast terrace, hotel shop, hotel bar with deck area and parking for guests and staff; and a small agri village comprising a new farmyard with vegetable garden, greenhouse, processing/market shed, possible future farm shop, farm offices, farm shed, stores, workshop and staff parking.
- Built environment:
- Visual impact: Development falls within a Grade IIIA landscape of high scenic significance with high local historical significance. The werf has a recommended grading of IIIA. The VIA incorporated 8 heritage indicators which in summation assessed the impact of the development on the surrounding landscape. The proposed development footprints have been configured to either align with or respond to the historic oak avenue. The only departure from this organising principle is the proposed greenhouse, which has been purposefully sited to activate and draw visitors into a presently underutilised portion of the cultural landscape. The proposed agri-village is situated beyond the south-eastern terminus of the oak avenue, an area historically excluded from cultivation owing to its comparatively lower soil potential and is therefore regarded as an appropriate location for new development. It is further noted that the proposed interventions in this area are intended exclusively for agricultural use. The axial approach from the R45 is to be reconfigured to achieve a more direct and coherent spatial relationship with the Homestead. Proposed tree planting along the north-western boundary will strengthen the historic landscape framework by establishing a visual and ecological continuum with the existing planting on the adjacent La Provence property, particularly around the new winery spa. Similarly, supplementary planting at the south-eastern extent of the site will serve both to re-establish and reinforce the early- to mid-twentieth-century clusters of trees formerly present in this area and to create continuity with the vegetative buffer surrounding the neighbouring sewage works. Low visual intrusion, moderate visibility, and low-moderate visual exposure have been concluded with regards to the mitigation proposed. The findings of the VIA suggest that overall visual impacts from the proposals will not be of major concern and capable of being kept comfortably within acceptable limits, with mitigation.
- Archaeology: An archaeological impact assessment was undertaken by Dr Lita Webley. There were no surface archaeological finds, however, a previous report in 2006 noted two wells (potentially four) and water channels

but the development will not impact these resources. In terms of archaeological significance, the property has been graded Grade IIIC and the archaeological specialist does not anticipate that there will be impacts on archaeological resources within the area surveyed. It was noted that there may be potential for an archaeologist to inform the alterations and extensions to the winery (Graded IIIB) due to uncertainties around its age and significance. It is noted that the spa extensions to this building will involve a cut into the sloping landscape which could reveal industrial relics relating to early winemaking on the property in addition to the machinery that survives within the building itself. If any subsurface work is undertaken around the wine cellar, or if plaster is removed from the walls, then an archaeologist should be consulted. (If an archaeologist is required, then this should be an historical archaeologist – author). If plaster is removed, that (apart from the historical archaeologist) a heritage architect with appropriate experience also be consulted. If there are changes to the layout, which impact on the furrows and wells, then further research into their significance is required.

- Palaeontology: Sensitivity on the SAHRIS palaeo map is a mixture of low and moderate. The Malmesbury Group is known to not contain significant fossil records due to extensive metamorphism to which its rocks were subjected hundreds of millions of years ago. This typically destroys fossil evidence.
- Public consultation: SIG, FHRPA, Stellenbosch Municipality provided comment and are generally in support of the development. The VIA was commended, however, there are still visual concerns which will need to be addressed through further mitigation. SIG objected to the entertainment facilities which were not detailed on the SDP, noted concern regarding the impact of light pollution, the use of materials for the proposed development, the placement of the gatehouse, and the impact of the proposed development on the existing built environment.
- Recommendations: It is therefore recommended that the following development be approved subject to the following:
 - i. That a monitoring brief be exercised by a suitably qualified and experienced architect with appropriate heritage experience, and landscape architect with heritage experience to provide, respectively, input into the detailed architectural and landscape designs substantially in accordance with the design approach and intentions set out in the Architectural Overview & Design Approach by Urban Concepts dated 29 October 2025; and monitor this work during the construction phase of the project with discretion to revert back to HWC should the heritage and/or landscape architect not be satisfied with the architectural and/or landscaping (as the case may be) as it develops on site;
 - ii. That a monitoring brief be exercised by a suitably qualified and experienced architect with heritage experience to provide input into the detailed development of the lighting installation designs, and monitor that related work during the construction phase of the project with discretion to revert back to HWC should he/she not be satisfied with that installation design development;
 - iii. That the findings and recommendations contained in the archaeological impact assessment (AIA) (Annexure E) dated October 2025 prepared by Dr Lita Webley be adopted, viz. that there are no fatal flaws with the development on Basse Provence and that the development be allowed to proceed, but subject to the recommendations and mitigation measures of the AIA (re. p 27) being included in the EA and EMPr.

REFERRAL

The Committee resolved to refer the HIA to IACom on 3 December 2025 due to the concerns regarding visual impact and the potential for cumulative impact posed by this development alongside the development of Rickety Bridge.

CSI

14.19 Multiple Erven, Valley Road, Hout Bay, S38(8) - NID

Case No: 26514CSI1028 / HWC25102103 <https://sahris.org.za/node/386660>

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: the installation of two new potable water mains to reconfigure and upgrade the existing Hout Bay water distribution network. Pipeline 1: A new 300 mm diameter pipeline, approximately 2.3 km long. Pipeline 2: A new 250 mm diameter pipeline, approximately 1.1 km long. Both pipelines will be

installed below the existing road surface.

- Current land-use/zoning: Public road / TR2 – Transport 2: Public Road and Public Parking
- Built environment: No impacts expected to any historical structures.
- Visual impacts: None expected as the work is contained to the road reserve.
- Archaeology: No impacts expected to any archaeological material.
- Palaeontology: Sensitivity on the SAHRIS palaeo map is a mixture of unknown, low, and moderate. Since the work is in an existing road reserve, there will be no impacts to palaeo resources.

FINAL COMMENT

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

CSI

14.20 Portion 1 of Farm 1050, Paternoster, S35 - Dating

Case No: HWC25093007CSI1024

Ms Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Proposed research is for destructive Accelerator Mass Spectrometry (AMS) dating of excavated faunal remains currently stored at Iziko Museum
- A total of 35 dating samples, 34 faunal and 1 charcoal, have been selected of which 50% of each sample will be destroyed through AMS dating, however, the entirety of a sample might need to be utilised because of low collagen content.
- The AMS dating will assist in establishing the chronostratigraphy of these excavations and by extension the chronology of Paternoster North midden and the cultural sequence of Paternoster as a whole.
- West Coast Aboriginal Council did not provide comment within 30 days.
- Iziko provided a letter granting permission for the destructive analysis of the faunal remains.
- The case officer is to enquire with IGIC regarding the procedure for registered conservation bodies to comment on Section 35 applications in instances where the material under analysis has already been excavated.

DECISION

The Committee resolved to approve the Section 35 permit application prepared by Dr Antonieta Jerardino dated 9 July 2025.

CSI

14.21 Portion 10 of Farm 28, Farm Klipvlei & Klein Diamant Farms, Cape Farms, S38(4) - NID

Case No: 26534CSI1030 <https://sahris.org.za/node/386714>

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: N/A
- Proposed development: Proposed consent use and removal of restrictive title deed conditions to operate a wedding venue. The applicant has indicated that all buildings are existing and none are proposed. The Land Use Application is currently in with City of Cape Town and the departmental comments received requested we submit a NID to get the input from the Heritage department. My client has been operating a wedding venue on the farm and his intention was to get a liquor license for the venue. He was subsequently advised that his use is illegal on the premises, and the penalty application was concluded. It is now the intention of my client to legalise his operations on the farm.
- Current land-use/zoning: Agricultural / Vacant
- Built environment: All structures are around 10 years old, the previous owners constructed the buildings as per correspondence with the applicant.
- Archaeology: No impacts to archaeological material as the land was agricultural in nature.
- Palaeontology: Sensitivity on the SAHRIS palaeo map is low

FURTHER REQUIREMENTS

1. The applicant must submit a supplementary overview of the heritage resources on site and any impacts thereon by the full scope of the as-built and proposed development.

CSI

14.22 Erf 3514, 18 Marsh Street, Mossel Bay, S34 – Minor Works

Case No: HWC25102309EJV1027

CASE SUMMARY

- Not Graded
- Outside HPO
- Work has not started
- The proposal is for internal alterations and external signage to accommodate use as a Hussar Grill
- Heritage Mossel Bay support noting unauthorised internal work under previous ownership

FOR NOTING

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

EJV

14.23 Erf 923, 11 Kormorant Close, Paternoster, S34 - Additions & Alterations

Case No: EJV1027

OUTSTANDING INFORMATION

Company rep to sign the application form; plans; locality, streetscapes; all externals; municipality comment; PoP with HWC reference number required.

EJV

14.24 Erf 95117, 4 Curtis Street, Gardens, S34 - Additions & Alterations

Case No: HWC25102702EJV1029

OUTSTANDING INFORMATION

SG Diagrams; locality; streetscapes; CIBRA comment required

EJV

14.25 Erf 2662; 15653, Cathedral & Memoriam Streets, George, S38(4) - NID

Case No: 26527EJV1029 <https://sahris.org.za/node/386690>

Emily Jane Vowles introduced the item.

DISCUSSION

- Not Graded
- Outside HPO
- Work has not started
- Triggers s38(1)(c)(i) and (d).
- The proposal is to establish a pre-school on Erf 2662 and a undefined business on Erf 15663 necessitating the subdivision and rezoning of the erven.
- The land is owned by the Roman Catholic Church and is adjacent to their walled cemetery and is associated with several early cemeteries, including those of the London Missionary Society (Erf 1724), the Ebenhezer cemetery (Erf 15653) and the St Paul's Mission Church (Erf 2661) with two other early cemeteries to the east (DRC and Anglican Church). Fieldwork has confirmed graves on the site and aerial photography indicates the potential for unmarked graves subsurface. The London Missionary Society, St Paul's Mission, and Ebenhezer mission churches and cemeteries represent a tangible manifestation of the history of forced removals in George and the displaced communities affected and therefore have high socio-historical significance. The SAHRIS Palaeo-Map indicates insignificant sensitivity
- Consultant recommends an HIA with AIA, Townscape Assessment, Socio-Historical and Cultural Study, and Cultural Assessment and emphasises the need for extensive public consultation undertaken by a suitably qualified public consultation facilitator

DECISION

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. Socio-Historical Study
3. Townscape Assessment

EJV

14.26 Farm 1085 Portion 1; 1085-RE, Rickety Bridge, Farm Paulina's Dal, Dassenberg Road, Franschhoek, S38(8) - HIA

Case No: HWC25052013EJV0520

CASE SUMMARY

- The Homestead on the property is graded IIIA
- Inside the Dassenberg IIIA Landscape Unit and Franschhoek Valley Cultural Landscape
- Work has not started
- HOMs in June 2025 requested an HIA with VIA, AIA, Desktop PIA, and Architectural Analysis for the development which consists of restoration of the historic homestead to continue use as guest accommodation, alterations to the wine-tasting and restaurant precinct, conservation of the semi-ruined historic stone walls, conversion of existing staff cottages along the wagon route to guest cottages, addition of 8 new cottages (6 along the historic wagon route and 2 in the hillside vineyards), alterations to the existing bridge and the addition of a vehicular and two pedestrian bridges to access Basse Provence, upgrading the parking, and introduction of new tree planting, a new eatery, new forecourt, and new packing shed.
- Rickety Bridge was historically part of the greater La Provence wine farm associated with the earliest Huguenot farmers who came to Franschhoek in the late 17th century. As Zanddrift, now Rickety Bridge, was established in the late 18th century, there is likely an association to slavery; however there is no specific information regarding any particulars of this attribute of significance. The property has undergone several periods of subdivision and the portion and remainder in question were granted to Paulina de Villiers in the late 18th century making her one of the first female landowners in South Africa. The property contains structures with varying degrees of heritage significance. The more significant structures are those concentrated within the Winery Precinct's historic core, inclusive of the gabled homestead (IIIA) and the old cellar (IIIB). These are in a state of adaptive reuse as guest accommodation and Paulina's restaurant respectively, in front of which is a covered terrace, wine tasting centre, deck, tank room and wine stores. These structures are situated in a linear arrangement along the historic wagon route. The other historic structure on site includes the ruined stone walls (IIIB) in the service yard adjacent to the homestead. The historic oaks on site can also be considered structural elements defining the linear quality of the werf and old wagon route. These built and natural elements combine to form a significant historical node with strong rural characteristics.
- The site is bordered by the Haweqwa Nature Reserve to the North, Jonkershoek Reserve to the south and surrounded by predominantly agricultural land containing historic vineyards, luxury accommodation, and fine dining. Huguenot Road is a Grade II scenic route and the site falls within a IIIA Landscape Unit and Franschhoek Valley Cultural Landscape.
- The consultant develops 9 HDIs for the development:
 - Response to topography and historic development pattern in reference to the linear alignments;
 - The vernacular imperative in reference to the architectural approach that reinforces the unique qualities of Cape place-making;
 - Hierarchy and legibility in reference to ensuring new development does not detract from the visual and spatial dominance of the homestead;
 - Respect for rural context in reference to location, layout pattern and design of new development and landscaping on the property that does not disrupt existing patterns and forms in the context;
 - Dominance of agricultural, rural use, and natural landscape patterns in reference to respect for predominant historical and natural geometries that characterise the organic landscape of the Franschhoek Valley;
 - Respecting the picturesque tradition of the cape rural vernacular in reference to new development being

- located, scales, and mitigated to avoid further detracting from the set piece qualities of the werf;
- Protection & reinforcement of historic planting patterns;
- Boundary wall and fences in reference to security features not detracting from the rustic quality of the site;
- Lighting and Advertising in reference to ensuring lighting is conducive to a traditional farmyard.
- When assessing the proposal against the indicators the following was determined:
 - With mitigation impact is considered low in general and moderate in the case of the hillside cottages. Further mitigation in the form of extensive landscaping is recommended as per the landscape plan;
 - With mitigation impact is considered low-moderate and no further mitigation is required;
 - With mitigation impact is considered none-low and further mitigation is not required;
 - With mitigation impact is considered none-positive and no further mitigation is required;
 - With mitigation impact is considered n/a and no further mitigation is relevant;
 - With mitigation impact is considered n/a and no further mitigation is required;
 - With mitigation impact is considered to be none and no further mitigation is required
 - With mitigation impact is considered none-low and further mitigation will be dependent on design details yet to be produced;
 - With mitigation the impact is to be adjudicated by DEADP and mitigation will be dependent on design details yet to be produced.
- In terms of palaeontology, the SAHRIS Palaeo-Map indicates low to high sensitivity; however, the desktop PIA confirmed that the surface sediments are not expected to include palaeontological material. Small pockets of Pleistocene age may occur especially in lowland and fluvial deposits where rarer finds provide insights into past biodiversity, records of species distributions and the habitats they lived in. If encountered, these would be classified as being of very high importance, based on rarity. Therefore, the likelihood of encountering palaeontological material is low but, should they be found, they would be highly significant. There is no objection to the development on palaeontological grounds subject to conditions.
- In terms of archaeology, there is one localised area of anticipated archaeological sensitivity on the property. This is the area currently occupied by the service yard on the southeast side of the homestead which includes historic stone wall fabric graded IIIC. This area has been afforded a IIIB/C grading while the remainder of the site can be considered NCW from an archaeological perspective. Two ceramic sherds were recovered during the site survey, one of which was an industrial slipware with sponged decoration dating from the mid to late 19th century. Any pre-colonial archaeological material along the river has likely been washed away by the changing river banks over time. There is no objection to the development from an archaeological perspective subject to conditions.
- The VIA determined that the property has a high visual sensitivity and landscape quality. The zone of visual influence and visual absorption capacity are moderate to high due to existing vegetation, topography and visual containment. The visual impact of the development ranges from moderate to low and relative compatibility is considered medium. Problematic components identified are the hillside cottages and, while largely addressed in the most recent design proposal, mitigation thereof will be required to soften visual intrusion.
- In terms of public participation: FHRPA broadly support but raised visual impact concerns regarding development on the Dassenberg slopes, the need for more architectural detail regarding these proposed cottages, material choices of the proposed structures and enclosures, and the visual impact of the existing winery and the proposed packing shed. SIG offered no objection. The municipality support the proposal on condition that an RoD from HWC be obtained and a detailed plan be returned to the heritage section for comment prior to building control submission. The consultant responds comprehensively to all comments from pages 77 to 80 of the HIA.
- All parties were invited to the meeting today.
- Graham Jacobs concludes the HIA titled "Rickety Bridge Farm: Various Restorations, Alterations & Additions", dated 29 October 2025 with the following recommendations on pages 84 and 85:
It is recommended that the following development be approved: As indicated in the Rickety Bridge Architectural Overview & Design Approach by Urban Concepts dated 29 October 2025 (Annexure H in this HIA) subject to the following:
 - That a monitoring brief be exercised by a suitably qualified and experienced architect with appropriate heritage experience, and landscape architect with heritage experience to provide, respectively, input into the detailed architectural and landscape designs substantially in accordance with the design approach and

intentions set out in the Architectural Overview & Design Approach by Urban Concepts dated 29 October 2025; and monitor this work during the construction phase of the project with discretion to revert back to HWC should the heritage and/or landscape architect not be satisfied with the architectural and/or landscaping (as the case may be) as it develops on site;

- That a monitoring brief be exercised by a suitably qualified and experienced architect with heritage experience to provide input into the detailed development of the lighting installation designs, and monitor that related work during the construction phase of the project with discretion to revert back to HWC should he/she not be satisfied with that installation design development;
- That the findings and recommendations contained in the archaeological impact assessment (AIA) (Annexure E) dated October 2025 prepared by Dr Lita Webley be adopted, viz. that there are no fatal flaws with the development on Basse Provence and that the development be allowed to proceed, but subject to the recommendations and mitigation measures of the AIA (re. p 27) being included in the EA and EMPr.; and
- That the findings and conclusions contained in the desktop palaeontological impact assessment (PIA) (Annexure F) dated October 2025 prepared by Dr Graham Avery be adopted, viz. that the Rickety Bridge Upgrade is located in a VERY LOW to MODERATELY SENSITIVE palaeontological area, but subject to conditions with stated cautionaries (re. pp3 & 9-11).

REFERRAL

The Committee resolved to refer the HIA to IACom on 3 December 2025 due to the concerns regarding visual impact and the potential for cumulative impact posed by this development alongside the development of Basse Provence.

EJV

14.27 Farm 1106-RE, La Bourgogne, Excelsior Road, Franschhoek, S34 - Additions & Alterations

Case No: HWC25102201EJV1024

OUTSTANDING INFORMATION

SHF Comment; Resolution allowing Jurgen Stuhlinger to sign on behalf of Camp Properties; streetscapes required.

EJV

14.28 Farm 747 Portion 23, Natte Valleij, Adam Tas Street, Paarl, S38(8) - NID

Case No: HWC24081906EJV1030 / 26532EJV1030 <https://sahris.org.za/node/386707>

OUTSTANDING INFORMATION

Heritage considerations; PoP with outstanding payment and confirmation as to the accuracy of the HWC reference number required.

EJV

14.29 Erf 154979, 75 Loader Street, De Waterkant, S34 - Additions & Alterations

Case No: RB1104

OUTSTANDING INFORMATION

Completed and signed Application Form, POP, Proof of Ownership (Title Deed, and potential POA/Resolution), SG Diagram, Coloured Up to scale plan with dimensions, clear locality plan, internal, external, and streetscape photographs, and consultation evidence required.

RB

14.30 Remainder of Portion 1 of Farm No 738, 39 New Ottery Road, Philippi, S38(4) - HIA

Case No: HWC25060322RB0610

CASE SUMMARY

- **Background:**
- S38(1) application wherein HOMS requested an HIA consisting of a CLA in terms of S38(2)(a) and (3) on 4 August 2025.
- Thutha Motors (Pty) Ltd proposes to build a new motor-vehicle showroom, service, and repair facility on a Portion of Remainder Portion 1 of Cape Farm No. 738, at the intersection of Strandfontein Road/M17 and New Ottery Road/M68, in Philippi, Cape Town.
- In addition to vehicle showrooms and 32 service/repair bays, planned facilities include spare parts, storage and

sales, wash bays, admin offices, kitchen, a cafeteria, and ablutions.

- 514 parking and five loading bays are also proposed on the 4.9ha site.
- Re Portion of Farm 738 measures 11.51ha in extent and is zoned Agriculture (AG). The property is partially located in the Philippi Horticultural Area (PHA), which is a protected heritage resource.
- The western side of the property alongside Strandfontein Road, has a long history of urban uses and is included within the current urban development edge.
- This is the portion that Halfway Toyota Ottery wants to relocate to from their current premises at the Hypermarket Centre in Ottery.
- The eastern side of the property is productive farmland and will be unaffected by the development.
- **Consultation:**
- Site Notice identified no I&APs and there are no registered conservation bodies for the area.
- The CoCT HRS team provided a lengthy comment of objection summarised by the HP as below:
 1. The location and scale of the proposed new development is insensitive to the received environment,
 2. The proposals make no attempt to transition into the cultural landscape of the PHS, (I think they mean PHA)+K468
 3. The proposed extent of hard surfacing is excessive, resulting in the sterilization of the natural environment and posing a negative impact on the integrity of the cultural landscape.HRS is of the opinion that the proposals do not respond sympathetic (sic) enough to mitigate the impact of the new buildings and sterilized landscaping into its received environment. As a result, HRS does not support the proposed new development, as it will have a negative impact on the received environment.
- **HIA Findings:**
 - CL: Rapid urban development characterizes the cultural landscape north and west of Cape Farm 738/1, while farming and a rural 'sense of place' dominates the cultural landscape to the east and south. The PHA as a heritage resource, is a protected Cultural Landscape and will not be impacted by the proposed development of a new motor dealership. The 4.9ha site has already been transformed by commercial and industrial development and is severely degraded. It is not a landscape of unspoilt character. Of the 4.9ha area to be rezoned, 1.29ha on the eastern boundary will not be developed. This creates an appropriate buffer between urban development and farmland. Indications are that there are no constraints to development of the site. The impact on the Cultural Landscape is therefore considered to be Low.
 - VI: Located alongside the busy M17/Strandfontein and New Ottery Road/M68 intersection, the visual impact of the proposed development is rated as being Low. The site does not display any aesthetic or scenic qualities.
 - Archaeology: No impact on archaeological or historic resources is anticipated, although Pether (2025) notes the discovery (in the 1930s) of a human skull and artefacts beneath white sands, lying on an older palaeo-surface at an unknown location in the Philippi area.
 - Palaeontology: According to Pether (2025), 'the probability of fossil bone finds, in construction earthworks on the development site is LOW. In deeper excavations there is a possibility that peats and soft fossil wood/logs may be intersected.
- **HP recommendation:**
 - No mitigation is required regarding maintaining the integrity of the PHA Cultural Landscape, which is a protected heritage resource. Planning proposals, rezoning and subdivision applications have already been submitted to the City of Cape Town to ensure the sustainability of the Cultural Landscape to the east and south of the proposed development site. It is maintained that the proposed Halfway Toyota Ottery development on a Portion of Remainder Portion 1 of Cape Farm 738 (No. 39 New Ottery Road), Philippi, will not diminish the overall significance of the existing farmland on this property, nor will it erode the significance of the PHA as a heritage resource.
 - Although not expected, an occurrence of fossil bones, archaeological material, or unmarked burials, cannot be entirely dismissed. It is therefore advisable that the Fossil Finds Procedure (FFP), is included in the Construction Management Plan for the project. The Project Manager, contractor and workers involved in earthmoving must be informed of the need to watch for fossil bones and burials. Workers seeing potential objects are to stop work and report the finds to the Project Manager and/or the Environmental Control Officer (ECO) who must report the finds to Heritage Western Cape (HWC).
 - The Committee does not have delegation to process S38(1) applications where objections on heritage grounds have been lodged.

REFERRAL

The Committee resolved to refer the application to IACom on 3 December 2025 due to the objection lodged by the CoCT.

RB

14.31 Erf CA787/64RE Oasis Farm, off Jakes Gerwel Drive, Phillippi, S38(8)-NID

Case No: 26506SB1028 <https://sahris.org.za/node/386638>

OUTSTANDING INFORMATION

Title deed or proof of ownership is required.

SB

14.32 Erf 14, 11 Hoog Street, Piketberg, S34-Minor Work

Case No: HWC25102903SB1030

OUTSTANDING INFORMATION

Locality plan, municipality comment required.

SB

14.33 Erf 449, 64 Church Street, Worcester, S34-Minor Work

Case No: HWC25061906SB1029

OUTSTANDING INFORMATION

Internal photographs, POA, Municipality comment (it is minor but have visual element that the municipality should comment on) is required.

SB

14.34 Re Erf 635, 211 Voortrekstreet, Swellendam, S34-Alteration

Case No: HWC25102301SB1028

OUTSTANDING INFORMATION

Internal photographs, locality plan is required.

SB

14.35 Erven 10780, 6134, Re-936, 6143, Street Parcel 10888 and 10887, Off Platteklouf Road, Milnerton, S38(1)-NID

Case No: 26510SB1028 <https://sahris.org.za/submissions/39146>

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: Installation of a bulk 630mm underground electrical cable between the Ascot Eskom Substation and the Astron Energy Cape Town Refinery, Milnerton. The underground route will extend approximately 400m, crossing Platteklouf Road, to increase the Maximum Notified Demand (MND) as part of the refinery's Clean Fuels II (CF2) upgrade.
- Trigger: Section 38(1)(a) – Construction of a powerline or other linear development exceeding 300m in length.
- Other: None
- Owner: 6143 – Eskom; 6134, 10780, 10888 & 10887 – Provincial Road, 936-RE – Astron Refinery
- Grade: Nearest heritage resource is the Grade IIIA De Grendel farm complex, located east of the site.
- HPO: Outside
- Heritage resource: No identified heritage resources along the proposed cable route. The area has undergone extensive industrial development since the 1960s, with no remaining tangible evidence of the original historic farm grants (Platteklouf, Rustenburg, Harderslesleben, Lobenstein).
- Archaeology: Given the highly disturbed and developed industrial context, the likelihood of impacting archaeological resources is very low.
- Palaeontological: According to SAHRIS - Low palaeontological sensitivity (blue). Given the shallow trenching and disturbed nature of the area, impacts are unlikely.
- Visual/Cultural: None anticipated – the development is underground and situated within an existing industrial and transport corridor.
- Consultant recommendation: No Further Studies.
- Since there is no reason to believe that heritage resource will be impacted by the development.

DECISION

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

SB

14.36 Erf 639, 5 Forest Road, Heatherlands, George, S34-Minor Work

Case No: HWC25102906SB1030

OUTSTANDING INFORMATION

Streetscape photographs is required.

SB

14.37 Farm Thoroughfare No. 231, Erven 20914 and 20915, Saxdowns Road, Kuils River, S38(8)-NID

Case No: 26528SB1029 <https://sahris.org.za/submissions/39206>

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: Widening of the existing Saxdowns Bridge over the Bottelary River along Saxdowns Road, Kuils River. The proposal includes extending the single-lane bridge to a dual-lane carriageway (from 13.8m to 22.7m wide) with additional sidewalks and stormwater infrastructure. Directional drilling beneath the Bottelary River will install three PVC sleeves (160mm diameter, ±18m long) to accommodate 11kV electric cabling for surrounding developments.
- Trigger: Section 38(1)(b) – Construction of a bridge or similar structure exceeding 50m in length and involving three or more erven.
- Other: NEMA and WULA
- Grade: Not graded
- HPO: Outside
- Heritage resource: No heritage resources identified within the development footprint. The site is located within an existing, modern transport corridor surrounded by residential and commercial developments.
- Archaeology: According to the Screener – archaeology is low, further, given the existing disturbed and developed urban context (road reserve and bridge structure), the likelihood of encountering archaeological material is low.
- Palaeontology: According to the Screener – palaeontology is low. The Bottelary River area forms part of Quaternary deposits of low palaeontological sensitivity; impacts are unlikely given the shallow excavation depth and directional drilling method proposed.
- Visual/Cultural: None anticipated – the proposal is an upgrade of an existing bridge within an established road network.
- Consultant recommendation: No Further Studies.
- Since there is no reason to believe that heritage resource will be impacted by the development.

FINAL COMMENT

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

SB

14.38 Erf 2417, Unit 605, Market House, 90 Shortmarket Street, Cape Town, S34-Minor Works

Case No: HWC25091008SJ1030

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old
- Additional Information: Various applications within Market House.
- The work has not started.
- Graded IIIA and inside Central City HPOZ.
- Proposal is for the addition of aluminium windows to the interior to existing windows, for sound reduction. The windows will be installed inside the existing window.
- Consultation: N/A MW

DECISION

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

SJ

14.39 Erf 2419, Protea Assurance Building, Corner Longmarket Street and St. Georges Mall, Cape Town, S34-

Minor Works

Case No: HWC25102114SJ1030

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- The work has not started.
- Graded IIIA and inside Central City HPOZ.
- Proposal is for a shop fit-out for PnP Clothing.
- Consultation: N/A MW

DECISION

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

SJ

14.40 Erf 178928, 78 Albert Road, Woodstock, S34-Additions, Alterations & Partial Demolition

Case No: HWC25091007SVB1028

Ms Sofia Briel introduced the item.

CASE SUMMARY

- Outstanding information received on 04 November 2025.
- The property is graded IIIC / NCW and within the Albert Road HPOZ.
- Work has not started.
- The proposal is for partial demolition, alterations and multi-storey additions to the existing structure, with an overall maximum height of 25m.
- On 06 November 2019 IACom approved an application for partial demolition and multi-storey additional development on Erven 11120 and 11121 which has been consolidated into Erf 178928, permit dated 26 November 2025 (19060502HB0605E). This permit has since expired. The plans remain largely the same as the 2019 approval, however the blank eastern façade has been altered, with glass blocks inserted into the facade. The metal balustrade has also been removed from the concrete roof, the stair configuration has changed in the penthouse, and reduction in the size of the service shaft on the ground floor plan.
- CoCT support the proposal.
- WRA had the following comments: they maintain that local heritage resources, particularly St Mary's Church, the Timber City building and the row houses in Sussex St are negatively impacted by densification on Albert Road to maximum MU2 heights and beyond. Further, they note that two of the building referenced for justifying height in the heritage report (Wex1 and the Telus building) are being cited by local architects and heritage practitioners as examples for how not to densify. WRA maintain that the "monotonous", "unfragmented" façades at a height and setback which creates cold street canyons are unacceptable in an HPOZ and cannot be used to argue that heritage resources won't be impacted. Further they note that the facade at 76-78 is making an effort, however they take issue with the 'dead' street interfaced created by the garage entrance on Sussex St and that the height at so little setback to the street boundary remains an issue. WRA commends that the development won't consist of micro-apartments, they are in support of affordable family-sized accommodation and against permanent AirBnB rentals and other short letting.
- WAAC did not submit a comment.
- All I&APs have been invited to today's meeting.

- The statement of significance notes early 20th century development of Woodstock. Alterations to facade has negatively affected the historical and architectural significance and the streetscape.

REFERRAL

The Committee resolved to refer the application BELCom on 19 November 2025 due to objections received from Woodstock Residents Association.

14.41 Erf 26900, 24 London Road, Observatory, S34-Additions

Case No: HWC25102808SVB1029

OUTSTANDING INFORMATION

Application form, internal, external and streetscape images required.

SVB

14.42 Erf 2855, 48 Leeuwen Street, Bo-Kaap, S34-Additions & Alterations

Case No: HWC25101603SVB1030

OUTSTANDING INFORMATION

Streetscape images and registered conservation body comments.

SVB

14.43 Erf 4163, Oude Bank Building, 7 Church Street, Stellenbosch, S34-Minor Works

Case No: HWC25102203SVB1027

OUTSTANDING INFORMATION

Application form, title deed, internal, external and streetscape images required.

SVB

14.44 Erf 424, 65 Market Street, Prince Albert, S34-Additions & Alterations

Case No: HWC25102003SVB1027

OUTSTANDING INFORMATION

SG diagram, locality plan, local authority comments and formal response to objections raised.

SVB

14.45 Erf 91580, 47 Belper Road, Wynberg, S34-Additions

Case No: HWC25102711SVB1030

OUTSTANDING INFORMATION

POA, title deed, SG diagram, company or trust resolution, streetscape and registered conservation body comments required.

SVB

14.46 Erf 9998, 13 Adderley Street, Cape Town City Centre, S34-Additions & Alterations

Case No: HWC24101603SVB1030

OUTSTANDING INFORMATION

Company or trust resolution required.

SVB

14.47 Erf 1176, 158 Milton Road, Sea Point, S34-Additions & Alterations

Case No: HWC25102115XM1027

OUTSTANDING INFORMATION

Application form to reflect owners as title deed; Annotated Building plan with work completed/started/proposed; Annotated Streetscape photographs; Consultation comments: Conservation bodies in the area required.

SVB

14.48 Erf 1291, 35 High Level Road, Green Point, S34- Minor Works

Case No: HWC25102805XM1029

OUTSTANDING INFORMATION

New Application form: applicant signature, Title deed, Locality Map; Building plan, Annotated Internal, External & Streetscape photographs.

XM

XM

14.49 Erf 189, 4 Lichsfield Avenue, Bishopscourt, S34-Additions & Alterations

Case No: HWC25102102XM1030

OUTSTANDING INFORMATION

Building plan indicating work started/completed; Annotated Streetscape photographs required.

XM

14.50 Erf 434, 9 Cone Way, Pinelands, S34-Additions & Alterations

Case No: HWC25102306XM1027

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The proposal is for additions and alterations to the existing property for a new ensuite that will be added to the rear of the dwelling for the main bedroom and for unauthorized removal of trees in an HPOZ. The architectural style fits well with the character of the “arts and crafts” aesthetic of the surrounding dwellings. The proposed development doesn’t alter the existing land use rights in any way, part of the external wall will be demolished to accommodate for the new extension. The window proportions match well with the surrounding dwelling units.
- Work has not started with the exception of the trees cut down.
- The building is grade IIIC and within the HPO
- E&HM has no objection to the proposed work.
- Pinelands Residents and Ratepayers Association (PRRA) have no objection, stamp on plan

DECISION

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

XM

14.51 Erf 54870, 8 Shirley Road, Claremont, S34-Additions & Alterations

Case No: HWC25062403XM1028

OUTSTANDING INFORMATION

Motivation, SG Diagram, Annotated Internal & Streetscape photographs required.

XM

14.52 Erf 958, 32 Zone 8 Road, Langa, S34-Additions & Alterations

Case No: HWC25102305XM1027

OUTSTANDING INFORMATION

SG Diagram, Locality Map, Annotated Streetscape photographs required.

XM

14.53 Erf 10593, 11 De Waal Road, Fish Hoek, S34-Alterations & Partial Demolition

Case No: HWC25102116XM1023

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The proposal is for minor internal alterations and a deck extension to the existing dwelling, new doors, windows to replace existing, brick up openings, convert existing single garage into domestic quarters and following the written instruction from the Structural Engineer letter attached with this application, total demolition of the existing old bird hide/cottage to due being structurally unsound.
- Work has not started
- The existing structures on the subject site are older than 60 years but have not been graded by the City yet and not within an HPO
- HRS comment: From photographs provided the smaller cottage which is proposed for total demolition appears to have significance due to its age, typology and architectural style. HRS will be guided by HWC as to the significance and decision on the proposed total demolition. The second, larger building, appears less significant and the proposal is minor. Subject to HWC’s decision HRS is in support of the proposed works and as such the

'Support' box below is ticked.

DECISION

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

XM

14.54 Erf 1121, 23 Sarel Cilliers Street, Strand, S34-Additions & Alterations

Case No: HWC25100605XM1020

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The proposal is for additions and alterations for a carport to the rear of the property.
- The work has not started
- Graded IIIC, and not within a formal HPO
- CoCT supports
- HRF did not provide a comment within 30 days

DECISION

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

XM

14.55 Erf 189, 63 van Reenen Street, Robertson, S27 – Additions & Alterations

Case No: HWC25101301XM1023

Ms Xola Mlwandle introduced the item.

DISCUSSION

- This application is for alterations to update the kitchen area of the dwelling and allow for a better connection with the rear garden and back stoep as well as the alterations of the barn/ outbuilding into accommodation. The proposed alterations have been scaled so not to impact on the intact nature of the building, and so that they still allow the heritage architectural elements to stand out.
- The back stoep balustrade panels which are requested to be removed, will be so done so that they may be re-installed in future. These elements are to be stored in the ceiling of the barn for safekeeping. The proposed alterations will update the dwelling giving it a stronger connection with the rear garden and back stoep to allow for better flow and circulation.
- Work has not started
- Property is graded a PHS
- Langeberg municipality supports

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.

XM

14.56 Erf 44737, 20 Firth Road, Rondebosch, S34-Additions & Alterations

Case No: XM1020

OUTSTANDING INFORMATION

Application form: applicant to sign, POP with HWC allocated reference Number; SG Diagram required.

XM

14.57 Erf 59854, 450 Imam Haron Road, Lansdowne, S34-Additions & Alterations

Case No: HWC25102101XM1023

COMMENT

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

XM

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

Case No: HWC24102120XM1021

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The proposal is for additions and alterations for the construction of a double garage, storeroom and alterations to the main dwelling and attic rooms.
- Work has not started
- Graded IIIC
- Outside the HPO
- CoCT supports

DECISION

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

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

XM

15. Other Matters

16. Adoption of Resolutions and Decisions:

EJV moves to adopt and CH seconds the adoption of resolutions and decisions of the meeting of 10 November 2025.

17. Closure: The chairperson, Ms. Sneha Jhupsee, officially closed the meeting at 11H35.

18. Date of next meeting: Monday, 17 November 2025

MINUTES APPROVED AND SIGNED BY:

CHAIR: _____

SECRETARY: _____

Annexure A – HWC: Heritage Officers’ Meetings

Abbreviations

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