

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS' MEETING
Held on Tuesday, 9 December 2025 at 08:30 via MS Teams**



1. Opening and Welcome

The Chairperson, Ms Stephanie Barnardt-Delport officially opened the meeting at 08:30 and welcomed everyone present.

2. Attendance

Members

Ms. Stephanie Barnardt-Delport	Chairperson, Specialist Heritage Officer	SB
Ms. Sneha Jhupsee	Specialist Heritage Officer	SJ
Mr. Ruan Brand	Specialist Heritage Officer	RB
Emily Jane Vowles	Heritage Officer	EJV
Ms. Chane Herman	Heritage Officer	CH
Ms. Sofia Briel	Heritage Officer	SVB
Ms. Xola Mlwandle	Heritage Officer	XM
Ms. Chiara Singh	Heritage Officer	CSI
Ms. Corne Alexander	Specialist Heritage Officer	CN (Left at 13:16)

Staff

Ms. Nosiphiwo Tafeni	Secretariat	NT
Ms. Yusrah Hoosain	I&APs group chat	YH
Ms. Waseefa Dhansay	Assistant Director	WD (left at 09:30)

Legal Advisor

Ms. Penelope Meyer	Deputy Director	PM
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Observers

Mr Paul Baker		14.54
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Visitors

	Capacity	Item
Mr Chris Schoeman		14.7
Mr Hendrik-Jan Smit	Applicant	14.45
Mr Joseph Kalango		
Ms Lize Malan		13.6
Ms Jone Kros		13.18
Mr Faisel Jacobs		
Mr Clive Theunissen	Drakenstein Municipality	Drakenstein Items
Mr Frederick Jantjes		14.1
Mr Frik Vermuelen		14.8
Ms Nicolene Visser		14.60
Mr Johan Smith		14.60
Doryn Schreuder		14.19
Ms Ursula Rigby		14.25
Ms Mabeth Grafford		14.43
Ms Claire Abrahamse		14.68
Ms Tali Bruk		14.67

3. **Apologies**

Ms. Aneeqah Brown

Secretariat

AB

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 9 December 2025 with the following additions:

- Items 14.89 and 14.90 were added to New Matters

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

6.1. The Committee resolved to approve the minutes of 1 December 2025. moved to approve the minutes, SJ and EJV seconded.

7. **Disclosure of conflict of interest**

None.

8. **Confidential matters**

None.

9. **Standing Items**

9.1. **Site inspections undertaken**

9.1.1. Erf 178079, Platteklip Wash Houses, Sidmouth Avenue, Oranjezicht – 2 December 2025 (EJV & SVB)

- Item heard under 9.3.1 on the agenda.

9.2 **Proposed Site Inspections**

9.2.1 None

9.3 **Site Inspection Reports**

9.3.1 Erf 178079, Platteklip Wash Houses, Sidmouth Avenue, Oranjezicht (EJV)

DISCUSSION

- On Tuesday, 2 December 2025, HWC officials undertook a site inspection and engagement of the Platteklip Wash Houses off of Sidmouth Avenue in Oranjezicht.
- HWC were joined on site my representatives from SANParks as well as stakeholders inclusive of community and First Nations representatives. It was SANParks intention to discuss the restoration of the structures and foster a positive working relationship between authorities and stakeholders in order to develop a collaborative vision for the future of the site.
- The Wash Houses fall within the Table Mountain PHS and are therefore subject to the provisions of Section 27 of the NHRA. There are two active s27 permits in place for the Platteklip Wash Houses for which close-out reports are outstanding (HWC24022801SJ0402 Additions & Alterations to the Upper Wash House; HWC25063009SJ0722 Minor Works to the Lower Wash House). When on site, it was evident that neither permit has yet been actioned.
- SANParks in association with the French Development Agency seek not only to enact the structural interventions permitted above, but to implement a renewed vision of value-mapping and site interpretation and communication inclusive of the wash houses and the broader cultural landscape. A Culture Study revealed significant interest in the site from a diverse range of stakeholders and, as a result, SANParks are looking to implement an 'interpretation walk' that accounts for the full scope of this diversity. Using a bottom-up approach to heritage management, SANParks intend to make use of existing research, commission new research, and gather the memories and stories from stakeholders in order to produce a visual and written narrative of the site that can be materialised in an interpretive

trail of signboards. This narrative will account for the multivocality of the site and the numerous different voices that contribute to it.

COMMENT

The Committee notes the contents of the site inspection report dated 2 December 2025 and endorses the recommendations of the report, as follows:

1. The site inspection and report to be noted at HOMs on the 9th of December 2025.
2. The permit issued under case number HWC24022801SJ0402 must be actioned in strict accordance with the conditions stipulated therein. An extension application to be submitted prior to the lapsing of the permit on the 22nd of July 2027 should the work not have been actioned.
3. The permit issued under case number HWC25063009SJ0722 must be actioned in strict accordance with the conditions stipulated therein. An extension application to be submitted prior to the lapsing of the permit on the 13th of August 2028 should the work not have been actioned.
4. A Section 27 application must be submitted for any future interventions within the boundaries of the Provincial Heritage Site inclusive of interpretive signage and any structural interventions to the built elements on site. The Section 27 application must be submitted by a suitably qualified heritage practitioner.
5. SANParks are to consider the development of a Conservation Management Plan (CMP) for the Platteklip Wash Houses site and broader cultural landscape to ensure the authenticity and integrity thereof is maintained.

9.3.2 Erf 178089, King's Blockhouse, Tafelberg Road, Table Mountain (RB)

DISCUSSION

- Inspection date: 30 October 2025, conducted at Erf 178089, King's Blockhouse, Table Mountain, owned by SANParks, following a fire that caused interior and roof damage.
- Site inspection was originally abled at HOMs on 10 November 2025 but was held over as the Committee required input from the ASD on what is pertinent to be included in the CRO.
- The property is graded as a Provincial Heritage Site (PHS) (NM 1938) and falls within the Table Mountain PHS Area as well as the CoCT 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 stone construction (sandstone, mudstone, granite), but interior charring and cracking are extensive.
- The north-facing section's roof fully collapsed, while the south-facing section's roof is still intact but weakened and no longer waterproof.
- 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, and, pending HOMs debate to replace the lintel/tie beam, and prevent further weather or security damage before winter 2026.

FOR NOTING

The Committee resolved that the matter would be further deliberated by the relevant specialist staff to ensure that the minimum requirements for securing the heritage resource are decided upon in line with a potential CRO. The Committee further resolved that once this has concluded, to take an e-mail decision on the matter.

9.3.3 Purgatory Outspan Farm 1135, Jan Joubertsgat Bridge, Franschoek Pass (SB & XM)

DISCUSSION

- Site inspection conducted on 18 November 2025.
- Part of the APP target to Provincial Heritage Site.

- The site is situated on Franschhoek Pass (R45), the inspection was to determine the condition of the bridge during ongoing road maintenance on the pass.
- There was a previous permit for maintenance and repairs to the bridge, permit date: February 2023.
- The bridge remains structurally stable, but several heritage concerns were noted.
- The original heritage plaques and PHS badge are missing and were not reinstated as required by the 2023 permit. Missing plaques reduce public awareness and put the heritage site at risk during construction works.
- New parapet walls were built but do not visually match the original stonework.
- Vegetation is growing in the stonework on lower sections of the bridge, which may cause damage. Vegetation may loosen stones and damage historic masonry if not removed soon.
- Fire-damage marks, first noticed in earlier inspections, are still visible.
- New graffiti was found on the lower bridge walls.
- Drainage and mortar repairs completed under the 2023 permit are in place.
- Ongoing roadworks without clear heritage protection measures may result in accidentally damage original 19th-century stonework if no monitoring is in place.
- Recommendations:
 1. Previous conditions of the Section 27 permit be completed.
 2. Reinstall or replace the heritage plaques and PHS badge.
 3. Remove vegetation and treat roots to prevent regrowth.
 4. Remove graffiti using conservation-appropriate methods.
 5. Improve site signage for heritage awareness and public guidance.
 6. Monitor roadworks closely to prevent accidental damage.
 7. Carry out further maintenance using lime mortar where possible.

FOR NOTING

The Committee notes the site inspection report for the site inspection that was undertaken part of the APP target on 18 November 2025.

9.4 Preparation for upcoming Committee meetings

None.

9.5 Tribunal Updates (Legal)

None.

9.6 Interim and Close-Out Reports

9.6.1 Erf 754, 8 Cheviot Place, Green Point (SB)

Case No: HWC23061909SB0826

DISCUSSION:

- Following the last bi-monthly heritage report, the Council imposed a cease-works order on the construction site, which remained in effect for over a year. As a result, no construction or restoration of heritage elements could proceed during this period. The building plans received final approval on 29 October, allowing work and heritage reporting to resume.
- The proposed building has now been formally approved, and bi-monthly heritage reporting has recommenced. Approximately 90% of all building work has been completed.
- Condition 1: Restoration of all Level 02 heritage windows and ceilings.
- Condition 2: Restoration of the front door.
- Condition 3: Restoration of Bedroom 02 ceiling and bay window.
- Condition 4: Restoration of the existing passage leading to the kitchen.
- Condition 5: Installation of a new internal stair.
- Condition 6: Restoration of lounge windows.
- Condition 7: Reinstatement of the existing external stair.
- Condition 8: Restoration of marble hearths in the Lounge and Bedroom 03.
- Condition 9: Conversion of the attic into a storage area.

- Condition 10: Restoration of the Level 01 bay window.
- Condition 11: Reinstatement of all wooden floors.

COMMENT

The Committee noted the interim report titled “Bimonthly Report”, dated 25 November 2025, and prepared by Chris Snelling, as adhering to the conditions of the HWC issued permit, dated 3 July 2024.

9.6.2 Farm 1066-RE, Basse Cottage, Basse Homestead, and Basse Jonkershuis, Basse Provence, 45 Main Road, Franschhoek

Case No: HWC25030513CSI0314 / HWC25030512CSI0314 / HWC25030511CSI0314

- Record of decisions issued 15 April 2025 for minor works with the following conditions:
 1. Work to be done strictly in accordance with the HWC stamped plans.
 2. 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.
 3. The 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 completed work to the cottage is for painting, removal and replacement of all kitchen counter and bathroom sanware, fittings, and joinery. The completed work to the homestead is for painting, new kitchen and store joinery and replacement of inappropriate tiles in kitchen and hallway. Sanding and sealing of all timber floors in the rest of the ground floor. Replacement of the timber balustrade and tread size to comply with safety standards. Removal of drywalling, sanware, and concrete floors on the first floor and the addition of sky lights in the loft space. The completed work to the Jonkershuis is for removal and replacement of all bathroom sanware, fittings, drywalls, and tiling. Removal of floor finishes and replacement with timber flooring.
- All work has been done in accordance with the stamped plans. The work that has been completed is sensitive to the heritage resource with no negative impact.

ENDORSEMENT

The Committee resolved to endorse the close-out report titled “RICKETY BRIDGE WINE ESTATE BASSE PROVENCE BUILDINGS | CLOSE-OUT REPORT”, dated November 2025, and prepared by Urban Concepts Pty Ltd, as having met the conditions of the HWC issued permits, dated 15 April 2025.

9.7 Incomplete Applications

9.7.1 Matters Arising: 13.17, 13.19

9.7.2 New Matters: 14.4, 14.12, 14.14, 14.17, 14.23, 14.33, 14.36, 14.41, 14.48, 14.49, 14.55, 14.59, 14.62, 14.70, 14.71, 14.73, 14.74, 14.76, 14.77, 14.78, 14.80, 14.81, 14.82, 14.83, 14.85, 14.86, 14.88

9.8 Decisions taken under ASD delegation

9.8.1 Matters Arising: 13.1, 13.2, 13.4, 13.5, 13.7, 13.12, 13.20, 13.22

9.8.2 New Matters: 14.13, 14.16, 14.18, 14.20, 14.21, 14.22, 14.26, 14.27, 14.28, 14.29, 14.38, 14.39, 14.40, 14.45, 14.47, 14.50, 14.51, 14.52, 14.53, 14.84

9.9 Referrals to Committees

9.9.1 Matters Arising: 13.6 (IACom)

9.9.2 New Matters: 14.9 (BELCom)

9.10 Exemption Notice 9051 of 2025: NCW graded within CoCT

9.9.1 Matter Arising: None

9.9.2 New Matters: 14.44, 14.56

9.11 Archaeological Matters

9.11.1 Erf 215, 34 Stadler Road, Bloubergstrand (CH)

Case No.: HWC22031806CH

- BELCom approved the total demolition and replacement structure on 26 April 2023.
- Note no.5 on the permit states that “If any archaeological material or evidence of burials is discovered during earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately”.
- Archaeological site inspections were conducted 24 October 2025 and 28 November 2025. These site inspections were done during and after the existing structure was demolished.
- Observations: 24 October 2025:
 - The rubble and deepest part of the site was inspected. Raised beach shells, likely from the mid-Holocene high sand were present on site. These shells were all waterworn and dominated by whelks and *S. argenvillei*. Rounded pebbles and shingles were also abundant.
 - Rare fragments of unworn *C. meridionalis* (black mussel) shells were also noted, as was a single *Trigonephrus globulus* (land snail) shell. The mussel shell may indicate a very small archaeological shell component, but equally likely is that the shell was dropped by a sea gull to break it open. This mussel shell was not modern and does post-date the construction of the house.
- Observations: 28 November 2025:
 - Same findings as the previous site inspection along with one unworn mussel fragment and foundation with waterworn shell was noted.
- The report notes that there are no archaeological concerns on the site and recommends that construction continue with no further archaeological inspections be undertaken unless further shell or possible human remains are uncovered during excavations.

ENDORSEMENT

The Committee resolved to endorse the report dated 28 November 2025, and prepared by ASHA Consulting, as having met the conditions of the HWC issued permit, 10 May 2023

9.11.2 Erf 97631, 41 Newlands Ave, Newlands (RB)

Case No: HWC25111806RB1119

- HOMS decided that the situation does not constitute an emergency and resolved that a mitigation agreement must be entered into (24 November 2025).
- Conditions have been agreed to by HWC, the owner, and the project archaeologist.
- Awaiting legal vetting, then it will go out for signatures.

9.12 Illegal Works Database: Stop Works Orders issued

None.

9.13 Permit deadline:

Close of business on Thursday, 11 December 2025.

9.14 SAHRIS rollout feedback (RB)

- The Section 49 form is currently being built by the SAHRIS team.
- RB has flagged some minor tweaks to the BE and S38 forms based on feedback received from applicants.
- Currently working on the S35/S36 webform.
- Officers will be contacted individually for inputs.
- Officers are reminded to let applicants know via email if a case status has changed on SAHRIS.

10. Administrative Matters

10.1. Erf 13182, Thokozani Street- Diemersfontein Wine Estate, Wellington – HIA: SDP Amendment (CN)

Case No: 22042610NK0429E

2025 Proposed SDP Amendment or substantially in accordance with previously approved:

- HOMs on 11 September 2023 approved an SDP, Landscape SDP and Landscape Guidelines (Annexures B1 to B4) to reflect the requirements of IACOM. Whilst not explicitly included for additional endorsement, the approved HIA was accompanied by Architectural Guidelines and Unit Designs which were assessed as conforming to the heritage indicators and supported (Annexure C1 – C3). On 9 November 2023, the Drakenstein Municipality approved the application for subdivision, rezoning and departures for this development.
- The applicant has now submitted proposed revisions to the architectural design of the proposed buildings are proposed to be amended. The proposed revisions are included as Annexures D1 – D4.
- The detailed Architectural Guidelines remain identical in all but two respects (highlighted in the attached Annexure D1): Page 5: Roofs: The addition of “Roofs of all main building barns to be pitched hipped roofed at 23deg and must be pre-determined and specified by the guiding architectural style. “Page 5: Eaves and fascias: The addition of “300mm Eave overhangs on pitched roofs with fascias extending the length of the building along the roof edge.”
- Heritage Considerations: The revised SDP is substantially in accordance with the previous approvals in terms of layout and scale. The changes to the accommodate the hipped pitched roofs will not impact the Diemersfontein Homestead nor the werf setting.

COMMENT

The committee noted that revised Architectural Guidelines and Unit Designs are substantially in accordance with the previous HWC approval dated 13 September 2023.

11. Monitoring by practitioner

11.1. None

12. Discussion of the Agenda

12.1. (13.16) Portion 45 of Farm 159 Meerendal Farm, Durbanville, S38(4)-HIA

Case No: HWC23112104SB1124

12.2. (13.18) Erf 1555, 35 St James Street, Vredehoek, S34-Total Demolition

Case No: HWC25111404SVB1114

12.3. Erf 248, 17 Ilkley Crescent, Sea Point, S34-Total Demolition

Case No: HWC25102705CSI1121

MATTERS TO BE DISCUSSED

13. MATTERS ARISING

13.1 Erf 1168, 2 Eighth Avenue, Schaapkraal, S34-Additions & Alterations

Case No: HWC25092911CH1111

CASE SUMMARY

- Outstanding information received on 27 November 2025.
- Not graded outside HPO
- Proposal is for the construction of an early childhood development centre. The existing dwelling, store and garage will be demolished.
- 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

13.2 Erf 1179, 47B Hoop Street, Oudtshoorn, S34-Additions & Alterations Case No: HWC25102703CH1028

CASE SUMMARY

- Outstanding information received on 4 and 28 November 2025.
- Not graded outside HPO
- Proposal is for the addition of a bathroom, two bedrooms, additional room and alterations to the internal walls and the addition of a braai.
- Work has not started.
- Oudtshoorn Municipality supports.
- Oudtshoorn Heritage 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

13.3 Erf 321, 4 Rubusana Avenue, Langa, S34-Additions & Alterations Case No: HWC25110504CN1112

Ms Corne Alexander introduced the item.

DISCUSSION

- Outstanding information was for a Title Deed, Plan, Locality Plan, All Photos, Municipality comments and SG diagram which was received on 27 November 2025.
- Grading: IIIB
- HPO: Outside
- Status of Work: Started but not complete. Refer to dark blue dotted area on the plan.
- Previous Applications: None
- Proposal: For the extensions to the front and rear on the ground floor and the addition of a first storey.
- Consultation:
 - CoCT states that It is noted that some of the work (ground storey addition to existing terrace unit) has been completed on site. The blank interface and positioning of the built envelope close to the street boundary has a negative impact on the context. The streetscape is generally characterised by a uniform setback pattern and positive interfaces with low / permeable boundary walls. It is however noted that the original building is of limited intrinsic heritage value. The proposed further addition of a 1st storey balcony will somewhat mitigate the impact of the existing work on the streetscape. There are no further requirements from E&HM.
- Heritage Considerations: The applicant writes that The property is situated within the Special Quarters development phase in Langa, an area of historical and cultural significance. It is however holding a limited intrinsic heritage value. While the building may have some historical significance, its inherent value as a piece of cultural heritage is not considered very high. This suggests that it may lack the exceptional historical, aesthetic, or social significance that would typically warrant significant heritage protection or conservation efforts. The proposed

alterations have been designed to complement the existing structure and maintain the character of the area. The character of the street is not maintained as the street has no other double storey buildings. Also, not a declared HPO and the significance of the streetscape has been lost with the buildings in the road being much altered. The work does not impact the IIB heritage resource.

DECISION

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

CN

13.4 Erf 576, 20 Avenue Normandy, Fresnaye, S34-Additions & Alterations **Case No: HWC25102311CSI1027**

CASE SUMMARY

- Outstanding information received 2 December for PoP, PoA, and SFB comment
- Work applied for has not started
- Graded IIIC
- Outside HPO
- Proposed work is for internal alterations, new roof, a new parking bay, new entertainment pavillion and patio area
- CoCT provided comment and support the application
- SFA and SFB provided comment and support the application

FOR NOTING

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

CSI

13.5 Erf 648, 26-28 Van Zyl Street, Robertson, S34-Additions & Alterations **Case No: HWC25112601CSI1104**

CASE SUMMARY

- Outstanding information received 27 November for proof of payment
- Work applied for has not started
- Not Graded
- Outside HPO
- Proposed work is for an extension to the existing dwelling
- Langeberg Municipality provided comment and stated that an application must be made to HWC

FOR NOTING

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

CSI

13.6 Portion 43 of Farm 72, off the Old R43 Road, Villiersdorp, Caledon, S38(8)-HIA
Case No: HWC25073004CSI0808

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 28 November for proof of consultation and unabridged comments.
- NID summary: NID application was heard at HOMS on 1 September whereby the Committee requested an HIA with VIA and PIA due to visual concerns regarding the scale and massing of the proposed development and the impacts to palaeo material due to the excavation depth.
- Proposed development: fruit juicing plant, water treatment plant, and associated infrastructure. The tallest structure that forms part of the plant will be just less than 25m high with a footprint of 1000m².
- Visual impacts: The consultant used examples of various industrial structures along the R45 to indicate evolution of the cultural landscape. The 3D renders in the visual impact assessment show how the development will be screened from the R43 using the surrounding landscape by maintaining or replanting orchards / tree belts as buffers, especially along roads and adjacent to sensitive views (dam, neighbouring homesteads). The consultant has noted that the site exhibits moderate visibility and exposure at the local scale, declining to low at mid- and background scales. Its visual absorption capacity is good, due to existing and proposed vegetation, the presence of similar building types in the area, and the dominance of the surrounding mountain backdrop. In terms of the form and bulk, the development will be broken up into smaller modules rather than reflect as a monolithic block and the rooflines will be staggered by means of shifting the building volumes. The consultant used the Mouton Citrus packing facility as a precedent to indicate how the structure will be designed to reduce the visual impact on the landscape.
- Palaeontology: The approximate excavation depth is confirmed to be 3.25m into the existing ground on the north side and fill almost 1.0m of the existing ground on the southern side of the footprint. Pether prepared a palaeontological impact statement in which he stated that there would be minimal impact to fossils due to the deep weathering of the Bokkeveld Group shales. The fossil content of the shales has been largely destroyed and the SAHRIS very high sensitivity rating is not applicable. The fossil potential has been much reduced and is locally graded to be of low to marginal palaeontological sensitivity. The proposed Ceres Fruit Processors new fruit juice factory at Villiersdorp is not anticipated to have a significant impact on palaeontological heritage resources. No further palaeontological heritage studies are indicated.
- Following on the above it is recommended that HWC:
 - Endorses this HIA as having met the requirements of Section 38(3) of the NHRA;
 - Endorses the site development plan and landscaping plan as provided in Figures 46 and 56 of this report as being acceptable in terms of its limited anticipated impacts on the cultural landscape.
 - Requires that the use of muted colours/materials and the architectural articulation of the main plant building be set as conditions of the NEMA approval – these measures to be reflected in sketch plans to be approved by the Theewaterskloof Municipality.

REFERRAL

The Committee resolved to refer the application to IACom on 21 January 2025 due to the visual concerns and HWC delegations.

13.7 Erf 19275, 71 High Street, Mossel Bay, S34-Minor Works

Case No: HWC25103104EJV1104

CASE SUMMARY

- Outstanding Information received on 28 November and 1 December 2025
- Not Graded
- Outside HPO
- Work has been completed
- The proposal is to institute storage space and a bathroom below an existing deck
- Mossel Bay Municipality support.

FOR NOTING

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

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

EJV

13.8 Erf 66573-RE, Maynardville Park, Wynberg, S38(4)-NID

Case No: 26670EJV1113 <https://sahris.org.za/node/387151>

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 27 November 2025
- Graded IIIA
- Inside the Coghill Road Proposed HPO
- Work has not started
- Triggers s38(1)(a)
- Maynardville Park was established in the mid-19th century by financier James Maynard. The property was acquired by the City of Cape Town in 1954. Subsequently, the Maynard villa was demolished, and the land was transformed into a public park. The Park serves as a venue for various community events throughout the year, reinforcing its significance as a multifunctional public space. However, the existing infrastructure has fallen into disrepair and is no longer able to support the number of visitors the park experiences. The proposal seeks to provide structural interventions to the theatre buildings (replacing damaged roof structures, improving interior spaces and surfaces, upgrading sanitary spaces and utility areas, increasing storage capacity, improving exterior circulation through hardening surfaces, improving washing facilities, improving visual screening and security, upgrading the amphitheater space to improve aesthetics and functionality, while ensuring pedestrian safety and universal access), ablution buildings (replace damaged pipes and septic tanks with new sewer gravity lines, connecting the facilities directly to the municipal sewerage infrastructure), and irrigation systems, and upgrade the landscape master plan for future implementation (including completing the pedestrian circulation network, tree planting and upgrading play areas). Some of the structures in the park are older than 60-years and will be subject to section 34. The SAHRIS Palaeo-Map indicated insignificant and low sensitivity
- Consultant recommends no further studies

DECISION

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

EJV

13.9 Erf 80955-RE, Princess Vlei Outdoor Avenue Centre, Elfindale, S27-Landscaping & Additions
Case No: HWC25110509EJV1106

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 27 and 28 November and 1 and 2 December 2025
- Graded II
- Inside Princess Vlei Cultural Landscape
- Work has not started
- The proposal is to resurface the existing BMX track with reclaimed asphalt, install a walkway, and instal PVC subsoil drains at intervals around the track. The BMX track is approximately 350m in length; however, as it is already in effect on the site and is simply being resurfaced, and it is no strictly 'linear' the case officer does not believe it constitutes a linear development in terms of s38(1)(a). Neither the walkway nor drains exceed 300m. The proposal does not constitute a change in character.
- CoCT support; the Western Cape BMX Commission support and urge prompt approval; the Princess Vlei Forum support

DECISION

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

EJV

13.10 Farm 1106-RE, La Bourgogne, Excelsior Road, Franschhoek, S34-Additions & Alterations
Case No: HWC25102201EJV1024

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 25 November and 1 December
- Graded Proposed IIIA
- Inside Grade II Franschhoek Landscape Unit
- Work has not started
- The proposal so for internal alterations and an extension of the manor house to accommodate a new bathroom, terraces, store, balcony, and accessibility features
- Stellenbosch Municipality support; FHRA have no objections; SIG have no objections; SHF did not respond in 30-days

DECISION

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

EJV

13.11 Erf 5354, Meerof Street, Charleston Hill Paarl, S34-Additions & Alterations
Case No: HWC25022401SB0307

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed replacement of existing door steel and small veranda for the outbuilding.
- Additional information received 20 Oct - Title Deed, internal photographs, more externals and streetscape photographs - these are not the best but given that the work is minor to out building.

- Municipality confirmed that the work is minor and won't comment on minor work.

COMMENT

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

SB

13.12 Erf 639, 5 Forest Road, Heatherlands, George, S34-Minor Works

Case No: HWC25102906SB1030

CASE SUMMARY

- Proposal: new carport, covered storage, pergolas
- Work start: According to the form – no
- Grade: Not graded
- HPO: Outside
- Comments: George Heritage Trust states they could not provide a comment as only PDF plans but refereed the application to HWC. Simon van der Stel Foundation: Southern Cape support,
- additional information received 2 December

FOR NOTING

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

SB

13.13 Erf 845, 18 Strandloper Street, Paternoster, S34-Additions

Case No: HWC25091704SB0922

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposal: new rood, viewing deck, pool and new additional bedroom and bathroom and other minor internal changes.
- Additional information received: 10, 11 and 26 November 2025.
- Work start: According to the form – no
- Grade: 3C
- HPO: outside
- Comments: Applicants provide a screenshot of the municipality portal that had the following comment: "Proposed plans to be referred to the Aesthetics Committee for review and comment. Side building lines to be revised in terms of the Integrated Zoning Scheme By-Law. If the proposed plans remain unchanged after the revision of the building lines, make formal land use application for the encroachment of the side building lines with the Town Planning Department."
- Received a call from the owner, note that the doors were aluminium and he replaced due been rotten windows with aluminium - this lightweight additional deck is the revised draws and amended as per the municipality requested. Most the work is proposed and have been in discussion with the municipality - support
- Additional information received 26 November - Company letter proving the owner.
- Email from municipality, stating that the building is 3C. No objection raised in the email.

DECISION

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

SB

13.14 Erf 1908, Corner Bree and Pepperboom Street, McGregor, S34-Total Demolition
Case No: HWC25072906CN0801

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposal: Total demolition that has already taken place. – old mouton house
- Background: There was a previous RoD (130530JW35E) for affordable housing, HWC in 2025 undertook a site inspection as well.
- Additional information received: 11 November 2025.
- Work start: According to the form – yes, completed.
- Grade: unknown
- HPO: outside
- Comments: municipality property and approved the demolition.

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.

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

SB

13.15 Various sites, Congo Cave Group, along the R62 and R328, Oudtshoorn, S35-Analysis and Dating
Case No: HWC25100306SB1006

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed action: Collection and removal of small geological rock samples from road-cut exposures along R62 and R328 for scientific analysis (dating, geochemistry, palynology).
- Work start: The work has not started.
- Additional information received on 2 December 2025.
- The site condition: Natural road-cut rock exposures along the Congo Caves Road (R62 and R328). Outcrops are stable Precambrian shale and carbonate. No excavation pits or disturbed areas—only exposed bedrock along road cuts.
- Motivation: To investigate Precambrian environments and early eukaryotic evolution.
- Fresh, unweathered rock is needed for accurate scientific analysis. Sampling will contribute to international academic research at the University of Alberta and University of Oxford.
- Methodology: Collection of small rock fragments (about 1 kg each). Only hand tools used (hammer, chisel). No mechanical excavation, pits, or trenches. Each sample documented with GPS and stratigraphic notes. Minimal-impact sampling; sites will remain in natural condition.
- Repository: Nelson Mandela University (repository agreement confirmed)

DECISION

The Committee resolved to approve the Section 35 permit application prepared by Sanaa Mughal dated 4 September 2025.

SB

13.16 Portion 45 of Farm 159 Meerendal Farm, Durbanville, S38(4)-HIA

Case No: HWC23112104SB1124

OUTSTANDING INFORMATION

Proof of payment and annexure 4 is required.

SB

13.17 Erf 1527, Erf 1527 2 Thierry Street, Mostertdrift, Stellenbosch, S34- Total Demolition

Case No: HWC25102806SB1103

OUTSTANDING INFORMATION

Stellenbosch Heritage Foundation consultation only concludes on 12 December, comment outstanding.

SB

13.18 Erf 1555, 35 St James Street, Vredehoek, S34-Total Demolition

Case No: HWC25111404SVB1114

Ms Sofia Briel introduced the item.

Jone Kros (on behalf of the applicant)

DISCUSSION

- Outstanding information received on 27 and 28 November 2025.
- The property is graded IIIC and within the Vredehoek PHA Proposed HPOZ.
- Work has not started.
- The proposal is for total demolition of all structures on the site.
- CoCT support the proposal.
- CIBRA do not support the proposal as they would like to get at least an impression of the replacement structure. The draft plans for the replacement structure were subsequently sent to CIBRA who had the following objections: The mass of the building is out of proportion to the area, and the style is alien to the surrounding properties; they would like to see drawn elevations; regrettable pedestrian entrance, no celebration of entrance which is not obvious from the street and sits next to the open refuse area; people have to walk through the ground floor parking to reach the lift and stairs; on the top two stories a corner pillar would ease construction and add to the visual appeal.
- All I&APs have been invited to today's meeting.
- The applicant's response to CIBRA's second comment is as follows. CIBRA is incorrect that the mass of the building is out of proportion for the area. The majority of erven along St James Street contain four to six storey dwellings with similar setbacks to the proposed design, as is clearly indicated in Figure 2 of the motivation report. Clear building renders have been provided in lieu of elevations, as per CIBRA's original request. As the application is for the demolition of a structure, a full set of drawings – including elevations – is being provided as a courtesy. The proposed entrance and access comments are noted but immaterial to the permission for demolition being sought. These aspects can be developed later in the design process, should the demolition application be supported. There is ample precedent for hospitable and visually appealing entrances being achieved in a manner similar to the proposed design.

DECISION

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

SVB

13.19 Erf 177084, 24 Aberdeen Road, Rondebosch, S34-Minor Works

Case No: HWC25102907XM1031

OUTSTANDING INFORMATION

Consultation comments required.

XM

13.20 Erf 280, Section 39, 3 Fir Road, Sea Point, S34-Additions & Alterations

Case No: HWC25080802XM0825

DISCUSSION

- Outstanding information received on 01 December 2025. The application is for alterations to enclose the balcony, the same as the two flats below, to remove the party wall between the lounge and kitchen to create an open living area and increase the size of the bathroom. The flat size remains the same.
- Work has not started
- Graded IIIC, outside HPO
- CoCT support
- SFB have no objection
- Sea Point for All has no objection

FOR NOTING

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

XM

13.21 Erf 51677, 30 Roosevelt Road, Claremont, S34-Additions & Alterations

Case No: HWC25111209XM1113

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received on 27 November 2025. The application is for alterations in order to replace existing street boundary wall and existing carport with a garage.
- Work has not started
- Not Graded, outside HPO
- CoCT supports

DECISION

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

XM

13.22 Erf 118241, 26 Frank Robb Street, Brooklyn, S34-Additions & Alterations

Case No: HWC25110704XM1113

CASE SUMMARY

- Outstanding information received on 4 December 2025.
- The application is for an additional unit at the rear of the main dwelling.
- The work has started-old storage taken down and foundation for the new dwelling constructed.
- Building is not graded, city graded potential IIIC
- CoCT notes the work has commenced and cannot condone unauthorized work.

FOR NOTING

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

XM

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

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

DISCUSSION

- Proposed: Electrification of informal structures on Erf CA787/64RE, Oasis Farm, Philippi. The proposed works include the installation of an 11kV underground cable of approximately 1 050m in length within a 1m x 1m trench.
- Trigger: Section 38(1)(a) – Construction of a powerline or similar form of linear development exceeding 300m in length.
- Other: None
- Grade: Not graded.
- HPO: Philippi Horticultural Area (within the proposed Philippi Horticultural Overlay Zone – HPOZ).
- Heritage resource: No visible or noticeable heritage resources identified within the proposed development area. Historical aerial imagery indicates agricultural use (small-scale farming) with informal settlements only developing post-2000.
- Archaeology: Given the nature of the proposal and shallow trenching (1m), unlikely to impact archaeological resources.
- Palaeontological: According to SAHRIS moderate but given the limited depth of excavation (1m), unlikely to impact palaeontological resources.
- Visual/Cultural: None expected given the underground nature of the installation and existing disturbed context.
- Consultant recommendation: No Further Studies

SB

FINAL COMMENT

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

14. NEW MATTERS

14.1 Farm 237, Die Werf', Elim Moravian Mission Station, Elim, S27-Minor Works

Case No: 26728CH1118 / <https://sahris.org.za/node/387332>

Ms Chane Herman introduced the item.

Frederick Jantjes was present and took part in the discussion.

DISCUSSION

- Grade II
- Proposal is for maintenance and repairs at the Heritage Office in Elim. The work consists of replacing the corroded corrugated roof sheeting and repairing of water/weather damaged walls and ceilings. The proposed work will be like-for-like.
- Work has not started.

COMMENT

The Committee is supportive of the proposed interventions. For Heritage Western Cape (HWC) to

issue a permit, the following is required:

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

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

CH

14.2 Erf 149, 52 Huguenot Street, Franschhoek, S34-TD & Replacement Structure
Case No: HWC25111005CH1118

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIC inside a Stellenbosch Special Area
- The application has been submitted to extend the existing Section 34 permit for the total demolition of the existing structure and approval of the replacement structure.
- The existing structure is used as an art gallery and the proposed development will include shops, an art gallery and a restaurant.
- Work has not started.
- The previous permit for the demolition and replacement structure was issued on 5 December 2022 (HWC22101703KB1017). The permit included a condition stating that "the replacement structure to be built within 5 years".

DECISION

The Committee resolved to approve the total demolition as there is insufficient heritage significance to warrant retention. Approval is given on condition that:

1. The replacement structure to be built within 5 years.

CH

14.3 Erf 162742, Littleton House, 164 Boyes Drive, 11 Camp Road, Muizenberg, S34-MW (Deviations)
Case No: HWC25111905CH1121

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIA inside HPO.
- The application is for deviations from the previous approval. Previous permit was issued on 2 December 2024 for A&A (HWC24110602SJ1112). This permit included the condition for a close out report.
- The deviations include altering the back of the 1970s wing extension to avoid the Boyes Drive 6m road widening setback, adjusting the building footprint of the wing extension to allow continues flow of stormwater along this edge of the building, alterations to the basement level to be used as a wine cellar (the main internal staircase will be continued into this space and the covered but open area to the east of the basement will be enclosed with glass to create a tasting room) The main staircase will remain in the existing position instead of being moved to the west.
- The deviations are proposed in response to planning and practical constraints and will not negatively impact the heritage significance of the site.
- The extension of the existing staircase into the basement level allows for the existing staircase to be remain in its original position. In the 2024 application, the relocation of the staircase was approved, and this was an area of concern. The new stairs (in the basement level) will be inspired by the Arts and Crafts style and character of the existing with timber treads, risers and

balustrades. The retention of the staircase is seen as a positive outcome from a heritage perspective.

- Work has not started.

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 must be submitted within 30 days of practical completion by a suitably qualified heritage practitioner.

CH

14.4 Erf 177, 13 4th Avenue De Rust, Oudtshoorn, S34-Additions &Alterations Case No: HWC25111402CH1118

OUTSTANDING INFORMATION:

Streetscape photographs and drawings to indicate the as-built and proposed work.

CH

14.5 Erf 255, 7 Grey Street, Uniondale, S34-Minor Works Case No: HWC25112016CH1121

DISCUSSION

- Not Graded outside HPO. The Heritage Impact Assessor recommends a IIIB grading.
- Proposal is for the addition of a freestanding entertainment room and braai attached to the existing outbuilding. The outbuilding is older than 60 years.
- Work has not started.
- George Municipality's Town Planning Department provided a comment stating that the HWC comment/permit is required.

DECISION

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

CH

14.6 Erf 3271, 216 10th Street, Voelklip, Hermanus, S34-Total Demolition Case No: HWC25120301CH1121

Ms Chane Herman introduced the item.

DISCUSSION

- Not graded inside the coastal strip HPO
- Proposal is to demolish the existing structures on site.
- Work has not started.
- OHAC supports

DECISION

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

CH

14.7 Erf 3854, 238A Main Road, Paarl, S34-Minor Works

Case No: HWC25101303CH1121

Ms Chane Herman introduced the item.

Chris Schoeman (applicant) was present and took part in the discussion.

Clive Theunissen (municipality) was present and took part in the discussion.

DISCUSSION

- Not Graded outside the SCPAOZ of Paarl. According to the motivation report, the heritage survey suggests a grading of IIIB
- Proposal is to convert the Old Freemasons Lodge building into lecture rooms. New windows are proposed on the west elevation. A flat roof extension, walkway and new doors are proposed on the south elevation. The building is not visible from the street.
- Work has not started.
- Previous permit was issued on 15 July 2025 for additional classrooms to the school hall (HWC25041605SJ0526)

DECISION

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

CH

14.8 Erf 44210, E&M Engineering Building, 14 University Avenue, UCT, Rondebosch S34-Additions &Alterations

Case No: 26744CH1120 / HWC25101505CH1120/ <https://sahris.org.za/node/387384>

Ms Chane Herman introduced the item.

Frik Vermeulen was present and took part in the discussion.

DISCUSSION

- Not graded outside HPO. The draft UCT heritage inventory prepared by Townsend and Abrahamse (2016) suggested a Grade II however this inventory has not yet been submitted for endorsement. The previous permit dated 1 October 2019 reflects the grading as IIIA.
- Application submitted to regularize internal demolitions and alterations on the ground floor of the Electrical and Mechanical Engineering Building. The removal of late 20th century drywalls, low ceilings and realigning internal openings. The work applied for is detailed in section 5 of the heritage statement.
- Work applied for has already been completed.
- Previous permits:
 - (1) S34 permit issued 11 October 2017 for disability access and new lift (17081110KR0919E)
 - (2) S34 permit issued on 1 October 2019 for A&A for fire compliance (19091101WD1709E)
- CoCT did not comment within 30 days.
- The Heritage Practitioner assessed the work and stated that the as-built work did not negatively impact the significance of the structure.

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.

CH

14.9 Erf 56364-RE, 18 Upper Bebington Avenue, Bishopscourt, S34-Additions & Alterations
Case No: HWC25111904CH1121

Ms Chane Herman introduced the item.

DISCUSSION

- Not graded outside HPO. The Heritage Practitioner recommends a IIIA grading due to the structure being an excellent example of an Arts and Crafts House. The structure has associational significance to both the original architect and original client and architectural significance.
- Proposal is for maintenance and remedial work to the building, creating an open-plan kitchen/dining/living space, converting the kitchen into a guest bedroom/games room with a semi en-suite bathroom, converting the eastern front room into a bar, creating a yard area adjacent to the driveway, creating a guest suite possibly over the garage, creating a WC off the staircase, reconfiguration of the main bedroom, en-suite and dressing room, alterations to the external patio space and landscaping. A new glass walkway is proposed from the garage and eastern entrance portico and additions are proposed to the 1980s extension of the house. The structure has been altered several times over the past 97 years however the footprint and envelope has remained intact.
- Work has not started.
- The proposed work was assessed against the heritage design indicators as outlined in Sections 6 and 8. According to the report the design adheres to the indicators. Indicator H (new interventions should be restricted to areas that have previously been changed) was largely adhered to with the exemption of the addition of the glaze link however the report notes that the passageway is reversible. Indicator I (additions must interpret /reflect Arts and Crafts materiality and scale) was adhered to apart from the alterations to the 1980s extension on the west elevation. The report notes the intentional use of a contrasting style to create a 21st century layer to the house which is an improvement. One suggestion has been made to retain the door adjacent to the staircase in the main hall.
- CoCT did not comment within 30 days.
- Cape Town Heritage Trust supports the practitioner's assessment of the structure's significance and the proposed IIIA grading. CTHF states that new interventions should be restricted to areas of the house that have already seen change and must be subservient to the historic core.
- CTHF does not support the motivation in the report and the design approach for the following reasons:
 - The design does not adhere to the new owners' brief that to the architects with reference to changes being done in a way that is sensitive to the heritage character and heritage fabric of the site whilst trying to accommodate as of the programme as possible.
 - The conclusion of the report is not convincing. This concluding statement is that the "contrasting style is probably an improvement".
 - There is no motivation provided to explain the suggested style of the addition, its appropriateness and any mitigations. No alternatives were discussed.
 - The contemporary insertion is proposed without motivation nor is it based on a thorough understanding of the significance and character of the existing resource.
- CTHF is of the opinion that the proposed additions are too expressive and that the proposed materiality and level of craftsmanship is not respectful to the historic precedent. The proposal is not in keeping with the spirit of the place and detracts from it. CTHF recommends that alternative proposals be submitted along with a landscape plan.
- The heritage practitioner and CTHF conducted a site inspection on 20 August 2025 to discuss the proposed interventions.
- The drawings were revised in response to the comments received from CTHF. The design mitigations are noted in Section 10 of the heritage report. The mitigation measure relates to the use of darker wood cladding on the 1980s wing, the use of frameless glass for the passageway and the use of larger panes of glass for the upper level of the west elevation to not create confusion with the historic materials. The heritage practitioner does not have any concerns with

the revised design particularly with regards to the cladding. The practitioner is of the opinion that the treatment of the addition allows for the extension to read as different (with glass and timber) and that the bathroom section will be set against the treed backdrop along the pool edge that will hopefully "disappear" into the background as the timber weathers and silvers over time. From a conservation point of view, the contemporary approach is deemed appropriate and more truthful to the age of the addition and allows the historic end gable to remain prominent. The glass walkway has been revised to read as a lightweight steel structure that is reversible. The brickwork quioning to the arched portio will be retained.

- An additional response was provided from CTHF. The new renders show a very stark plan that does not sit well with what is a very pleasing Arts and Crafts facade. Regarding the glass walkway, CTHF states that the renders do not show the connection of the flat roof with arched entrance over the front door. CTHF are still of the opinion that the modern insertions (courtyard and addition at the swimming pool) are too intrusive.
- The heritage practitioner recommends that the application be approved.

REFERRAL

The Committee resolved to refer the application to BELCom on 28 January 2026 due to the objections received from CTHF

CH

14.10 Erf 1836-RE, Bachelors, Wilgenhof Residence, 23 Victoria Street, Stellenbosch, S27-Minor Works Case No: HWC2511706CH1117

Ms Chane Herman introduced the item.

DISCUSSION

- Grade II inside the historic core of Stellenbosch.
- Proposal is for repairs and additions to the balustrade of the Chapters at the Wilgenhof Residence.
- Work has not started.
- Previous applications:
 - (1) S27 permit issued on 6 December 2024 for various additions and alterations to the bathrooms and toilets and drywall partitioning (HWC24112003SVB1122).
 - (2) S27 permit issued on for deviations from the 2024 approval (internal reconfigurations to room layout and bathroom, replacing IBR sheeting with new SAFLOK roof sheeting and a glass canopy over a portion of the passageway that is open to sky (HWC25031123SJ0307)

DECISION

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

CH

14.11 Erven 1782 & 1836-RE, Wilgenhof Main Residence, 23 Victoria Street, Stellenbosch, S34-Minor Works Case No: HWC25111705CH1117

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIC inside the historic core of Stellenbosch.
- Proposal is for the replacement of a steel window with a timber door to allow external access to a room.
- Work has not started.
- Previous applications:

- (1) S34 permit issued on 6 December 2024 for alterations to the bathroom and student room (HWC24112002SCB1122)
(2) S34 permit issued on 19 March 2025 for deviations including raising external upper floor balustrades and replacing doors (HWC25030706SJ0307)

DECISION

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

CH

14.12 Erf 39600, 10 & 12 Suit Street, Paarl, S34-Minor Works
Case No: HWC25111911CH1121

OUTSTANDING INFORMATION

Title deed reflecting Mr. Dylan Coetzee as the current owner and clarity regarding the DHAC comment.

CH

14.13 Erf 552, 7 Strandloper Lane, Vermont, S34-Total Demolition
Case No: HWC25111916CH1119

CASE SUMMARY

- Not graded outside HPO
- Proposal is to demolish the existing structure on site.
- Work has not started.
- Previous permit was issued on 20 December 2011 for A&A (111220NN14)
- OHAC supports.

FOR NOTING

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

CH

14.14 Erf 1057, 71 Hospital Street, Paarl, S34-A&A
Case No: HWC25111912CN1119

OUTSTANDING INFORMATION:

Internal photos, Paarl 300 and DHF comments required.

CN

14.15 Erf 1288, Cnr Dorp & Drostdy Streets (182 Dorp Street), Stellenbosch, S27-Minor Works
Case No: HWC25111105CN1121

Ms Corne Alexander introduced the item.

DISCUSSION

- Grading: PHS
- HPO: Historic Core of Stellenbosch
- Status of Work: Not started
- Previous Applications:
 - 130626TG02M
 - 19041815HB0507E
 - 21032405KB0408E

- Proposal: For a new external glass door added to the outside of the front door frame.
- Heritage Considerations: No impacts to the heritage resource and precedent is there for the glass door interventions at highly graded sites.

DECISION

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

CN

14.16 Erf 12892, 24 Schultz Street, Oudtshoorn, S34-Minor Works **Case No: HWC25112110CN1121**

CASE SUMMARY

- Grading: Not graded
- HPO: Outside
- Status of Work: Completed
- Previous Applications: None
- Proposal: For minor internal alterations, a covered braai area and a carport.
- Consultation:
 - Oudtshoorn Municipality is aware of the comments of HOPC.
 - HOPC do not condone illegal building work and cannot comment on work already completed. We object to the fact that the additions were made without obtaining
- prior approval from the relevant authorities.
- Heritage Considerations: No impacts.

FOR NOTING

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

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

CN

14.17 Erf 181, 6 Vrede Street De Rust, S34-Additions & Alterations **Case No: CN1119**

OUTSTANDING INFORMATION:

PoP with correct reference number, internal and streetscape photos and comments from De Rust Heritage Conservation Association comments required.

CN

14.18 Erf 2985, 175 St. John Street, Oudtshoorn, S34-Minor Works **Case No: HWC25110403CN1117**

CASE SUMMARY

- Grading: Not graded
- HPO: Outside
- Status of Work: Not started
- Previous Applications: HWC25072112CN0728 - S51 for minor works.
- Proposal: For the addition of a living room with deck above.
- Consultation:
 - Oudtshoorn Municipality is aware of the comments of HOPC and support
 - HOPC has no objection
- Heritage Considerations: No impacts

FOR NOTING

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

CN

14.19 Erf 3510, 88b Main Road, Paarl, S34-Minor Works **Case No: HWC25111715CN1118**

Ms Corne Alexander introduced the item.
Clive Theunissen (municipality)

DISCUSSION

- Grading: Not graded
- HPO: Inside
- Status of Work: Work started relates to the previously issued S51. The proposed work in this proposal has not started.
- Previous Applications: HWC25071106SJ0715 - S51, Fraudulent permit, SJ and CN issued stop works on 24.04.25. Site report tabled at HOMs 30.04.25
- Proposal: For deviations to the previously issued Section 51 letter and stamped plan. The deviations are for:
 - 1. Sliding door height increased: 2100mm to 2500mm.
 - 2. Sliding door walks out to terrace with external braai and pool area.
 - 3. Internal Fire Shutter door removed and replaced with two individual windows matching and equal to approved windows.
 - 4. Windows in WC proportion revised for better fitment (smaller).
 - 5. Window proportion in kitchenette revised to align with windows in wc's- see point 2.0.

DECISION

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

CN

14.20 Erf 4, 42 Victoria Road, Clifton, S34-Additions & Alterations **Case No: HWC25111108CN1117**

CASE SUMMARY

- Grading: Not graded
- HPO: Outside
- Status of Work: Not started
- Previous Applications: 110720SD25
- Proposal: Extensive alterations, additions and partial demolition to all 4 apartments on the property.
- Consultation:
 - CoCT grades the property NCW on their form and support the application.
 - CBCRA states no objection in their comment and only notes that This apartment structure has limited conservation value, having been altered in parts over the past 60+ years by all the big-name architects who have shaped the Clifton Style! Removal of the garage structures may make some contribution to the Scenic Drive status along Victoria Road and the coastal interface will stay in-tact!
- Heritage Considerations: No impacts

FOR NOTING

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

with the relevant specialist staff resolved to approve the application as the proposal does not negatively impact on heritage resources.

CN

14.21 Erf 422, 8 Station Street, Swellendam, S34-Minor Works

Case No: HWC25112006CN1121

CASE SUMMARY

- Grading: Not graded
- HPO: Outside
- Status of Work: Not started
- Previous Applications: None
- Proposal: To repurpose the building into a boutique office complex - internal alterations proposed include internal layout changes and changes to doors and windows. The proposed building to the rear do not touch any old fabric.
- Consultation:
 - - Swellendam Municipality supports and recommended for approval on condition that the part to be added on the street facing boundary wall follow the same pattern of the existing built boundary wall - added to plan by the applicant.
 - - Swellendam Heritage Association (SHA) supports but recommends strongly that for both security & street aesthetics, that the existing wall be replaced by a Clearvu fence along the street front of the property - added to the plan by the applicant. SHA also recommend the very large Araucaria tree close to the front of the building be removed as it is a potential damage risk should it fall in very strong winds.
- Heritage Considerations: IIIC at most. The applicant responded to the comments by both I&APs by adding the recommendations to the plan. No impacts, no HPO.

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

14.22 Erf 446, 114 Church Street, Oudtshoorn, S34-Minor Works

Case No: HWC25112020CN1121

CASE SUMMARY

- Grading: Not graded
- HPO: Outside
- Status of Work: Started but not complete. All work is done as per the previous application. New work that has also been completed is the replacement of the steel window. Work that is not done is the replacement of the two timber bay windows on the South elevation.
- Previous Applications: HWC25032712CH0327 - S51 MW for internal work.
- Proposal: For window changes from timber and steel to aluminium - to all front windows including the bay windows, two windows to the side, and one to the rear.
- Consultation:
 - - HOPC does not support and state that:
 1. Replacement of an existing timber sash window with an aluminium window: a) The window has already been replaced without the necessary permit from HWC. b) We are of the opinion that the new window is not in character with the rest of the façade. c) We recommend that the original timber window be refurbished and re-installed, or that a replica new timber window be installed to match what was there before.
 2. Replacement of the two existing timber bay windows with aluminium windows: a) We are of the opinion that the existing windows are in fair condition and can easily be refurbished. There is

no need to replace the windows. b) We are concerned that the roof structure over the one bay window might become unstable during replacement of the windows. c) The lead glass panes are integral to the character of the house and should be preserved.

- Response to I&AP comments from the applicant:
- The owner has spent a lot of money upgrading the building, replacing all windows and doors. He wishes to replace the bay windows with aluminium as well. Yes, the timber bay windows do not look too bad on the surface, but they do leak water, and the concealed connections to the masonry are rotten due to dampness and leaks. The windows cannot all open properly; thus, the owner wants proper windows that will work correctly and last a long time. The Sash window that was replaced was a miscommunication between the owner and me. My thoughts were that he did not want to replace these windows. However, they did replace it without approval, but I believe that it is in context with the new windows that were approved with the previous application. I am also of the opinion that upgrading this property will prolong its lifespan. Whereas, for example, the bay windows will rot over a few years, and someone else will be forced to replace them with something inferior.
- Heritage Considerations: Majority of the work remain to be completed. The building has limited heritage significance due to being ungraded and outside a formally protected area. While HOPC raised concerns regarding character, material change, and the condition of the existing bay windows, the property does not possess intrinsic architectural or historical value that necessitates the retention of original timber fabric. The replacement windows proposed follow the same overall openings, rhythm, and scale, thereby maintaining the reading of the façades.

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

14.23 Erf 798 99 Baron van Reede Street, Oudtshoorn, S34-Additions & Alterations Case No: HWC25111915CN1121

OUTSTANDING INFORMATION:

Streetscape photos, I&AP comments and confirmation that no work has started. required

CN

14.24 Erf 8268, 25 Sanddrift Street - Noorder-Paarl Secondary School, Paarl, S34-Minor Works Case No: HWC25102210CN1117

Ms Corne Alexander introduced the item.
Mr. Clive Theunissen & Ms. Nicolene Visser

DISCUSSION

- Grading: IIIA
- HPO: Outside
- Status of Work: Not started
- Previous Applications: 19081501WD0816E
- Proposal: To remove asbestos roof tiles from the historic section of the school and replace with corrugated metal sheeting to match existing sheeting on the modern sections of the school.
- Heritage Considerations: No impacts to the IIIA heritage resources.

DECISION

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

CN

14.25 Erf 1000, 29 Marmion Road, Oranjezicht, S34-MW, Permit Extension
Case No: HWC25112003CSI1121

Ms Chiara Singh introduced the item.

DISCUSSION

- Previous cases: 22071303TZ0714E (Permit date 7 Oct 2022) and 22112909TZ1129 (Permit date 12 Dec 2022)
- Work applied for has started
- Graded IIIB
- Outside HPO
- Proposed work is for minor deviations. A list of changes have been made to the proposed design as per the plans:
 - Updated wall and roof notes
 - Updated survey levels
 - EGL study
 - Bathrooms updated as built (i.e. no longer requiring change)
 - Existing outbuilding converted into study
 - Second storey structure amended

DECISION

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

CSI

14.26 Erf 138, 27 Norwich Drive, Bishopscourt, S34-Total Demolition
Case No: HWC25112011CSI1120

CASE SUMMARY

- Work applied for has not started
- Not Graded
- Outside HPO
- Proposed work is for the total demolition of the structure
- CoCT provided comment and support the application stating that although the existing resource has not been graded yet by the City, it is apparent that significance levels are low. Parts of the structure appear on the 1968 aerial photography of the area but not on the 1958 aerial photography. The existing structure does not exhibit any meaningful levels of significance either in architectural qualities, aesthetics, detailing or historic fabric. The architecture is neither rare or presenting any form of representivity. The dwelling as a whole presents as a modern rather than an historic building.
- The consultant has recommended a grading of NCW.

FOR NOTING

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

CSI

14.27 Erf 148024, Unit 12, Ravenscraig Mews, 6 Ravenscraig Road, Woodstock, S34-Additions &Alterations

Case No: HWC25111810CSI1119

CASE SUMMARY

- Work applied for has not started
- Graded IIIC
- Outside HPO
- Proposed work is for minor internal wall repairs, addition of an internal mezzanine and rooftop deck
- CoCT provided comment and support the application stating that the applicant has amended the drawings in accordance with the previous CoCT comment: the plans have been updated to include vertically repositioned new street-facing windows, with the material annotated as steel.

FOR NOTING

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

CSI

14.28 Erf 1630, 35 Exner Road, Vredehoek, S34-Additions &Alterations

Case No: HWC25111910CSI1121

CASE SUMMARY

- Work applied for has been completed
- Graded IIIC
- Outside HPO
- Completed work is for a new lounge, pool, laundry, and internal alterations
- CoCT provided comment and support the application stating that all proposed work is supported as there will be a minimum loss of significant historical fabric; and will the new addition not impact negatively on the streetscape of Exner road.

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.

CSI

14.29 Erf 218, 12 Craigrownie Road, Sea Point, S34-Additions &Alterations

Case No: HWC25101601CSI1121

CASE SUMMARY

- Work applied for has not started
- Not Graded
- Outside HPO
- Proposed work is for the internal reconfiguration and extension of the existing dwelling
- CoCT, SFB, SFA, CTHF provided comment and support the application

FOR NOTING

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

14.30 Erf 248, 17 Ilkley Crescent, Sea Point, S34-Total Demolition**Case No:** HWC25102705CSI1121

Ms Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Not Graded
- Outside HPO
- Proposed work is for the demolition of the structure.
- CoCT provided comment and support the application noting the significance of the building as NCW.
- SFB provided comment and support the application.
- Two neighbours provided comment. Neighbour one expressed concern with the replacement structure stating, "The notice on the building says that an application to demolish the current house and redevelop a new residence has been submitted. Are you saying that they have just applied to knock the house down without submitting any plans as to what will go in its place? Is the house a listed house?" The heritage consultant replied stating, "No plans for the replacement building have been produced for the site. The applicant requires to know if the demolition of the existing house will be approved. The notice states that a new residence is the objective of the project. I will check with the Architect if any progress has been made on the design. This application is to Heritage Western Cape. A future application to the City of Cape Town will be made for the future residence. The house has not been surveyed by the CCT for cultural significance. My assessment is that it is a Non Conservation Worthy building. It is located outside of a Heritage Protection Overlay Zone."
- Neighbour two expressed concern regarding the structural damage to their own property stating, "My house is next door and I'm afraid the demolition will impact negatively on my house and swimming pool. Cracks might appear on both as the houses were built close to each other." The heritage consultant advised the neighbour that, "Before any demolition work begins, a full dilapidation report will be carried out on the adjoining neighbouring properties, including yours. This is an important precautionary step, as it records the existing condition of buildings and ensures transparency and protection for all parties. During demolition and construction, the contractor will be required to proceed with great care and to follow the prescribed safety measures to minimise any vibration or impact on adjoining structures, including your home and pool. Should any damage directly relate to the demolition occur, it is standard procedure for the main contractor to address and repair it as part of their contractual responsibilities."
- The consultant has communicated that the architect stated no plans are available, the plans for the replacement building will be confirmed once approval for the total demolition is obtained.
- Heritage consultant has recommended a grading of NCW

DECISION

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

CSI

14.31 Erf 914, 7 Chesterfield Road, Oranjezicht, S34-Additions &Alterations**Case No:** 26757CSI1121 <https://sahris.org.za/node/387432>

Ms Chiara Singh introduced the item.

DISCUSSION

- Stop works order issued 30 October 2025 and emergency permit issued 4 November 2025 for

the stabilisation of the roof (HWC25110301CSI1103).

- Work applied for has started
- Not Graded
- Outside HPO
- Proposed work is for internal alterations and an extension to the existing dwelling.
- CoCT provided comment and support the application stating photographs revealed the numerous intact significant features and elements associated with the era of the house. All new work is supported as there will be a minimum loss of significant historical fabric; and it will not be to the detriment of the architectural significance of the site nor the streetscape of Chesterfield road.
- CIBRA provided comment and support the application on condition that: 1. The wall underneath the new en-suite bathroom width of 2,78m is to be built up from the ground on foundations for a length of 2.10m, so that the remaining cantilever to be the same as the existing two cantilevers on the front facade. The remaining width of the cantilever to be the same detail as the existing two cantilevers on the front facade. 2. The same new en-suite bathroom extension is to be set back from the front façade by 600mm, in order to maintain the architectural integrity of the front façade.

OUTSTANDING INFORMATION

Annotated plans showing completed work and work to be completed required.

CSI

14.32 Erf 926 8 Kormorant Street, Paternoster, S35-Excavation, Collection **Case No: HWC25111008CSI1117**

Duplicate with SB, Item 14.64 heard at HOMS on 9 December 2025.

CSI

14.33 Farm 711, 3 Varkens Vlei Road Philippi S34-Total Demolition **Case No: HWC25102208CSI1118**

OUTSTANDING INFORMATION

Company resolution, internal photographs, streetscape photographs is required.

CSI

14.34 Erf 108330, 11 Devonshire Hill Road, Rondebosch, S34 - Minor Works **Case No: HWC25112009EJV1121**

Emily Jane Vowles introduced the item.

DISCUSSION

- Graded IIIC
- Inside HPO
- Work has not started
- The proposal includes the installation of two bathrooms within the existing structure footprint, ancillary plumbing, maintenance of floors and ceilings, new joinery and fittings, repairing rainwater infrastructure and the roof, and repainting and repairing the paintwork as per the plans and supplementary method statement

DECISION

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

EJV

14.35 Erf 134205-RE, 240 Main Road, Rondebosch, S34 - Additions & Alterations

Case No: 26738EJV1119 <https://sahris.org.za/node/387364>

Emily Jane Vowles introduced the item.

DISCUSSION

- Graded IIIC
- Inside HPO
- Work has not started
- The proposal includes the installation of a sub-soil diesel tank chamber and internal alterations. Note that the sub-soil diesel tank installation does not trigger s34 of the NHRA as it will not impact any structures older than 60 years and the internal alterations to the northern portions of the site are to structures that appear between 1992 and 1996 and therefore aren't older than 60 years. However, as the City notes, these structures are 'connected' to the structure older than 60 years and therefore a s34 permit is required
- NCID has no objection; CoCT support

DECISION

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

EJV

14.36 Erf 136 16 Sophia Street, Oranjezicht, S34 - Extension

Case No: HWC25111206EJV1120

OUTSTANDING INFORMATION:

Both owners to sign the application form; updated photographs required

EJV

14.37 Erf 14013, 6 Monterey Drive, Constantia, S34 - Total Demolition

Case No: HWC25080108EJV1117

Emily Jane Vowles introduced the item.

DISCUSSION

- Graded IIIC
- Outside HPO
- Work has not started
- The proposal is to demolish the existing dwelling and outbuildings across Erven 14012, 14013, and 762 for the construction of a new single residential dwelling. The proposal therefore does not constitute a change in character. The structures older than 60 years are situated on Erf 14013 while the outbuildings across the other two properties do not trigger Section 34.
- CRRA have no objection; CoCT do not support stating that "Although hardly visible from the public realm a resource such as this in the context of Constantia, by virtue of the cultural landscape qualities, plays an important role as one of many components which grouped form the whole and each become integral to presenting the overall heritage values. The proposed total demolition is not supported by HRS as the loss of a 3C resource of such character, as an integral part of the greater Constantia cultural landscape will undoubtedly create a loss of the valued historic context". Note that their comment was submitted after the 30-day consultation period.
- In response to the objection: The Todeschini and Blackeberg surveys of Constantia did not mention Erf 14013 and did not identify the mid to later 20th century residential developments as heritage resources, but rather that farmsteads, farmlands, religious structures, and sites of cultural significances. The City grades the structure IIIC but the statement of significance and

grading notes are contradictory as they mention architectural significance and then refer to architectural, rarity, and excellence as null. Importantly, the fact that these structures were developed as one of the earlier buildings in this portion of suburbia, does not correlate to historic significance. Age does not equate to value. The buildings do not have architectural significance to warrant a grading and being placed on the heritage register. It is a standard hipped roof, double storey house, with a symmetrical façade facing the garden with twin bay windows on the ground level covered in copper sheeting. The joinery with the diagonal lines matching the glazed door pattern are replacements to the original joinery. There is no proposal to reduce to the treescape on the site. The treescape is clearly located on the edges of the site and the proposal is located to retain all the existing trees. Therefore, there is no loss of the site's contextual value of the treescape while the house itself has no contextual value as it is completely unseen from the public domain (Monterey streetscape). Similarly, the replacement building will not change the site in its natural landscape qualities, which with other well vegetated sites in the immediate context contribute to the aesthetic value of Constantia. Ultimately, It is not a loss to replace a Non Conservation Worthy building in a non HPOZ and retain the mature treescape. The applicant notes that despite numerous reminders for a comment, the City comment was received over 4 weeks late and the CCT EHMB official did not visit the site or the buildings for the comment.

- All parties were invited to HOMs today.

DECISION

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

EJV

14.38 Erf 1736,6 Leeuwendal Crescent, Gardens, S34 - Additions & Alterations

Case No: HWC25111714EJV1117

CASE SUMMARY

- Not Graded
- Outside HPO
- Work has not started
- The proposal is for a bedroom and bathroom extension to the south-west elevation and a suspended timber deck to the primary dwelling, internal alterations, and a new entertainment space, external staircase and patio on the second dwelling
- CIBRA support; CoCT support

FOR NOTING

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

EJV

14.39 Erf 2726, 20 Crassula Way, Pinelands, S34 - Additions & Alterations

Case No: HWC25111903EJV1119

CASE SUMMARY

- Not Graded
- Outside HPO
- Work has not started
- The proposal is for internal alterations and extension to accommodate a double garage, bathrooms, scullery, and ensuite bedroom with new roof.
- CoCT support; PRRA stamped the plans with no objection

FOR NOTING

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

EJV

14.40 Erf 31, 19 Queens Road, Sea Point, S34 - Additions & Alterations

Case No: HWC25111207EJV1121

CASE SUMMARY

- Graded IIIC
- Outside HPO
- Work has not started
- The proposal is for an additional two storeys and new roof
- CoCT support; SFB have no objection; SFA did not respond in 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

EJV

14.41 Erf 3146, 9-11 Station Street, Paarl, S34 - Additions & Partial Demolition

Case No: HWC25111106EJV1121

OUTSTANDING INFORMATION:

PoP with correct reference number; Deed; full plan set; consultation comments required

EJV

14.42 Erf 665 Dutch Reformed Church, Durbanville, S27/S36 - Survey & Detection

Case No: HWC25101501EJV1118

Emily Jane Vowles introduced the item.

DISCUSSION

- Graded II
- Outside HPO
- Work has not started
- The proposal is to undertake a GPR survey of the Dutch Reformed Church property. The church structure, inaugurated in 1829, sits aside a consecrated cemetery established in 1834 that served the community of the Tygerberg district. The cemetery reached capacity in 1902. In 1939 the churchyard was levelled leaving only a selection of significant graves and vaults intact and visible, demarcated by the 1834 perimeter wall. The GPR survey seeks to identify and map subsurface anomalies that may indicate unmarked graves and buried features as evidenced by the historical documentation that refers to graves not visibly evident on the current site. This will provide for a clear and georeferenced visual representation of potential burial zones and other subsurface features that will inform the future maintenance, landscaping, and development planning while ensuring the responsible management of the site as a heritage resource.
- DHS support; CoCT support; ACKTC did not respond in 30-days
- No repository agreement was submitted as no excavation will be undertaken

DECISION

The Committee resolved to approve the Section 27/36 permit application prepared by Henk Steyn of PGS Heritage dated 18 November 2028.

14.43 Farm 142-RE, Malgaskraal, The Outeniqua Pass, George, S27 - Minor Works**Case No:** HWC25101604EJV1121 / 26763EJV1121 <https://sahris.org.za/node/387452>

Emily Jane Vowles introduced the item.

Mabeth Crafford was present and took part in the discussion.

DISCUSSION

- Graded II
- Outside HPO
- Work has not started
- Previous application 26205CSI0923 for the pass maintenance submitted in terms of s38 was determined to not trigger s38(1) of the NHRA as it did not constitute a change in character or linear development.
- The proposal is for the like-for-like maintenance of approximately 14km of the Outeniqua Pass on existing road infrastructure and within the existing footprint. The applicant notes that care must be taken to not impact any of the identified heritage resources (the four monuments and memorials, as well as the four PHSs) within the development area. It is recommended that these resources be included on all site development maps with a no-go buffer of 10m around each site which precludes the use of these no-go areas for any development activity including lay-down areas.
- The Committee notes that a CMP for the Outeniqua pass may be prudent to better regulate future development and maintenance.

DECISION

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

1. The sites identified in Tables 1 and 2 of the Heritage Screener dated September 2025 and prepared by CTS Heritage be included on all site development maps with a no-go buffer of 10m around each site which precludes the use of these no-go areas for any development activity including lay-down areas.

EJV

14.44 Erf 374, 4 Aandbloem Street, Vredehoek, S34 - Additions & Alterations**Case No:** HWC25111712EJV1119**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.

EJV

14.45 Erf 10766, 18 De Kleine Molen Street, Paarl, S34-Additions & Alterations**Case No:** 26756RB1120 / <https://sahris.org.za/node/387418>

Mr Ruan Brand introduced the item.

CASE SUMMARY

- Not graded but likely NCW.
- Outside of any HPO.
- Work has not started.
- Proposal is to enclose the open terrace on the second storey.
- DHAC, DHF, and Paarl 300 supported.

FOR NOTING

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

RB

14.46 Erf 13600-RE, Lwandle Hostel Block 6, Nxolo Road, Strand, S34-Minor Works

Case No: HWC25110401RB1121

Mr Ruan Brand introduced the item.

DISCUSSION

- Property is not graded and aerial imagery suggests it is not older than 60 years.
- However, it is attached to the Hostel 33, Lwandle Migrant Labour Museum PHS (declared in 2018, but also not older than 60 years).
- Outside of any HPO.
- Work has not started.
- The proposal is to add 4 extra layers of brickwork to the existing separating wall of these two sites and then to install better flashing and replace the asbestos roof with a new kliplok roof to waterproof the site.
- Minor works, so no consultation, but CoCT E&HM noted that it is not older than 60 years.
- Further internal discussions revealed that the declaration is meant for only the southern section and not the northern section, to which this work is proposed (not triggering S27).
- Furthermore, neither structure is visible in aerial imagery from the 1950s and as such, are not older than 60 years (not triggering S34).

COMMENT

The proposal does not trigger the NHRA in terms of Section 27(18) or 34(1). A letter of no trigger to be issued.

RB

14.47 Erf 2390-RE, 58 Batavia Street, Somerset West, S34-Total Demolition

Case No: HWC25111801RB1118

CASE SUMMARY

- Property is not graded.
- Outside of any HPO.
- Work has not started.
- Proposal is for the total demolition of the two structures on site (main dwelling and detached garage) which were built in the 1950s.
- The plot will be redeveloped, but the total erf size is less than 5000sqm and there is no heritage context evident.
- HRF supported and CoCT E&HM declined to comment as they claim there is no heritage value.

FOR NOTING

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

RB

14.48 Erf 3698-RE, 1 Church Street, Cape Town, S34-Minor Works

Case No: HWC25110701RB1118

DISCUSSION

- Graded IIIC.

- Inside the Central City HPOZ.
- Work has not started.
- Proposal is to replace existing steel windows with aluminium ones in an as like-for-like fashion as possible (127 in total).
- The windows are old, rusted, and have been sealed shut to prevent them from falling.
- CIBRA and CoCT E&HM support despite being minor works.
- The applicant has confirmed that the provided grainy photographs are recent photographs, and they have provided all the Outstanding Information.

DECISION

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

RB

14.49 Erf 47599, 19/27 Coniston Road, Rondebosch, S34-Additions & Alterations **Case No: HWC25112019RB1121**

OUTSTANDING INFORMATION:

Locality plan or map, external and streetscape photographs, and RCID comment required.

RB

14.50 Erf 7062, 80 Simons town main Road, Fish Hoek, S34-Additions & Alterations **Case No: HWC25102308RB1121**

CASE SUMMARY

- Graded IIIC.
- Outside of any HPO.
- Work has not started.
- Proposal is to enclose the already covered stoep with large glass windows.
- CoCT E&HM support.
- Internal photographs (outstanding info) received 5 December 2025.
- Officer recommends approval via ASD.

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.

RB

14.51 Erf 716, 29 Avenue La Croix, Fresnaye, S34-Total Demolition **Case No: HWC25112001RB1121** Mr Ruan Brand introduced the item.

CASE SUMMARY

- Graded IIIC.
- Outside of any HPO.
- Work has not started.
- Proposal is for total demolition of all structures on site.
- CoCT E&HM support.
- SFA support and further state it could be NCW instead of IIIC.
- SFBRRRA did not respond to request for 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 total demolition as there is insufficient heritage significance to warrant retention.

RB

14.52 Erf 72, 10 Durham Ave, Bishopscourt, S34-Additions & Alterations

Case No: HWC25111101RB1121

Mr Ruan Brand introduced the item.

CASE SUMMARY

- Not graded but a previous HWC permit (XX) has it as not conservation worthy.
- Outside of any HPO.
- Work has not started.
- Proposal is for connecting the pool house and main dwelling via an atrium, reconfiguring internal layouts, and adding a gym and wellness space (latter two detached from structure older than 60 years).
- CoCT E&HM support.

FOR NOTING

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

RB

14.53 Erf 918, 62 Dirkie Uys Street, Somerset West, S34-Additions, Alterations & Partial demolition

Case No: 26737SB1119

CASE SUMMARY

- Proposal: Additional storage space
- Work start: According to the form – no
- Grade: "NCW(CoCT Comment), Not graded (CoCT website) "
- HPO: Outside
- Comments: HRF support, City support

FOR NOTING

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

SB

14.54 Farm Re10/1964, Boschendal Farm RE 10/1964 Stellenbosch, S27-Emergency

Case No: HWC25071713SB1121

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposal: Emergency stabilization and repair to the East Gable
- Work start: According to the form – no
- Grade: PHS
- HPO: within the Grade I area of the Cape Winelands Cultural Landscape
- Comments: Not required.

DECISION

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

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

SB

14.55 Erf 245 & Portion 40 of Farm 437, Hillview kwanokuthula, Plettenberg Bay, S34-Total Demolition Case No: HWC25111304SB1118

OUTSTANDING INFORMATION:

POA, municipality resolution, internal photograph, streetscape photographs, , motivation, SG diagram is required

SB

14.56 Erf 3843, 177 & 179 8th Avenue, Kraaifontein, S34-Total Demolition Case No: HWC25111808SB1121

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.

SB

14.57 Erf 5515-RE, 8A, 8B & 10 Rainer Street, Malmesbury, S34-Maintenance, Repair & Restoration Case No: HWC25112008SB1121

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposal: like for like roof replacement, external painting, general maintenance and minor changes internally.
- Three buildings in a row (A – 8B Rainier Street, B – 8A Rainier Street, C – 10 Rainier Street)
- Work start: According to the form – no
- Grade: A (8B Rainier Street) – 3C, B (8A Rainier Street)– II(suggestion 3A) , C (10 Rainier Street) – 3A(suggestion 3B)
- HPO: Outside
- Comments: Not required.
- Previous permits: (21111109CN1221E) NID was withdrawn, two demolition permit for structures at the rear (21111109CN1221E), previous repair work under permit (22050906)

DECISION

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

SB

14.58 Erf 593, 37 Witfontein Road, Heather Park, George, S34-Total Demolition Case No: HWC25091609SB1117

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposal: Total demolition of structure on site
- Work start: According to the form – no
- Grade: not graded (low to no significance).
- Additional received on 3 December 2025.
- HPO: Outside
- Comments: Simon van der Stel Foundation (Southern Cape) – No objection.
- DOCOMOMO SA – No objection (confirmed the building is architecturally nondescript).
- George Heritage Trust – No objection.
- George Municipality Aesthetic & Heritage Committee – Supports demolition.
- I&AP: Glenda Greef – Objected, stating the house is a “lovely older home” and raised concerns about greenery and lifestyle impacts. The consultant responded, explained the S34 process, provided documents, and clarified that an HIA is not required.
- I&AP: Francois du Plessis – No objection to demolition; raised concerns about the replacement development and subdivision. Consultant responded and shared the briefing document.
- I&AP: Eddie Scott – No objection to demolition; raised traffic concerns. Consultant clarified that these are planning matters and outside the heritage process.
- I&AP: Willie & Salome Breytenbach – Concerned about the replacement development. Consultant responded and explained that future planning approvals will address these issues.
- Overall, most concerns were about the proposed replacement development, not the heritage significance of the existing building.

DECISION

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

SB

14.59 Erf Re-19, 25 van Reenen Street, McGregor, S34-Additions & Alteration Case No: HWC25102107SB1117

OUTSTANDING INFORMATION:

locality plan, internal photographs, external photographs, streetscape photographs, plans indicating that the work is complete is required.

SB

14.60 Erven 2165 & 2166, Toringkerk Cemetery, Berg River Boulevard, Paarl, S27-Maintenance & Repair Case No: HWC25112004SB1121

Ms Stephanie Barnardt-Delport introduced the item.

Johan Smit, Nicolene Visser and Clive Theunissen took part in the discussion.

DISCUSSION

- Proposal: Maintenance and repairs to the historical wall and entrance will be fully restored using original methods and materials. Damaged areas and foundations will be repaired with soft clay bricks, lime-rich mortar, and lime plaster to match the existing wall. Old limewash will be removed, walls cleaned, and any cracked plaster repaired with a lime-and-sand mix. All walls and the entrance gable will receive new limewash, with existing black plaster details repainted. The steel entrance gates will be lightly sanded and repainted black.
- Work start: According to the form – no
- Grade: PHS
- HPO:
- Comments: Minor works, not required

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, must be submitted to HWC within 30 days of practical completion.

SB

14.61 Portion 2 of farm 1723, Off Welbedacht Road, Wellington, S38(1)-NID

Case No: 26696SB1117 <https://sahris.org.za/node/387230>

Ms Stephanie Barnardt-Delport introduced the item.

Mr Clive Theunissen took part in the discussion.

DISCUSSION

- Proposed: Construction of a new single-storey dwelling with 3 bedrooms, double garage, solar panels, lithium batteries, inverter, and rainwater storage tanks on Farm 1723 Portion 2, Wellington.
- Trigger: Section 38(1)(i) – development footprint exceeds 5 000 m².
- (Although the house itself is 406 m², the property/area of development triggers S38(1)(i).)
- Other: None
- Grade: Not graded
- HPO: Outside.
- Heritage Resources: None identified. The land is vacant and previously used for agriculture (vineyards until about 2010).
- Archaeology: No archaeological resources identified; no impact expected as used for agriculture.
- Palaeontological: Moderated according to SAHRIS, but only 406 m², impact low.
- Visual/Cultural: Low to no impact. Proposed dwelling is small-scale and in an agricultural landscape.
- Consultant recommends: NFS

DECISION

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

SB

14.62 Portion 4 of farm 6, Off the Main Road (Stompneus bay), St Helena Bay, S38(8)-HIA

Case No: 26708SB1117 <https://sahris.org.za/node/387260>

OUTSTANDING INFORMATION

Confirmation on when consultation is complete and original comments to be provide.

SB

14.63 Erf 926 9 Kormorant Street, Paternoster, S35-Sample, Analysis & Dating

Case No: HWC25111008SB1117

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed action: Excavation and recovery of a small sample of marine shell underlying the disturbed burial on Erf 926 for dating and species identification.
- Work start: No
- Grade: 3A
- HPO: Outside
- Human remains: Related to the same trench as the burial removal case. Shell sample lies below

the human remains. Human remains handled under another permit.

- Site condition: Shell scatter is very sparse (“diffuse”), underlying burial at approximately 0.65–0.75 m depth. Little intact archaeological context remains; disturbance from construction already occurred.
- Motivation: Shell dating provides a chronological framework for the burial above. Adds to research on Later Stone Age occupation in Paternoster. Informs ongoing regional research by Dr Jerardino. The shell layer is too diffuse to require full excavation, a small sample needed.
- Methodology: One small hand-excavated sample during burial removal. Recovery of shell for dating and species list. No mechanical equipment. Minimal disturbance due to the very sparse nature of the shell scatter.
- Is it an emergency: Yes – due to accidental exposure during construction and the need to recover the sample before further disturbance – might lose the opportunity to gain some scientific value from the shell as the only burial material.
- Repository: Yes – Iziko South African Museum
- Consultation: yes but not concluded but given that this is an emergency, shell and human remains are exposed on site.

DECISION

The Committee resolved to approve the Section 35 permit application prepared by Dr Graham Avery, dated 21 November 2025, as there is a threat to heritage resources, and the proposal does not negatively impact on heritage resources with the proposed rescue interventions. Approval is given on condition that:

1. Dr Graham Avery must undertake the proposed archaeological interventions and must monitor all remaining ground-disturbing and spoil-moving work on the site until completion.
2. A public consultation process must occur to determine where and how the remains will be interred.
3. This consultation process must consist of at least a 60-day period consisting of consultation amongst others with;
 - a. the local municipality,
 - b. HWC registered conservation bodies for the area that have an interest in S35/S36, and
 - c. a notice, placed on-site and at a nearby community gathering space (in simplified language to identify and receive comments from other I&APs).
4. The results of the above processes must be included in a close-out report, compiled by Dr Graham Avery, and must be submitted to HWC within 30 days of practical completion and must include the final place of internment for the remains and any associated artefacts.

In accordance with the Promotion of Administrative Justice Act (PAJA), conducting the 60-day consultation period over the December festive season is not favoured, as this is likely to prejudice parties identified for public participation. Please take this into consideration when undertaking consultation.

SB

14.64 Erf 926 8 Kormorant Street, Paternoster, S36-Emergency (excavation, collection and remove) Case No: HWC25112107SB1117

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed action: Removal of disturbed human remains and associated material from foundation trenches on Erf 926, Paternoster.
- Work start: Work on site had already begun (foundation digging), but removal under permit has not started.
- Human remains: Remains were disturbed, removed, and then placed back in the trench. Some

may still be in situ, but the burial is no longer intact.

- Site condition: Human remains exposed in clean sand about 0.7 m below ground. Some diffuse shell scatter below the burial. Foundation trenches already open and partly disturbed. Exposed trench.
- Motivation: Remains are likely ancestral Khoesan and must be treated respectfully. Disturbance occurred accidentally during building work.
- Scientific value: potential to contribute to studies of Khoesan ancestry, diet, health, and movement. Removal is required to protect the remains and allow safe construction.
- Methodology: Hand excavation (trowels, brushes). Careful removal of all disturbed bone and associated material. Recording of burial context. No mechanical excavation.
- Is it an emergency: Yes – burial accidentally exposed during construction and is currently at risk from natural elements, it was found in October 2025.
- Repository: Yes – Iziko South African Museum
- Consultation: Yes, email to Aikonese Cochoqua Khoi Tribal Council – no response (sent 7 November) but as human remains are in exposed trench, recommend to treat as emergency.
- Recommendation: support

DECISION

The Committee resolved to approve the Section 36 permit application prepared by Dr Graham Avery, dated 21 November 2025, as there is a threat to heritage resources, and the proposal does not negatively impact on heritage resources with the proposed rescue interventions. Approval is given on condition that:

1. Dr Graham Avery must undertake the proposed archaeological interventions and must monitor all remaining ground-disturbing and spoil-moving work on the site until completion.
2. A public consultation process must occur to determine where and how the remains will be interred.
3. This consultation process must consist of at least a 60-day period consisting of consultation amongst others with;
 - a. the local municipality,
 - b. HWC registered conservation bodies for the area that have an interest in S35/S36, and
 - c. a notice, placed on-site and at a nearby community gathering space (in simplified language to identify and receive comments from other I&APs).
4. The results of the above processes must be included in a close-out report, compiled by Dr Graham Avery, and must be submitted to HWC within 30 days of practical completion and must include the final place of internment for the remains and any associated artefacts.

In accordance with the Promotion of Administrative Justice Act (PAJA), conducting the 60-day consultation period over the December festive season is not favoured, as this is likely to prejudice parties identified for public participation. Please take this into consideration when undertaking consultation.

SB

14.65 Erf 177447, Desmond and Leah Tutu House, 11 Buitenkant Street, Cape Town, S27-Additions & Alterations

Case No: HWC25091011SJ1120

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Provincial Heritage Site.
- Additional Information: Various HWC cases.
- Early 19th century building, primarily associated with its use as Customs House, Granary and later offices of Public Works Department. Rare surviving period building and very good architectural example. Landmark building.

- The work has not started.
- Graded II and Central City HPOZ.
- Proposal is for interior alterations to the second floor offices (new partitions and related improvements such as internal glazing and doors, light fittings and conduits for electrical services) and the addition of HVAC services to the first and second floor offices.
- Consultation:
 - CoCT EHM: support.
 - CIBRA: support.

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 Laura Milandri, must be submitted to HWC within 30 days of practical completion.

SJ

14.66 Erf 4942, City Hall Auditorium, 56 Corporation Street, Cape Town, S27-Additions & Alterations

Case No: HWC25091010SJ1120

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Provincial Heritage Site.
- Additional Information: Various HWC cases.
- The work has not started.
- Graded II and Central City HPOZ.
- Proposal is for the installation of HVAC systems (fans within the existing louvres of both the north-west and north-east stairs - the contemporary steel and timber 2020/21 structures) and air conditioning services comprising ceiling diffusers, air intake vent and related equipment within the roof space of the Minor Hall. The work also includes the installation of a dumbwaiter in the second floor catering kitchen.
- Consultation:
 - CoCT EHM: support.
 - CIBRA: support.

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 Lauri Milandri, must be submitted to HWC within 30 days of practical completion.

SJ

14.67 Erf 149294-RE, Abbotsford House, Portswood Road, V&A Waterfront, Foreshore, S34-Minor Works

Case No: HWC25112010SVB1120

Ms Sofia Briel introduced the item.

Tali Bruk was present and took part in the discussion.

DISCUSSION

- The site is graded IIIB and within the V&A PHA Proposed HPOZ.
- The proposal is to prop, dismantle and reconstruct the decking of the balcony with new timber beams; repair in situ, prop and repair elements below the veranda roof; and retain and refurbish the cast-iron elements of the balcony. The veranda roof itself will be retained.

DECISION

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

SVB

14.68 Erf 149294-RE, I&J Building, West Quay, V&A Waterfront, Foreshore, S34-Minor Works Case No: HWC25111906SVB1121

Ms Sofia Briel introduced the item.
Tali Bruk

DISCUSSION

- The property is within the IIIA graded V&A Waterfront site area. However, the I&J building itself has a proposed grading of IIIB in the draft V&A CMP.
- The property is within the V&A PHA Proposed HPOZ.
- Work has not started.
- The proposal is for the internal fit-out of the building. On the ground floor this will entail re-organisation of the existing toilets and adjacent space into new bathrooms; incorporation of a lift; expansion of the lower treads on the western staircase and enclosure of one of the rooms. On the first floor this will entail, the lift core to go through the floor and re-organization of the bathrooms. General alterations include replacement of the existing windows to the north with new windows with double glazing, to note the opening sizes shall remain the same.
- A previous permit for removal of internal drywalling and single skin brick walls, construction of a new stone wall externally, insertion of two new timber windows and a timber door was issued for this building on 25 June 2025 (HWC25052804SJ0528). At the time of this previous approval, the new internal fit out had not been finalized. It has since been finalized and is the subject of this second application.
- The Heritage consultant recommends that HWC grant a Section 34 Minor Works permit for the planned fit-out work to the interior with the following condition
 - 1. The ground floor of the building previously had floor tiles at the entrance in a fairly elaborate pattern with a tiled, bespoke I & J logo. While these tiles were not observed in the fabric analysis of the building, should these tiles be found under the later floor finishes, they should be retained and refurbished.

DECISION

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

1. The project manager must be made aware of the risk of discovering the I & J logo floor tiles.
2. Should the proposal change in response to discovery of the I & J logo floor tiles, HWC must be notified.

SVB

14.69 Erf 1955, VD Clinic, 1 Fort Wynyard Street, Green Point S34-Alterations Case No: HWC25100805SVB2217

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 01 December 2025.
- The property is graded IIIB and within the V&A PHA Proposed HPOZ.
- Work has not started.
- The proposal is for alterations and additions to the VD Clinic and Ward buildings within the City Hospital Block. The alteration and additions are to allow for the expansion & relocation of the

pharmacy within the building envelope, partially renovate the ancillary building, additional storage space within the building envelope, a covered walkway and addressing scheduled maintenance issues.

- A NID for alterations and additions to the subject structures was reviewed HOMs on 06 October, the committee resolved to issue a no trigger letter (26224SJ0925). The proposal before the committee today is in accordance with the plans submitted with this NID application.
- GPRRA do not object to the proposal.
- Docomomo-SA do not object to the use of the building as a clinic, however they do object to the lack of any clear conservation approach applied to the alteration of these very significant buildings. They assess the building as being worthy of a IIIA grading. Further they had the following objections and comments regarding the proposed interventions: they object to the placement of the fire-break walls; there was no mention of materiality of proposed windows; they take issue with the cumulative impact of internal alterations and requested to document the building internally and externally; they note that all HVAC systems must be shown in plan and elevation and they request the opportunity to comment on their placement; they do not object to the roof alterations; and they note that the existing external facebrick banding should be retained and not painted over.
- The CoCT were not consulted.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. The applicant must submit a written response to the objections received. This response must be prepared by a suitably qualified heritage practitioner. This response may include revised plans.
2. This application, written response and/or revised plans must be circulated to the Green Point Ratepayer's & Residents Association, Docomomo-SA and the City of Cape Town's E&HM Branch for the 30-day consultation period and comments, or proof of consultation must be submitted to HWC.

In accordance with the Promotion of Administrative Justice Act (PAJA), conducting the 30-day consultation period over the December festive season is not favoured, as this is likely to prejudice parties identified for public participation. Please take this into consideration when undertaking consultation.

SVB

14.70 Erf 1977, 81 Rose Street, Cape Town City Centre, S34-Minor Works

Case No: HWC25111701SVB1117

COMMENT

Heritage Western Cape confirms that a permit dated 23 March 2020 with reference number 20030404WD0305E and associated plans no. BGI-100 and BGI-101, dated 26 April 2019 and prepared by Architectonique was issued for the above referenced property. The work commenced, and the permit duly acted upon.

HWC has no further input regarding the above, and any further municipal procedures can be duly followed.

SVB

14.71 Erf 4507-RE, 85 St Georges Mall, Cape Town City Centre, S34-Minor Works

Case No: HWC25090310SVB1121

OUTSTANDING INFORMATION

POA, company resolution, plans, and motivation required.

SVB

14.72 Erf 660, Section 9 Belmont Gardens, 23 Belmont Avenue, Oranjezicht, S34-Minor Works
Case No: HWC25102104SVB1120

Ms Sofia Briel introduced the item.

DISCUSSION

- The property is graded IIIC and within the Upper Table Valley HPOZ.
- Work has not started.
- The proposal is for internal alterations to accommodate a new layout as well as for replacement of existing windows and doors.
- CIBRA support the proposal.

DECISION

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

SVB

14.73 Erf 88276-RE, 40 Main Road, St James, S34-Additions & Alterations
Case No: HWC25100808SVB1121

OUTSTANDING INFORMATION

Streetscape photographs that are not Google is required.

SVB

14.74 Erf 947-RE, 98 Upper Mill Street, Vredehoek, S34-Alterations
Case No: HWC25110707SVB1117

OUTSTANDING INFORMATION:

Title deed, internal, external and streetscapes images and local authority comments required.

SVB

14.75 Erf 95813, 114 Buitenkant Street, Gardens, S34-Alterations
Case No: HWC25111917SVB1120

Ms Sofia Briel introduced the item.

DISCUSSION

- The property is graded IIIC and within the Maynard Street HPOZ.
- Work has not started.
- The proposal is for an addition of a mezzanine level within the existing pitched roof, as well as various internal alterations to the existing ground floor and replacement of one existing double door with a sash window on the eastern street façade.
- CoCT support the proposal.
- CIBRA supported the proposal (stamped the plan).

DECISION

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

SVB

14.76 Farm 359-RE, Assegaibosch, Jonkershoek Valley, S34-Minor Works
Case No: HWC25112106SVB1121

OUTSTANDING INFORMATION:

POA, title deed, company and trust resolution, and streetscapes required.

SVB

14.77 Farm 9/104, Edgbaston, Stellenbosch, S34-Minor Works
Case No: HWC25111704SVB1121

OUTSTANDING INFORMATION:

Streetscapes images required.

SVB

14.78 Erf 1086, 36 Vredehoek Avenue, Vredehoek, S34-Minor Works
Case No: HWC25090904XM1117

OUTSTANDING INFORMATION:

Streetscape photographs required.

XM

14.79 Erf 112445, 18 Lancaster Road, Rondebosch, S34-Additions & Alteration
Case No: HWC25111702XM1120

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The proposal is to build a single garage, internal alterations and additions of an en-suite x 2 to ext. bedrooms is hardly visible from the street, retains the ext. house profile, and the addition of a pergola softens the proposed garage frontage to Lancaster Road.
- Work has not started
- Graded IIIC, inside HPO
- CoCT supports
- Rondebosch Community Improvement District has no objection
- Recommend: approval

DECISION

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

XM

14.80 Erf 173368, 30 Mayfield Avenue, Rondebosch, S34-Additions & Alterations
Case No: HWC25090902XM1120

OUTSTANDING INFORMATION:

SG Diagram, Title deed, Streetscape photographs, Consultation comments: Conservation bodies in the area required.

XM

14.81 Erf 4079, 4 Calvyn Street, Strand, S34-Additions & Alterations
Case No: HWC25100302XM1119

OUTSTANDING INFORMATION:

Plan indicating work has started/completed. POP with outstanding R1000.
Consultation comments: Local municipality and Conservation bodies required.

XM

- 14.82 Erf 451, 5 Woodside Road, Tamboerskloof, S34-Additions & Alterations**
Case No: XM1121

OUTSTANDING INFORMATION:

POP, Consultation comments: Local municipality required

XM

- 14.83 Erf 5329, 86 Sarel Cilliers Street, Strand, S34-Additions & Alterations**
Case No: HWC25111809XM1119

OUTSTANDING INFORMATION:

Motivation and SG Diagram required.

XM

- 14.84 Erf 53726, 49 Rosmead Avenue, Kenilworth, S34-Total Demolition**
Case No: HWC25111908XM1120

CASE SUMMARY

- The proposal is for the total demolition of the existing structure.
- Work has not started
- Not Graded, outside HPO
- CoCT letter received requires HWC permit

FOR NOTING

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

XM

- 14.85 Erf 6369, 21 Old Stellenbosch Road, Somerset West, S34-Minor Works**
Case No: HWC25111403XM1117

OUTSTANDING INFORMATION:

Plan indicating work has started/completed, Company Resolution
Streetscape photographs required

XM

- 14.86 Erf 7655, 18 Fairtrees Road, Durbanville, S34-Minor Works**
Case No: HWC25110706XM1118

OUTSTANDING INFORMATION:

POP with HWC allocated reference Number, Locality Map, Streetscape photographs required

XM

- 14.87 Erf 415, 29 de Villiers Street, Wellington, S34-Minor Works**
Case No: 26734XM1119/ <https://sahris.org.za/node/387350>

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The application is for minor internal changes to the existing dwelling the existing bathroom to be divided into two bathrooms, to form a universal bathroom to the dwelling and ensuite to the main bedroom. Two new windows will be added, to give enough light to the two new bathroom

- areas plans attached.
- Work has not started
- Recommend: approval

DECISION

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

XM

14.88 Erf 865, 8 Camilia Close, Bergvliet, S34-Minor Works
Case No: HWC2510310XM1117

OUTSTANDING INFORMATION:

SG Diagram, Tittle deed, Annotated Internal, External & Streetscape photographs required

XM

14.89 Erf 3706-RE, 1 Higgo Road, Gardens, S34 – Total Demolition
Case No: HWC25102402EJV1111

OUTSTANDING INFORMATION:

Supplementary s35 application as the historic wall triggers both s34 and s35 and CIBRA condition confirmation required

EJV

14.90 Erf 3706-RE, 1 Higgo Road, Gardens, S35 – Disturbance
Case No: HWC25102402EJV1111

OUTSTANDING INFORMATION:

Entire s35 application required as the historic wall triggers both s34 and s35 is required.

EJV

15. Other Matters

16. Adoption of Resolutions and Decisions:

SJ moves to adopt and RB seconds the adoption of resolutions and decisions of the meeting of 9 December 2025.

17. Closure: The chairperson, Ms Stephanie Barnardt-Delport, officially closed the meeting at 1:56pm.

18. Date of next meeting: January 2026

MINUTES APPROVED AND SIGNED BY:

CHAIR: _____

Annexure A – HWC: Heritage Officers’ Meetings

Abbreviations

APHP - Association of Professional Heritage Practitioners

AHP - Agulhas Heritage Society

BKCA - Bo-Kaap Civic Association

BKYM - Bo-Kaap Youth Movement

CIBRA - City Bowl Ratepayers' & Residents Association

CoCT – City of Cape Town

CTHT – Cape Town Heritage Trust

CRM - Cultural Resources Management

DRHCA - De Rust Heritage Conservation Association

Docomomo South Africa

DHS -Durbanville Heritage Society

EHM – Environmental Heritage Management department

FoBCA- Friends of Blaauwberg Conservation Area

FE - Friends of Elim

GLCA- Greater Lynfræ Civic Association

GPRRA - Green Point Ratepayers & Residents Association

HVA- Harfield Village Association

HMB - Heritage Mossel Bay

HVTA - Hex Valley Tourism Association

HBRRA - Hout Bay & Ratepayers and Residents Association

HIA - Heritage Impact Assessment

ILASA - Institute for Landscape Architecture in South Africa

KBHA - Kalk Bay Historical Association

KBSJRR - Kalk bay-St James Ratepayers & Residents Association

LKID - Lower Kenilworth Improvement District

MHCS - Muizenberg Historical Conservation Society

NCW – Not Conservation Worthy

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

NID - Notification of Intent to Develop

NCOA - Noetzie Conservancy Owners Association

OH - Oudtshoorn Heritage

Paarl300 Foundation

PRRA - Pinelands Ratepayers & Residents Association

PACF - Prince Albert Cultural Foundation

SAHRA - South African Heritage Resources Agency

SRHS - Salt River Heritage Society

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

SvDSF - Simon van der Stel Foundation Cape Town

STHS - Simon's Town Historical Society

SHF - Stellenbosch Heritage Foundation

SHCT - Stillbaai Heritage Conservation Trust

GHT - George Heritage Trust

RVRA - Rustenburg Valley Residents Association

TRHCS - Touws River Heritage and Conservation Society

VASSA - Vernacular Architecture Society of South Africa

WUECAG - Walmer/University Estate Conservation Action Group

WCAC - West Coast Aboriginal Council

WAAC - Woodstock Aesthetic Advisory Committee

WHCS - Worcester Heritage & Conservation Society

WRRRA - Wynberg Residents and Ratepayers Association

ASAPA - Association of Southern African Professional Archaeologists

ABHC - Associated Bibbeys Hoek Conservancy (Knysna)

BELCOM - Built Environment and Landscapes Committee

CBCRA -Camps Bay Clifton Ratepayers Association

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

CTHF - Cape Town Heritage Foundation

CRRA - Constantia Ratepayers & Residents Associations

CMP – Conservation Management Plan

DWCA - De Waterkant Civic Association

DHF - Drakenstein of Heritage Foundation

EMPr - Environmental Management Program

FHRA -Franschhoek Heritage and Ratepayer Association

FoCVGB - Friends of Constantia Valley Green Belts

GBRM - Great Brak River Museum

GVHAG- Greater Vredehoek Heritage Action Group

GCS - Greyton Conservation Society

HRF - Helderberg Renaissance Foundation

HOMs - Heritage Officers Meeting

HPO – Heritage protects overlay.

HWC – Heritage Western Cape

IACom - Impact Assessment Committee

IGIC - Inventories, Gradings and Interpretations Committee

KHS - Kommetjie Heritage Society

MGHS - McGregor Heritage Society

NHC - Napier Heritage & Conservation

NASDB - Nelspoort Agency of Sustainable Development body

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

NRA - Newlands Residents Association

OCA - Observatory Civic Association

OHAC - Overstrand Heritage and Aesthetics Committee

PPP - Public Participation Process

PHCT - Pniel Heritage and Cultural Trust

RMCA - Rosebank and Mowbray Planning & Architectural Committee

SAHRIS - South African Heritage Resources Information System

SPFA - Sea Point for All Group

SHC - Stanford Conservation Trust & Stanford Heritage Committee

SIG - Stellenbosch Interest Group

SHA - Swellendam Heritage Association

OWVS - Old Wynberg Village Society

TVHF - Tulbagh Valley Heritage Foundation

UCRRA- Upper Claremont and Residents and Ratepayers Association

WERRA - Walmer Estate Ratepayers and Residents Association

Ward 2 Forum

WCC- Whale Coast Conservation

WRA - Woodstock Residents Association

WECA - Wynberg East Civic Association