

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS' MEETING
Held on Monday, 1 September 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	SB
Emily Jane Vowles	Heritage Officer	EJV
Ms. Sneha Jhupsee	Specialist Heritage Officer	SJ
Ms. Sofia Briel	Heritage Officer	SVB
Ms. Chiara Singh	Heritage Officer	CSI

Staff

Ms. Yusrah Hoosain	I&APs group chat	YH
Ms. Aneeqah Brown	Secretariat	AB
Mr Olwethu Dlova	Back-up	OD

Legal Advisor

Ms. Penelope Meyer	Deputy Director	PM
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Observers

None

Visitors

	Capacity	Item
Caitlin Comrie	Architect	13.1
Clive Theunissen	Drakenstein Municipality	Drakenstein items
Colin Payne	I&AP	13.1
Dianna Makings	I&AP	13.1
Jessica White	PRRA representative	13.1
Shelden Da Costa	I&AP	13.4
Simos Architects	Architect	13.5
Kobus Van Wyk	I&AP	13.5
Ernst Stals	Owner	13.20
Claire Buchler	I&AP	13.4
Katie Smuts	Heritage Consultant	13.7
Denise JvR	GHT	George items
Doryn Schreuder	I&AP	13.17
Stuart Burnett	GPRRA	13.21
Kevin Maart	I&AP	14.16

3. Apologies

Ms. Corne Alexander	Specialist Heritage Officer	CN
Mr. Ruan Brand	Specialist Heritage Officer	RB
Ms. Chane Herman	Heritage Officer	CH

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 1 September 2025.

EJV moved to adopt the agenda and SvB seconded.

6. Approval of Minutes of the Previous Meeting

6.1. The Committee resolved to approve the minutes of 25 August 2025.

SJ moved to approve the minutes and SVB seconded.

7. Disclosure of conflict of interest

None.

8. Confidential matters

None.

9. Standing Items

9.1. Site inspections undertaken

9.1.1. 1st Avenue, Melkbosstrand – 30 August 2025 (SB)

9.2 Proposed Site Inspections

9.2.1

9.3 Site Inspection Reports

9.3.1

9.4 Preparation for upcoming Committee meetings

9.4.1 IACom on 10 September 2025

9.4.2 HOMs on 8 September 2025

9.5 Tribunal Updates (Legal)

None

9.6 Interim and Close out Reports

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

- The application was approved at BELCom on 22 August 2025.
- The interim report was reviewed by the BELCom committee. However, they requested the following amendments to the report as a condition of approval: "The first interim report to include revised mortar specifications and stainless-steel mesh offset of minimum of 600mm to either side of structural tracks to be submitted to the case officer"
- The applicant has amended the report to meet this condition.

ENDORSEMENT

The Committee resolved to endorse the close-out report titled "Draft Emergency Repairs – Heritage Materials & Specification Report for Traditional Building Methodology and Materials", dated 22 August 2025, and prepared by Andre Vercueil, as having met the conditions of the HWC issued permit, dated 26 August 2025.

9.7 Incomplete Applications

9.7.1 Matters Arising: 13.19, 13.24, 13.31, 13.33

9.7.2 New Matters: 14.2, 14.3, 14.9, 14.13, 14.17, 14.18, 14.21, 14.23, 14.25, 14.26, 14.27, 14.28, 14.29, 14.30, 14.31, 14.33, 14.34, 14.35, 14.36, 14.38, 14.39, 14.40, 14.42, 14.43

9.8 Decisions taken under ASD delegation

9.8.1 Matters Arising: None

9.8.2 New Matters: None

9.9 Exemption Notice 9051 of 2025: NCW graded within CoCT

9.9.1 Matter Arising: None

9.9.2 New Matters: 14.11, 14.41

9.10 Held over cases:

9.10.1 Matter Arising: 13.27, 13.28, 13.30, 13.32, 13.34, 13.35,

9.10.2 New Matters: 14.1, 14.4, 14.5, 14.6, 14.7, 14.8, 14.37

9.11 Archaeological Matters

9.11.1 1st Avenue, Melkbosstrand (SB)

- HWC received a call on the late afternoon of Friday, 29 August 2025, regarding skeletal remains eroding from the bank of a beach dune at Melkbosstrand. Louisa Hutten, a local archaeologist, attended the site as a first responder and confirmed that the remains were not human but animals, specifically horse remains.
- On 30 August 2025, HWC conducted a site inspection to assess the situation and to determine whether the site constitutes an archaeological resource and whether the site is a risk given the location.
- It was determined that site is indeed archaeological and given the proximity to the ocean, the site could be washed away with the next spring tide.
- It was recommended that emergency section 35 permit applications be submitted to HWC.

9.12 Illegal Works Database: Stop Works Orders issued

9.12.1 None

9.13 Permit deadline: 1 September @ 16h00

9.14 SAHRIS rollout feedback (RB)

- Reminder that from 1 September 2025, all NID application will only be accepted through SAHRIS
- Admin and HOs to please take note of this.

10. Administrative Matters

10.1. HOMs SoP Feedback

- HOMs testing of the SoP regarding committee deadlines was effective from 18 August 2025 and feedback will be provided weekly.
- It was note that the SoP ensured that chairpersons do not have to work overtime over the weekend to complete case review.
- It was noted that the committee was managing with the timeframes.

10.2. Erf 9, 49 Upper Primrose Avenue, Bishops court

Case No: HWC25052012CSI0708

- S34 total demolition application for the structure approved under ASD (28 July 2025)
- Consultant has enquired whether an S38 application will be necessary for the replacement structure.

- The site is 8310sqm in total and the replacement structure is described as a “Typical Stefan Antonii house. Concrete, glass etc.” by the consultant.
- The site borders the Wild Almond Hedge PHS which according to the CoCT map viewer is associated with Jan van Riebeeck. Also marks the route of one of the oldest roads. Environmental significance as a grouping of significant indigenous trees.
- The committee had no visual concerns and noted that there was no change of character. The committee considered this as a no trigger.

10.3. Draft MMP, Erf 41967, iThemba Labs, Mfuleni/Blue Downs, Cape Town (SB)

- NID - 25660XM0711 <https://www.sahris.org.za/node/383371>
- The RNID is included in the MMP package
- Both MMP and NID are for the exact same Erf 41967
- The NID proposed development included the following:
- New construction of infrastructure (buildings, utilities, Lab -not the PV)
- Footprint: 30 000sqm
- Triggered: Section 38(1)(c)(i) & (ii)
- The MMP is for ongoing maintenance & monitoring of stormwater and sewage systems
- Limited to infrastructure already approved/constructed, hence not a change in character.
- Rehabilitation, monitoring & maintenance of southern wetland and buffer zone; mitigation of stormwater & sewage risks
- Recommendation: does not trigger a new Section 38(1) NID application, because no new development, only for maintenance and operational management of infrastructure already considered in the original NID application.
- MMP is generally in accordance with RNID (25660XM0711)

11. Monitoring by practitioner

11.1. Erf 90088-Re, Schoonzicht, 204 Main Road, Kalk Bay, S27-Minor Works

Case No: HWC25072203SJ0723

- The work has not started.
- Graded II and inside Muiz St James Kalk B HPOZ.
- Proposal is for renovations and restorations by new owners. The works include general redecoration, adding a downstairs bathroom and studio basin under the Rubin usufruct, reconfiguring internal spaces by replacing living room doors with matching external double doors, creating a new opening between the living area and kitchen, and relocating the existing spiral staircase. The kitchen door will be replaced with repurposed double doors, timber picket fencing and gates will be installed for security, and the existing double garage (1966) will be partially demolished and redesigned as a smaller “boatshed” structure with teak doors, an eyebrow feature, and a circular window.
- HOMs 18 August 25: 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.*
- The applicant has submitted the CV of Claire Abrahamse for monitoring.

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 Claire Abrahamse to monitor the proposed work.
2. A close-out report, compiled by Claire Abrahamse, must be submitted to HWC within 30 days of

practical completion.

11.2. Erf 91953, 44 Coach Road, Wynberg, S27-Minor Works

Case No: HWC25080106SVB0811

- On 25 August HOMs supported the proposed interventions and required the applicant to appoint a suitably qualified consultant with heritage experience to oversee the work.
- It was recommended by the case officer that HOMs request both interim and close-out reports, as per the suggestion of the applicant.
- The applicant proposes the appointment of Mike Scurr and has provided a letter of appointment and CV for the committee to review.

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. Monthly interim reports, compiled by Mike Scurr, must be submitted to HWC.
3. A close-out report, compiled by Mike Scurr, must be submitted to HWC within 30 days of practical completion.

12. Discussion of the agenda

12.1. (13.9) Farm ST245-1, 162 Langverwagt Road, Kuilsriver, S34-Minor Works

Case No: HWC25020311CSI0206

- The committee received confirmation that the new plans indicated that the applicant no longer replacing the roof, and the matter can be heard as minor works without comments.

12.2. (13.19) Erf 180, 10 Kantoort Street, McGregor, S34-Additions & Alterations

Case No: HWC25071105SVB0811

- The committee resolved that the application is incomplete pending a letter of executorship.

12.3. (13.24) Erf 66438, 3 Riverstone Road, Wynberg, S34-Minor Works

Case No: HWC25072501SVB0731

- The committee resolved that the application is incomplete, pending sufficient internal and external photographs, as well as payment of the balance of the Section 51 application fee.

12.4. (14.12) Erf 533, Zeekoevlei Crescent, Durbanville, S38(4)-NID

Case No: 25927CSI0818

- The committee resolved to hear the matter and consider possible impacts to heritage resource.

MATTERS TO BE DISCUSSED

13. MATTERS ARISING

13.1 Erf 179, 23 Central Avenue, Pinelands, S34-Additions & Alterations

Case No: HWC24101402CN0723

Emily-Jane Vowles introduced the item.

Caitlin Comrie, Colin Payne, Dianna Makings, Jessica White and Shelden Da Costa were present and took part in the discussion.

DISCUSSION

- Outstanding information received on 18, 19 and 20 August 2025... required all application documents required.
- Grading: IIC
- HPO: Inside
- Status of work: Not started
- Proposal: For extension to the side of the house which is extensions of existing spaced, a new entrance gate and the addition of a free-standing craft room.
- Consultation:
 - CoCT supports the proposed however has concerns with the removal of the mature trees further stating that the plans should accurately indicate the position and canopy outline of existing trees where these are potentially affected by new development, for example around the office and confirm whether these will be retained in the HPO.
 - PRRA does not support the craft room referring to clause 4.0. PRRA states that the addition does not complement the building dwelling in terms of its architectural style with the flat blank wall and lean to roof. The addition does not respond sympathetically to the character and proportions of surrounding/ Original existing buildings as per clause 4.1. The side extensions which require departures must be carefully considered as per 4.7 and 4.8 does not set back from the face of the heritage structure to maintain its prominence, entrance, and proportions. The new TV room, lounge/pool room and craft studio to be minimum 1500mm off common boundary. The garage doors must comply with Clause 8.3. A garage facing the street may not be wider than a standard double garage and if a double garage is proposed this must consist of two separate "single" garage doors.
- Applicant's response to comments: The residence is set back 7.5m from the street boundary. The proposal has been carefully designed around the trees so that all trees on site can be retained. A strelitzia bush will be removed to accommodate the new craft room however additional planting will be incorporated in the front of the new parapet wall and onto the wall itself. The small addition will have minimal impact on the street, and the overwhelming character will remain one that is green, lush and soft. The roof is also not visible from the street. The A&A will improve the structures and spaces that are already existing on the property. The existing studio and garage roofs will be retained but upgraded to be in keeping with the roof of the main house. The new TV room will not impact on the spatial character of the street. The practice of building and filling along the common boundaries are seen as an established pattern along Central Avenue. The wall with the garage door is an existing feature (standard double door of 4880 meters in width). Neighbours consent was obtained for the proposed work.
- CoCT provided further comment stating that "It appears that the applicant is not 100% aware of the different processes and used the LUMS comments as a response to the S 34 application process. E&HM had not been asked to comment on the S 34 application specifically. The Pre-consult of 2023 still showed the original footprint of the original garage that will now be mainly lost. The LUMS application was concerned with the possible loss of trees in the front garden and the insensitive new outbuilding. As per the S 34 comment, E&HM regrets the loss of the quaint original garage building. However, the reconfiguration of the add-ons and the tidying up

of the plan is supported as it will not be visible from the street. It is however apparent that changes had been done to the front facade, and this would have been an opportunity to improve it. As per the PRRA, two single garage doors would have been preferred. A more sensitively designed outbuilding would also have been encouraged. Something that could have emulated the original quaint garage form, to complement the character of the area

- All I&APs have been invited to attend HOMs on 1 September 2025

DECISION

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

CN

13.2 Erf 2687, 151 Beach Road, Gordons Bay, S34- Additions & Alterations Case No: HWC25062002CN0630

Emily-Jane Vowles introduced the item.

DISCUSSION

- Outstanding information was for the Correct Title Deed, Streetscape photos and I&AP comments which was received on 21 & 25 August
- Grading: Ungraded
- HPO: Outside
- Status of work: Not started
- Proposal: For a new courtyard, retaining wall, en-suite extension to the rear.
- Consultation:
 - CoCT supports the proposed alterations and additions but objects to the boundary wall and recommends that the building plan be amended to show a palisade fence on top of a low (maximum 1200 mm high brick wall), rather than the proposed 2,0 m high solid brick wall along the relevant section of the street boundary
 - HRF supports
- Heritage considerations: The property is located outside of an HPO, thus the City's comments can be dealt with at Municipal level approvals - no impacts to the streetscape. The proposal has no negative impact on heritage resources.

DECISION

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

CN

13.3 Erf 47400, 14 Lavenham Road, Rondebosch, S34-Minor Works Case No: HWC25070706CN0715

Emily-Jane Vowles introduced the item.

DISCUSSION

- Outstanding information was for R4670 outstanding on PoP, Locality Plan, external photos and Motivation which was received on 13 & 23 August.
- Grading: IIIC
- HPO: Outside
- Status of work: Completed
- Proposal: For a covered pergola to the side of the building.
- Heritage considerations: No impacts

COMMENT

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

CN

13.4 Erf 55330, 49 Memel Road, Claremont, S34- Additions & Alterations
Case No: HWC25052021CN0704

Emily-Jane Vowles introduced the item.

Shelden Da Costa and Claire Buchler were present and took part in the discussion.

DISCUSSION

- Outstanding information was for POP with correct amount, all photos and UCRRRA comments which was received on 21 & 25 Aug
- Grading: IIIC
- HPO: Outside (Proposed)
- Status of work: Not started
- Proposal: For internal alterations, a staircase and lobby extension and a second storey extension.
- Consultation:
 - CoCT still have some reservations with regards to floor to ceiling heights and window fenestration but supports the current proposal.
 - UCRRRA:
 - Agrees with the grading and well as the comments by the City HRS as to the value of the surrounds, namely the proposed Claremont Village HPOZ. Applicant Response: The client considered the HPO, and the architect's layers don't show the windows as clearly as they should. Please rest assured that all windows will replicate the current style.
 - The building on 49 Memel Rd has been altered in the past, but these were generally sympathetic to the building itself and the streetscape and surrounding resource in terms of height, bulk, fenestration and fabric. Applicant Response: The previous alterations were done poorly and the overall condition of the property as it stands is incredibly run down.
 - The proposed increase in built form results in an overbulked site and a structure on the site that is incongruous with the modest scale, grain, context and rhythm of the adjacent properties and surrounds, especially within the Mark and Memel Rd (Belletjiesbos) character area. Applicant Response: The property directly opposite is of a large scale which we have tried to mimic. Please refer to our annexure with exact comparisons.
 - The proposal disrupts the coherent massing typical of the heritage area and negatively impacts the streetscape. 49 Memel Rd forms part of a streetscape and urban fabric that contributes meaningfully to the cultural and architectural character of the area. Applicant Response: This was initially a concern with our consultations with the City. We have incorporated breaks in the roof structure, which will be more expensive during the construction phase, but have agreed to making the second story and roof impact as subtle as possible.
 - The new fenestration, especially that on Protea Rd and Memel Rd are not in keeping with the past and present fabric and architectural language of the building or sympathetic to the context of the surrounding resource area. Applicant Response: we have updated the layers on the building plans to correctly demonstrate the windows to be in keeping with the current style.
 - The contemporary style of the new windows, specifically the shape of the 2 first story windows facing Protea Rd, fails to reflect or respect the architectural elements that contribute to the property's heritage significance, value and that of its surrounding context. Applicant Response: Please note that we have updated

the layers on the building plans to correctly demonstrate the windows to be in keeping with the current style.

- We request that the design (proportion, fabric etc) of all streets facing windows are redesigned so as to meet the guidelines on heritage protection and management set by the NHRA, CoCT and HWC, namely being sympathetic to the heritage value and context of the site and surrounds. Applicant Response: Refer to guidelines.
- A low wall is proposed extending along the Protea Rd boundary to include 2 walled in drying yards, sliding gates, off street parking and ClearVu fencing. This will further detract or alter the Heritage character of the front façade. Applicant Response: Security and off-street parking needs to be taken in to account as the area does not HAVE off street parking.
- UCRRA concludes that the alterations, as proposed, would diminish the heritage value of the property and compromise the broader area and surrounding heritage resource area
- Correctly coloured-up plans were provided alongside revised comment from the UCRRA who note that they have not seen these plans and consider the design to still be inappropriate to the context and suggest the architect is making use of poor precedent in the area.

DECISION

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

CN

13.5 Erven 31328 & 31329, 3 & 3A Hermitage Road, Rosebank, S34-Additions, Alterations & Partial Demolition

Case No: HWC25013103CN0212

Emily-Jane Vowles introduced the item.

Simos Architects and Kobus Van Wyk were present and took part in the discussion.

DISCUSSION

- Grading: Erf 31328 = NCW and Erf 31329 = IIIB
- HPO: Inside
- The proposal is for alterations to the existing facades such as repainting, shifting and installing new and existing openings. Internal alterations to ex. structures by creating liveable units for student accommodation with bathrooms and kitchenettes.
- A stop works order was issued by HWC on 23 January by SJ and CN. CoCT has issued 3 stop works orders, but work has continued irrespective of any stop work order issued. CoCT has also taken this process to the High Court
- CoCT does not support and concludes with the following statement: "Due to the severity and extent of the unauthorised works, not only to the building itself, but to the site in context of the building and the HPOZ, the levels of significance of the resource have been drastically impacted on negatively".
- RMCA did not provide comment in 30 days.
- Applicant response to objections: The applicants responses relate mostly to motivating the need for student accommodation. The response notes that Internal features such as original tiles, carpeted stairs, skirting, cornices and architraves have been almost entirely retained and the external features were retained and restored (excluding the removed canopy which is to be reinstated). We do not view this as having negatively impacted the significance of the resource in terms of external features. Minimal work was done to the exteriors, beyond restoring and repainting. Therefore, in terms of historic fabric this property remains relevant and still contributes to the character of the streetscape. The response concludes and states that Despite the changes made, we believe that the property retains much of its heritage significance,

especially in terms of the external architectural features which remain and have been restored.

- I&APs have been invited to today's meeting
- Heritage Statement by Mr. Kobus van Wyk:
 - The exterior of the building has stayed unchanged for more than 130 years, showcasing remarkably preserved period design characteristics. These features consist of the asymmetrical facade, the porch and turret adorned with a finial, along with the roof shape and plaster quoining.
 - Intrinsic significance – High: the main intrinsic significance of the pre-renovated building lies in its remaining authentic older fabric.
 - Associational Significance – Medium: The building is closely linked to a renowned architect William Adamson from the late Victorian Period. Not only did he design the building, but he also owned the house, as mentioned in paragraph 7.2. This building serves as a remarkably well-preserved representation of his design style, featuring aesthetic elements similar to those of the now-demolished Old Cape Town Harbour Pier and the reconstruction of the Alabama Hotel at the corner of Loop and Bree Streets in Cape Town.
 - Contextual Significance: Medium - Despite the presence of two older 'villas' from the same period immediately to the south of the subject building, there is a lack of contextual appropriateness, and the building is perceived as being like a ship on the ocean rather than fitting comfortably within a sympathetic urban context.
 - The current City of Cape Town grading of IIIB is supported. Given the high degree of intrinsic significance and with a careful period restoration, should it ever be possible, a grading of IIIA might even be appropriate.
 - Majority of the work has been completed at time of the site inspection by Mr. Kobus van Wyk.
- Unauthorised work that took place:
 - External: The external work consists of general repairs to the previously neglected building. The external walls were painted, the roof and gutters repaired, and the timber fretwork repainted. It appears as if, while painted, no repairs were done to the fretwork, as some damage is still evident on the gable ends. The existing sliding sash windows were repaired and repainted. Very few alterations were made to the external envelope, and the original fabric was kept and repaired to a large extent.
 - Internal: Extensive internal alterations were made to the building. The internal spaces were subdivided using drywall to create separate units, each with its bathroom. There are a total of 20 units within the main dwelling and outbuildings, with 15 units on the ground floor and 5 units on the first floor of the outbuildings. Regarding the original brick walls, existing door openings were bricked up in four locations, one new door opening was created, and a section of a wall was removed in another location. All other internal divisions of spaces were achieved using drywall.
 - Finishes: The internal finishes were retained and refurbished. The walls, ceilings, cornices, and existing doors were retained and repainted. The timber strip flooring and skirtings were retained and refurbished. Existing decorative detailing was also retained. Internal doors were retained where possible. However, five new internal doors and 20 new sliding doors were installed.
 - Services: Electrical reticulation was, however, chased into the walls, which no doubt has led to a substantial measure of damage to the original fabric.
- Assessment of Impacts: There is no doubt that the unauthorised work impacted the authentic older fabric of the building, and therefore on the significance of the heritage resource.
- Conclusion: The unauthorised and ill-conceived renovation is regrettable. As mentioned earlier, the significance of the heritage resource has been severely and adversely affected. The original resource was a superb architectural representation of its kind, with well-preserved architectural features, elements, and historic fabric, set within a garden environment, as was typical of this type of Victorian villa in the area. While substantial damage was done to the building, some of this is reversible without substantial damage to the original fabric. As the original detailing to cornices, skirtings, architraves is still present, as are the original flooring and ceilings, it would theoretically be possible to remove the drywall partitioning, bathrooms and kitchenettes and

- reinstate the original internal spatial arrangement and repair the historic fabric as far as possible.
- Mitigation: Punitive measures, if necessary, will be determined by HWC and CoCT following the relevant legislation. Insisting on the reversal of unauthorised work is not recommended due to the potential impact on the sustainability of the business model. This could ultimately lead to the neglect of the building because of insufficient maintenance. The following mitigation measures are therefore recommended:
 - General: A comprehensive and detailed maintenance management plan, similar to a conservation management plan as per Section 5 of the NARA, is to be compiled for approval of HWC in order to protect the heritage resource into the future. The purpose of this will be to regulate and monitor any work done to the heritage resource. This should become a binding document, placing the owner/operator under an obligation to report and request permission.
 - Building Work: The reinstatement of the canopy over the entrance to Unit 12 off Hermitage Road, matching the original detailing.
 - Garden: A landscape architect with experience in period gardens is to be employed by the owner to develop an appropriate landscape plan for the reintroduction of mature trees and other garden features, and to see to the implementation and establishment of the garden.
 - Further Requirements received on 21 Aug:
 - A Supplementary Report was prepared by Kobus van Wyk – Architect and Heritage Practitioner who prepared the original report. The Supplementary report includes the plans prior to construction, plans accurately reflecting all unauthorised work, as well as the comparative photographic analysis, noting the lack of historical info on the property. Mitigation was proposed in the original heritage statement as has not changed.
 - CoCT did not provide comments in 30 days.
 - RAMPAC only has concerns regarding the statement in Para 13 of the heritage statement "Insisting on the reversal of unauthorised work is not recommended due to the potential impact on the sustainability of the business model". Their comment relates to the hard surfacing, parking and landscaping which is not a heritage issue to HWC on the IIIB heritage resource.

REFERRAL

The Committee resolved to refer the application to BELCom on 17 September 2025 due the amount of unauthorised work, the HWC stop works order not being complied with, non-support from the CoCT, and the heritage statement concluding that the significance of the heritage resource was negatively impacted and proposing mitigation measures. HOMs recommends that a Mitigation Agreement be entered into between the owner and HWC.

CN

13.6 Farm 4575, 9 Louie Street, Lemoenkloof, Paarl, S34-Additions & Alterations Case No: HWC25072508CSI0430

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 14 August for streetscapes, photos of unauthorised work
- Work applied for has been completed
- Not Graded
- Outside HPO
- Completed work is for closing up the existing carport, replacing damaged portions of the roof, demolishing the laundry outbuilding structure, replacement of timber door and windows with aluminium sliding door and deck, and a privacy fence on the existing vibacrete boundary wall. Internal alterations were for the conversion of the study to a bathroom and an en-suite for a bedroom.

- DHAC, DHF, Paarl 300 provided comment and support the application

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.

CSI

13.7 Erf 5573, 52 Jan Van Riebeeck Drive, Paarl, S34-Total Demolition Case No: HWC24080116CSI0306

Ms Chiara Singh introduced the item.

Clive Theunissen and Katie Smuts were present and took part in the discussion.

DISCUSSION

- Outstanding information received 20 August for HOMs Further Requirements:
 1. The applicant must submit a written response to the heritage objections received that were based on heritage grounds.
 2. This response must address, inter alia, the building's social and historical significance in terms of forced removals and protest actions that took place within the immediate vicinity and how the form of the building contributes to the formation of a unique urban gateway along Jan Van Riebeeck Street.
 3. The second structural engineer's report must be submitted.
- Previous Case: 19040208HB0403E (S51 letter issued)
- Work applied for has not started
- Not Graded - DHAC recommends a grading of IIIC
- Outside HPO
- Proposed work is for the total demolition of the building due to foundation settlement and deep cracks appearing in the walls and walkways.
- The first engineer's report dated 19 August 2022 states that it will in general be possible to repair the cracks that have occurred in the Ground and First floor walls and in some beam soffits. This must however only proceed once the cause of these cracks have been identified and ceased to exist.
- The second engineers report dated 28 June 2024 states, ""Most of the structures show signs of deterioration, including cracks to walls and concrete elements, settlement of surface beds, rotten timber, corroded roof sheeting and damage to the buildings. While settlement and cracks are expected in structures over time, some of the large cracks are a cause for concern. The western part of the building has experienced serious settlement causing large cracks in the walls. The settlement is also visible in the damage to the external surface bed. The state of the building has not changed drastically since the inspection and report by CSM...The building has been vacant for a number of years and has been vandalised. Most of the electrical infrastructure has been removed as well as some of the doors, windows and roof sheets. The ceiling is collapsing in some of the rooms." The second engineer's report recommends that, "The building does not pose a risk of immediate collapse, but if vandalism and deterioration continues, some structural elements will collapse. To prevent injury to people, the property should be enclosed to prohibit access. The deteriorated elements can be repaired and/or replaced, but repairs to prevent or limit further settlement will be invasive and costly. The large cracks in walls would need to be repaired by stitching to enable the cracks to be bridged."
- DHF objects to the demolition of the building on the grounds that the building has deliberately been left to deteriorate to its current condition.
- Paarl 300 objects to the demolition stating that there seems not to be a clear or proper reason for demolition. Before the demolition is considered, the heritage value should be assessed and determined. This property belongs to the Drakenstein Municipality, if the Municipality is not able to maintain and repair the building, they should rather consider selling the property.

- DHAC objected stating that whilst the building is not graded and outside the Protected Area Overlay Zone, the building contributes to the formation of a unique urban gateway along Jan Van Riebeeck Street and the building is of social and historical significance in terms of the forced removals and protest actions that took place within the immediate vicinity.
- The heritage report indicates that the building is located some distance from the concentration of highly graded structures that line Paarl Main Road and contribute to the character and significance of the town, and the building has little intrinsic significance. The building has been long owned by Jewish families and holds some social and historical significance in terms of the forced removals that took place after the passing of the Group Areas Act in 1961, and had impacts in the neighbourhoods surrounding erf 5573. The erf appears to have evaded direct impacts from the passing of that law, and was, historically, excluded from designation as belonging to a particular racial group. The large-scale evictions of the 1960s were presaged by events in 1959 that, while not directly involving or affecting erf 5573, took place in its immediate vicinity and would certainly have been a lived experience for the owners of the erf at the time. Beyond the events of those two nights, the owners and occupants of erf 5573 were not directly subject to forced removals, and the property was located between areas earmarked as all white and all coloured.
- In terms of heritage design indicators, the heritage report recommends a grading of IIIB because of the architectural "gateway" in the building's positioning along Jan Van Riebeeck Street stating that, "Together with the adjacent historic structures, this part of Paarl forms a mini-context of heritage worthy structures which belie the deemed IIIC grading of the building itself. The proposed actions should therefore bear this mini-context in mind and consider the actions in terms of a higher, possibly IIIB, grading". The report makes note of all significant heritage fabric to be retained and areas of the building to be restored.
- Recommendations of the report are as stated:
 1. The IIIC grading be supported;
 2. The heritage indicators be endorsed;
 3. Detailed drawings be submitted in accordance with the indicators provided as a condition of approval
- DHF and Paarl 300 provided comment and are in support of the heritage report recommendations. DHAC did not provide comment within 30 days.

REFERRAL

The Committee resolved to refer the application to BELCom on 17 September 2025 due to objections received from Drakenstein Municipality, Drakenstein Heritage Foundation, and Paarl 300.

CSI

13.8 Erf 7050, 116 Simon's Town Road, Fish Hoek, S34-Minor Works Case No: HWC25070110CSI0702

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on 18 August for HOMs further requirements:
 1. Correctly coloured up plans indicating the replacement of the windows on the street facing facade.
 2. Revised plans are to indicate the proposed work as distinct from the completed work and annotate as such.
- Work applied for has started
- Graded IIIC
- Outside HPO
- Proposed work is for the replacement of roof rafters, windows, and internal walls. Most of the work has been completed.

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.

CSI

13.9 Farm ST245-1, 162 Langverwagt Road, Kuilsriver, S34-Minor Works

Case No: HWC25020311CSI0206

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 13 August for updated plans and 26 August for title deed and company resolution
- Work applied for has not started
- Graded IIIA
- Proposed work is for internal alterations and a new boundary wall. The applicant previously proposed the replacement of the existing thatch roof with s-profile sheeting to match other buildings in the werf but they have decided to not replace the roof and have submitted new plans.
- According to CoCT: Main dwelling burnt down c1900 but the historical outbuildings remain. Late 18th/early 19th century farmstead. One of the original Bottelary farms. Historical layering evident. High significance as part of a continuing agricultural cultural landscape associated with the foothills of Kanonkop. Association with the Bottelary Cultural Landscape which extends into the adjoining Stellenbosch Municipality.

HELD OVER

The matter has been held over until the Provincial Heritage status of the building can be confirmed.

CSI

13.10 Portion 43 of Farm 72, off the Old R43 Road, Caledon, S38(8)-NID

Case No: HWC25073004CSI0808

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 15 and 28 August for the WWTP SDP and approximate excavation depth.
- Trigger: S38(1)(c)(i) exceeding 5 000m² in extent.
- Proposed development is for a 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.
- Current land-use/zoning: Agricultural
- Built environment: a few structures are present on the werf but none are historical
- Visual: The proposed structure according to the 3D renders would have a visual impact however the consultant has stated that, "" The fruit juicing plant would be visible in the landscape, but large industrial sheds are in fact entirely common place in the agricultural landscape of Villiersdorp and surrounds. As can be seen on photographs attached to this submission, there are large packing and cold storage facilities in the larger area, located along the R45 and R 43 where they are highly visible. The site in question is located on a dead-end road that is not generally used by the public and thus the proposed development will in fact impact on only a limited number of road users.""
- Archaeological: No archaeological impacts are expected
- Palaeo: palaeo sensitivity on the SAHRIS palaeo map is a mixture of very high and moderate. The approximate excavation depth is confirmed to be 3.25mm into the existing ground on the

north side and fill almost 1.0m of the existing ground on the southern side of the footprint

INTERIM COMMENT

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

1. Palaeontological Impact Assessment
2. Visual Impact Assessment

CSI

13.11 Portion 57 of Farm 495, Farm Blomboschfontein, Blombos Cave, Still Bay, S35-Analysis

Case No: HWC25060307CSI0806

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 14 August for clarification regarding sample size and photos.
- Work applied for has not started
- Proposed research is for total destructive geochemical analyses (clumped isotopes thermometry) to assist with understanding seasonal occupation at Blombos Cave. The analysis will attempt to understand whether the shellfish species *Turbo sarmaticus* opercula are heated and whether they are a suitable medium for understanding seasonal variation and occupation. The opercula are abundant within the cave.
- The study comprises of three components:
 - Table 1: Heat study, 16 samples
 - Table 2: Paleotemperature and seasonality study, 102 samples
 - Table 3: Isotopic clump analysis, 187 samples
- There is a signed repository agreement with Iziko

DECISION

The Committee resolved to endorse the Section 35 permit application prepared by Ellie Pryor dated 5 August 2025.

CSI

13.12 Erf 138 RE, 83 Regent Road, Sea Point, S34-Additions & Alterations

Case No: HWC24102418EJV1115

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 31 July and 25 August 2025
- Graded IIC/IIII
- Outside HPO
- Work has been completed
- The proposal is for internal alterations, external alterations, and full fenestration changes to allow for use as a Gelato Mania. The facade mural has been annotated on the plans but not coloured-up as the entire structure would then need to be coloured-up which HOMs confirmed is not necessary
- CoCT support revision 00 which is substantially in accordance with the revision HWC received; SFA have no objection and don't consider the building a heritage resource; SFB cannot comment as work has been completed

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.

13.13 Erf 2742, 4G Wine Estate, Dassenberg Road, Franschhoek, S38(8)-HIA
Case No: HWC24100305EJV1015

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 26 August 2025
- Ungraded
- Inside the Historic Franschhoek Grade II Landscape Unit
- Work has not started
- HOMs in November 2024 requested an HIA with a PIA, VIA, and Townscape Assessment for the proposed development of three-level private residential employee apartments, wine production accommodation, cellars, and an administrative office integrated into the topography on the uppermost west-facing Dassenberg mountainside slopes of the 4G Wine Estate overlooking the Franschhoek valley. The SDP has since been revised to include a new solar installation alongside the existing installation, tennis pavilions alongside the existing tennis court, an upgrade to the existing helicopter pad, and additional vineyards.
- The estate is situated outside of the urban edge within a rural/agricultural area on the outskirts of Franschhoek within the Stellenbosch Winelands. It was a former stud farm, and is surrounded by properties engaged in agriculture, hotels, guest houses, and residential uses. The consultant identifies its significance as follows:
 - It is important in the community or pattern of South African history, as a good example of an historic agrarian cultural landscape that was established from the 17th century.
 - The vegetation as a garden setting is important to the aesthetic value of the site, building and its context.
 - The mature trees and Non-Conservation Worthy buildings add to the characteristic of the cultural landscape but are not identified as separate heritage resources.
- The site has been developed on its lower slopes, with low scaled, dispersed buildings and infrastructure associated with its use as a stud farm, as well as orchards. The upper, elevated section is undeveloped and uncultivated, and currently home to invasive alien vegetation intended for removal. The site and broader landscape could be described as 'romantic' in that it is enclosed by rugged and majestic mountains and generally characterised by vineyards and orchards. At 1,3km from Franschhoek town, it retains a rural character and is continuous of the adjacent Cape Winelands rural cultural landscape. The landscape character to the east of the site is considered highly sensitive to visual impact, while to the west there is no visual connection to the site due to the ridgeline. The Franschhoek Grade II Landscape Unit is one characterised by a sense of enclosure, critical biodiversity areas, high scenic quality and sense of place, clustered settlements well absorbed into the landscape, and a well-balanced and fine texture of natural fingers interlacing farm settlements.
- The consultant then develops the following indicators for any development:
 - Contextual fit in reference to the cultural landscape, ecological corridors, and historical settlement patterns;
 - Use in reference to enhance the agricultural and biodiversity uses of the site;
 - Building character in reference to spatial relationships between buildings and vegetated areas, patterns of disbursements, and the avoidance of overmassed, monolithic structures;
 - New Buildings in reference to patterns of development, precincts, setbacks and buffers, clustering, fragmentation, simple roofscapes, shaded, non-reflective and tinted glazing and pergolas;
 - Existing buildings in reference to maximising the use of the existing buildings with appropriate additions;
 - Landscaping in reference to transitional, integrated planting, screening, and the retention of or addition of planting to maintain the agricultural quality;
 - Movement routes in reference to contours, colours, permeability, and vegetation;

- Boundary definitions in reference to visual permeability and avoidance of solidity;
- Parking in reference to dispersal, vegetation, and surfacing;
- Access in terms of scale and lighting and signage;
- Services in reference to storm water management, infrastructure, and lighting.
- The VIA was conducted by David Gibbs and concluded that whereas the proposed development is likely to transform only a portion of the site, this portion is visible due to its elevation. The clearance of alien vegetation is likely to reduce the visual absorption capacity of the site to a limited extent, resulting in a higher degree of visual exposure. However, the development is unlikely to affect the overall character of the rural domain of the Franschhoek Valley. The impacts are likely to be limited to the portions of the site affected by the development proposal only, given the limited footprint. Whereas the building may be visible from public roadways, this is likely to be at considerable distance. The building is not likely to be visually dominant given the scale of the proposal relative to the receiving environment. It is congruent with the surrounding land uses and cumulative impacts are likely to be negligible. The architectural approach is site-sensitive and considers visual and landscape factors, resulting in a proposal that blends well with the landscape despite its modern design. Construction phase and operational phase mitigation is required, largely in the form of landscaping.
- The PIA was conducted by Banzai Environmental. The proposed development is underlain by the Moorreesburg Formation of the Malmesbury Group. The Peninsula, Pakhuis and Cedarberg Formations and the Franschhoek Formation are located towards the west while the Cape Granite Suite underpins the south. The Malmesbury Group comprises of moderately deformed metasediments consisting of coastal marine to deep sea siliciclastics and carbonates with minor volcanics. The Moorreesburg Formation is dated to the Late Archaean to Early Proterozoic (1.0 to 1.3 billion years ago), and it demonstrates a depositional environment shaped by tectonic activity, with bending and faulting. While fossil evidence is scarce, it suggests the presence of microfossils. The SAHRIS PalaeoMap and DFFE Screener both indicate the site as having low sensitivity and this was confirmed during a site visit, therefore, no impact is expected during the construction and operational phases. The case officer erroneously thought the site extended into the high sensitivity zone and recommended a PIA which was not in fact necessary. ASHA Consulting provided archaeological comment indicating that no archaeological material was observed during a site visit and that, as the age of the original homestead is unknown, the likelihood of contextual archaeological deposits is unknown. There is no objection to the proposed development on the basis of archaeology.
- In terms of public participation: SHF did not respond in 30-days. SIG have no objection on condition that all mitigating measures recommended in the DBAR be implemented; alien vegetation be removed as suggested in the DBAR; and the proposal remains substantially in accordance with the simulation to the extent that it fits into the landscape and does not unduly advertise itself. The Municipality concurs with the recommendations of the HIA. A neighbour raised concern regarding access and traffic both of which are being addressed in the EMP. Neither CapeNature nor DEADP raised heritage-related concerns rather focussing on vegetation and services. FHRA objects on the basis that the bulk, scale, and massing is incompatible with the surrounding environment and the Franschhoek Townscape Character Guidelines; that the widening of the Dassenberg Road entrance to the site will alter the rural threshold into the property which will be visible from scenic corridors; an incremental expansion of this kind could result in cumulative intensification and cumulative impact on the landscape unit and its agricultural character; the stormwater drawings are contrary to the zoning scheme; the indigenous planting detailed in the landscape plan falls below the 70% threshold recommended in the Franschhoek Townscape Character Guidelines and will not sufficiently screen or buffer the development from the highly sensitive landscape; the proposal suggests an incremental shift in the dominant land-use from agricultural towards hospitality/estate-style which is contrary to the zoning scheme. DoA LUM does not support the housing units as they are not in line with the Land Use Planning Guidelines for Rural Areas.
- Bridget O'Donoghue concludes on page 8 of the HIA with the following recommendations:
 - The HIA accepted by HWC as it meets the requirements of NHRA Section 38(3);
 - The heritage and visual indicators are accepted to inform the application;

- The SDP and Landscape concept plan are approved;
- A detailed Landscape Plan by a qualified Landscape Architect is submitted for approval in the municipal application process. The approved Landscape Plan is implemented, maintained and managed by the applicant;
- If any archaeological material or human burials are uncovered during the course of development then work in the immediate area should be halted. The find would need to be reported to the heritage authorities and may require inspection by an archaeologist. Such heritage is the property of the state and may require excavation and curation in an approved institution;
- If substantial fossil remains are discovered during any phase of construction, either on the surface or exposed by excavations the Chance Find Protocol must be implemented by the ECO/site manager in charge of these developments. These discoveries ought to be protected (if possible, in situ) and the ECO/site manager must report to Heritage Western Cape;
- The CEMP and OEMP are implemented with the recommended VIA mitigation measures.

REFERRAL

The Committee resolved to refer the matter to IACom on 10 September 2025 due to the objections received.

EJV

13.14 Erf 3510, 88B Main Street, Paarl, S34-Additions & Alterations Case No: HWC25071106SJ0715

Ms Sneha Jhupsee introduced the item.

Clive Theunissen was present and took part in the discussion.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- HWC Site Inspection: 24 April 2025. Stop works issued.
- Email from Kris Coetzee (Drakenstein) confirming Municipality Stop Works lifted 22 May 2025.
- The work has started.
- Graded ungraded and inside Special Character Protection Overlay Zone of Paarl.
- Proposal is for full internal retrofit as interior has already been stripped. Externally, landscaping has taken place. The upstairs area will be a larger living area and the basement units will be converted into living units.
- Consultation:
 - DHAC: objection, requires revised drawings be submitted reflecting all proposed work (retaining walls, fencing, etc.)
 - Paarl300: not supported, work already started.
 - DHF: request for application to be amended to clarify and address objections, alternatively DHF will appeal. The DHF letter includes handwritten notes in various colours all over the page.
- Consultation Responses: The applicant revised the plans and provided written comments responding to the objections. These were not submitted to I&APs.
- Consultation (HOMs Further Requirements):
 - DHAC: no comment within 14 day period. It is stated that Mr. Theunissen did not object to the proposal at the previous HOMs. Chair to confirm.
 - Paarl300: not supported, work already started (as previously indicated).
 - DHF: objects to larger windows on the eastern façade of the ground floor, above the garage doors - size of these windows should remain consistent with the current window proportions and proposed cladding on the eastern (street-facing) façade of the building - not in keeping with the Drakenstein Municipality's Heritage Guidelines, nor with the typical character of Paarl's Main Road.
- Consultation Responses: DHF comments adhered to and drawings revised.

- Plans must show/say where work has been undertaken.
- Outstanding information received on 28 July 2025.
- Mr. Theunissen states there are no heritage objections and town planning concerns may be handled at a municipal level.

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

SJ

13.15 Erf 179757, 3 Royal Road, Muizenberg, S34-Additions & Alterations Case No: HWC25081104SJ0811

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- Additional Information: Complex case history - went to tribunal.
- The work has started.
- Graded IIIC and outside HPOZ.
- A previous approval has been granted on 5 November 2024. There have been changes made during the LUMs process which require the stamping of amended plans. As the site has been contentious, an application was requested to be made for revised plans.
- Consultation: N/A.
- Outstanding information received on 22 August 2025.

DECISION

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

SJ

13.16 Erf 188, 10 Lang Street, Riebeeck West, S34-Minor Works Case No: HWC25073107SJ0813

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- Additional Information: Victorian style in the early 20th century (c. 1880) with contextual, architectural, aesthetic and historical significance. The description reads, "much altered early 20th Century Victorian villa. 5 bay with front veranda. New double storey addition and further addition to side. Original core relatively intact. Form extensively altered." (Swartland Municipality July 2009)
- The work has not started.
- Graded IIIB and outside HPOZ.
- Proposal is for a new boundary wall to replace the existing boundary along Lang Street and Voortrekker Road. The interior garden space will be formalised.
- Consultation: N/A MW
- Outstanding information received on 22 August 2025.

DECISION

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

SJ

13.17 Erf 2658, 10 Alleman Street, Paarl, S34-Minor Works

Case No: HWC25072308SJ0811

Ms Sneha Jhupsee introduced the item.

Doryn Schreuder and Clive Theunissen were present and took part in the discussion.

DISCUSSION

- NHRA Trigger: None
- The work has been completed.
- Graded IIIC and inside Special Character Protected Area Overlay Zone.
- Unauthorised work is a screen and advertising wall which is a free-standing structure.
- Consultation: N/A MW
 - DHAC: Mr. Theunissen agreed at the meeting that there is no trigger.
 - DHF: the committee would have objected had the work been submitted prior to completion.
 - Paarl300: not supported as work has been completed.

COMMENT

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

SJ

13.18 Erf 115600, 19 Oak Avenue, Newlands, S34-Additions & Alterations

Case No: HWC25063010SVB0725

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 13 and 21 August 2025.
- The property is graded IIIB and within the proposed Newlands PHA HPOZ.
- Work has not started.
- The proposal is for a second storey additions to accommodate a second bedroom.
- City of Cape Town support the proposal.
- NRA has no objection to the proposal.

DECISION

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

SVB

13.19 Erf 180, 10 Kantoort Street, McGregor, S34-Additions & Alterations

Case No: HWC25071105SVB0811

OUTSTANDING INFORMATION

Letter of executorship required.

SVB

13.20 Erf 1827, 34 Elizabeth Avenue, Pinelands, S34-Alterations & Additions

Case No: HWC25050605SVB0506

Ms Sofia Briel introduced the item.

Ernst Stals was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 09, 10 July and 22 August.
- The property is graded IIIC and is outside.
- Work has not started.
- The proposal is to replace the entire thatch roof and the small portions of asbestos roof used on overhangs. The proposal is to replace the main thatch roof with concrete roof tiles and to replace the overhangs with metal sheeting.
- An application for replacement of the thatch roof with metal sheeting was submitted in 2018 (17120803HB1208E). It was referred to BELCom who did not support the proposal. This decision was appealed, and the appeals committee upheld the appeal and approved the application.
- CoCT support the proposal.
- Pinelands Residents & Ratepayers Associations were consulted and object to the replacement of the thatch roof, however they noted that should HWC approve the submission, they will not object.
- In response to the PRRA's objection the applicant noted that two applications in the past were approved for the replacement of the thatch roof with concealed sheet metal roofing but never executed. They sighted the expense of maintenance of the roof as a reason for replacement, as well as the cost of insurance. The motivated for the use of tiles in place of the previously approved metal sheeting, as being more practical and appropriate for the residential context.
- All I&APs have been invited to today's meeting.

DECISION

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

SVB

13.21 Erf 2188, 2 Granger Bay Boulevard, Greenpoint, S27-Alterations

Case No: HWC25060507SVB0811

Ms Sofia Briel introduced the item.

Stuart Burnett was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 20 and 21 August 2025.
- Most of Erf 2188 is graded IIIA, however the structure that is the subject of this application is excluded from this and is itself ungraded. The building is older than 60 years and the whole erf including the subject structure falls within the Green Point Common PHS area.
- The property is also outside of any HPO.
- Work has not started.
- The building is currently leased by McDonalds SA for use as a restaurant and drive-thru. The proposal is for internal and external alterations to the building. Internal alterations are minor and largely superficial, with the addition of some new dry wall to adjust the internal layout slightly. The external alterations include installation of new external louvre for ventilation, updating the existing signage, demolition of the existing 'blade wall' with the McDonald logo on it, removal of the existing palisade fence to be replaced with an electric fence, like-for-like replacement of roof sheeting, repair and replacement of existing gutters and downpipes and repair walls where necessary and make good.
- GPRRA did not object to the proposal.

- CoCT support the proposal with the following conditions:
 - 1. All proposed work to be overseen by an appointed heritage practitioner until work completion.
 - 2. Signage to be dealt with by the City in terms of the City's Outdoor Advertising & Signage By-law 2023.
 - 3. Applicant must include
- The site falls within the Green Point Common CMP area and is referred to as the 'Race Course Stand' In the CMP. According to the CMP "The Race Course Stand is a relic associated with the practice of horse racing around the Green Point vlei. The Grandstand was built in 1851 and is now incorporated in the McDonalds restaurant at the corner of Fritz Sonnenberg Road and Granger Bay Boulevard. It is the oldest extant building associated with the sporting history of the Green Point Common, although significantly altered."
- As per the CMP there are certain activities that are exempt from requiring heritage permission in terms of the NHRA.

DECISION

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

SVB

13.22 Erf 28548, 1 Roughmoor Road, Mowbray, S34-Minor Works Case No: HWC25072301SVB0728

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 25 August 2025.
- The property is graded IIIB within the Mowbray Rosebank HPOZ.
- Work has not started.
- The proposal is for a new pergola along the common boundary.

DECISION

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

SVB

13.23 Erf 4942, City Hall, 56 Corporation Street, Cape Town City Centre, S27-Minor Works Case No: HWC25070707SVB0806

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 20 and 22 August.
- The building is a PHS Grading and within the Central City HPOZ.
- Work has not started.
- The proposal is for general repairs and maintenance as well as fire and structural safety, and mechanical work on the carillon. This includes the installation of safety equipment for accessing the carillon bells (which has been detailed in the application); installation of fire safety measures (detailed in the fire protection drawings prepared by RSA);
- There is a CMP for City Hall which was approved on 30 September 2020.
- RSA supports the measures put in place by the City of Cape Town to prevent further deterioration by adhering to the Occupational Health and Safety Act as well as the fire safety and protection regulations. The measures should be done in accordance with the Requirements and recommendations tabled in Section 4.3. The minor works to follow the guidelines in Section 7, cross-referenced with the CMP and RSA report Conservation and maintenance guidelines. A

monitoring report and application for a new permit or extension of the existing permit to cover any additional work done will be applied for.

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.

SVB

13.24 Erf 66438, 3 Riverstone Road, Wynberg, S34-Minor Works

Case No: HWC25072501SVB0731

OUTSTANDING INFORMATION:

External photographs, additional internal photographs, outstanding Section 51 application fee required.

SVB

13.25 Erf 799, 8 Ironsyde Street, George, S34-Total Demolition

Case No: HWC25080805SVB0808

Ms Sofia Briel introduced the item.

Denise JvR was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 26 August 2025.
- The property is ungraded and outside of any HPO. However the property is noted as NCW in the unapproved George Built Heritage Inventory, 2016.
- Work has not started.
- The proposal is for total demolition of the dwelling on the property.
- George Heritage Trust strongly object to the proposal on the following grounds: lack of justification for demolition based on parking need; concerns over the impact of parking deserts; architectural and heritage significance of the existing structure (the house is a good example of its type and era, retaining many original elements such as doors, door frames, and windowsills, etc...); the building is in a restorable condition; incorrect assumptions about heritage significance; heritage and public interest over private profit; contribution to the area character and group values.
- Simon van der Stel Foundation were also consulted and have no objection to the proposal.
- George Municipality do not object to the proposal but advised that soft buffer and landscaping should be implemented if redevelopment is supported by HWC.
- The applicant responded to the George Heritage Trust and noted that they will appoint a landscaper to beautify the parking area by planting trees and shrubs to retain the character of the landscape and that they will keep the doors, door frames and windowsills and utilize these items in another development which is appropriate.
- All I&APs have been invited to today's meeting.

DECISION

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

13.26 Farm 1817, Libanon Farm, Lustigan Road, Paarl, S38(8)-NID
Case No: 25710RB0721

Emily Jane Vowles introduced the item.

Clive Theunissen was present and took part in the discussion.

DISCUSSION

- S38(8) with DEA&DP as the authorising authority.
- S38(1)(c)(i) and (d) triggered.
- The proposal is to rezone the property from agricultural to General Residential 2 and then to develop 100 residential units, varying between 200-900 square meters.
- The proposed area for development is located on the western portion of the Farm. The portion is divided from the rest of the Libanon Farm, by Lustigan Road.
- The portion contains existing vineyards, which are actively being farmed. The remainder of the farm is being used for the planting and farming of citrus trees and tourism (wine farm).
- This falls along the Drakenstein Road Scenic Route (now called Lustigan Road) declared in the 2012 Drakenstein survey and is inside the Klein Drakenstein Heritage Overlay Zone. The map of relative archaeological and cultural heritage theme sensitivity screener indicates very high sensitivity due to the proximity to a Grade I and II site. The map of relative palaeontology theme sensitivity indicates medium sensitivity.
- EAP recommends NFS.

INTERIM COMMENT

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

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

RB

13.27 Erf 3417, 34A Main Road, Paarl, S34-Additions & Alterations
Case No.: HWC25063005CH0724

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 8 September 2025 due to case officer not being present in the meeting.

CH

13.28 Erf 874, CP Nel Museum, 3 Baron van Reede Street, Oudtshoorn, S27-Minor Works
Case No.: HWC25082817CH0319

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 8 September 2025 due to case officer not being present in the meeting.

CH

13.29 Erf 1024, Unit 105, Monreith, 24 Hall Road, Seapoint, S34- Minor Works

Case No: HWC25081207XM0813

OUTSTANDING INFORMATION

Internal images and revised plans required.

XM

- 13.30 Erf 131816, 347 Lower Klipfontein Road, Athlone, S34-Additions & Alterations**
Case No: HWC25040715XM0701

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 8 September 2025 due to case officer not being present in the meeting.

XM

- 13.31 Erf 1705, 19 Alex Pienaar Street, Strand, S34-Total Demolition**
Case No: HWC25080506XM0805

Ms Xola Mlwandle introduced the item.

OUTSTANDING INFORMATION

Demolition plan and CoCT comment required

XM

- 13.32 Erf 171135, 37 Walmer Street, Woodstock, S34-Additions & Alterations**
Case No: HWC25060412XM0703

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 8 September 2025 due to case officer not being present in the meeting.

XM

- 13.33 Erf 57897, 16 Devon Street, Kenilworth, S34-Minor Works**
Case No: HWC25032601XM0327

OUTSTANDING INFORMATION

contextual streetscape photographs required.

XM

- 13.34 Erf 6 of Portion of Erf 1, 2 Kohler Street, Montagu, S34-Minor Works**
Case No : HWC25012001XM0210

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 8 September 2025 due to case officer not being present in the meeting.

XM

- 13.35 Erf 771, 12 Pleasant Place, Pinelands, S34-Additions & Alterations**
Case No: HWC25062302XM0624

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) 8 September 2025 due to case officer not being present in the meeting.

XM

14. NEW MATTERS

- 14.1 Erf 10327, 25 High Street, Hermanus, S34-Additions & Alterations**
Case No: HWC25082201CH0822

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 8 September 2025 due to case officer not being present in the meeting.

CH

- 14.2 Erf 1108, 63 Mitchell Street, Hermanus, S34-Additions & Alterations**
Case No: HWC25082103CH0822

OUTSTANDING INFORMATION:

Additional streetscape photographs required.

CH

- 14.3 Erf 145, 251 Jan van Riebeeck Road, Oudtshoorn, S34-Additions & Alterations**
Case No: HWC25081302CH0820

OUTSTANDING INFORMATION:

Both owners to sign the application form required.

CH

- 14.4 Erf 2131, 157 High Street, Oudtshoorn, S34-Additions & Alterations**
Case No: HWC25081202CH0820

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 8 September 2025 due to case officer not being present in the meeting.

CH

- 14.5 Erf 2531, 18 Sixth Avenue, Voelklip, Hermanus, S34-Additions & Alterations**
Case No: HWC24072907CH0819

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 8 September 2025 due to case officer not being present in the meeting.

CH

- 14.6 Erf 3390, 45 Atlantic Drive, Onrus Rivier, S34-Additions & Alterations**
Case No: HWC25081503CH0818

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 8 September 2025 due to case officer not being present in the meeting.

CH

14.7 Erf 5561, 4A Youldon Road, Bettys Bay, S34- Additions & Alterations
Case No: HWC25072209CH0819

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 8 September 2025 due to case officer not being present in the meeting.

CH

14.8 Erf 832, 427 Main Street, Paarl, S34- Additions & Alterations
Case No: HWC25041402CH0821

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 8 September 2025 due to case officer not being present in the meeting.

CH

14.9 Erf 89963, Fisherman Cottage, 10 Harris Road, Kalk Bay, S34-Additions & Alterations
Case No: HWC25073105CH0818

OUTSTANDING INFORMATION:

Original comments/correspondence received from I&APs, annotated photographs (the folder was empty) required.

CH

14.10 Erf 1141, Tygerburg Valley Road, Burgundy Estate, S38(8)-NID
Case No: HWC25082109CSI0822/ 25967CSI0822

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: S38(1)(c)(i) exceeding 5 000m² in extent
- Proposed development: the clearance of approximately 10.3ha of indigenous vegetation for the construction of a residential development of 58 apartment blocks and associated infrastructure.
- Current land-use/zoning: Agricultural
- Built environment: No historical structures impacted by the proposed development
- Visual: The surrounding land-use is a mixture of residential, industrial, and agricultural. Not situated on a cultural landscape or scenic route, no visual impacts expected.
- Archaeology: Sensitivity is low according to the screener report
- Palaeo: Sensitivity is low according to the screener report and palaeo map

FINAL COMMENT

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

CSI

14.11 Erf 14238, 50 Palmerston Road, Woodstock, S34-Deviation
Case No: HWC25081925CSI0822

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.

CSI

14.12 Erf 533, Zeekoevlei Crescent, Durbanville, S38(4)-NID

Case No: 25927CSI0818

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: S38(1)(c) Any development or activity that will change the character of a site -, (i) exceeding 5 000m² in extent; S38(1)(d) Rezoning of a site exceeding 10 000m² in extent.
- Proposed development: subdivision of a portion of Erf 533 Clara Anna Fontein (14 276,66m²) into 16 Single Residential erven (ranging from 719 – 737m²) and a private road. Part of a phased development.
- Previous applications:
 1. S38(1)-HIA - 16032208WD0330M: Establishment of Clara Anna Fontein Estate (approved with conditions)
 2. S38-NID - 17040501WD0407M: Further development of the estate.
 3. S34 A&A - HWC25051304CN0506: Conversion of the cellar to a clubhouse
- Current land-use/zoning: Agricultural
- Built environment: Medium to low architectural significance. Original dwelling burnt down at the end of the 19th century and was replaced by a new structure in the 1920s. The homestead is a copy of a 'Cape Dutch' style, with no elements of the previous structure. The homestead has since been converted into a clubhouse for the residential estate and although some or portions of the facades have been retained, it has been extensively altered both externally and inside. All other structures on the werf date to the 20th century and the cellar has been graded IIIA.
- Visual: IIIA Cultural Landscape (Durbanville Hills Cultural Landscape). The werf area is recommended as a 3C heritage resource within this cultural landscape. David Gibbs conducted a VIA in which he stated that because the proposed development is single residential and screening already exists within the natural landscape by mature trees which block views from the homestead's forecourt garden, the proposed development will not be visually intrusive. He does recommend however that a combination of berming, indigenous shrubs, and large trees must be used to anchor and settle the new dwellings.
- Archaeology: According to the archaeological report compiled by ACRM dated November 2000, ESA and MSA lithics surface finds were present but with no associated finds. The report recommendations stated that no mitigation is required, no further detailed studies are required, and the development should be allowed to proceed. IACom on 13 July 2016 resolved that an archaeological monitoring brief be conducted by an appropriately qualified historical archaeologist of excavations in the vicinity of the 'Long House' and new fitness centre, and within the front garden of the manor house.
- Palaeo: Sensitivity is low on the SAHRIS palaeo map

DECISION

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

1. Visual Impact Assessment

14.13 Erf 754, 6 Spoonbill Close, Velddrif, S34-Additions & Alterations

Case No: HWC25081907CSI0821

Ms Chiara Singh introduced the item.

OUTSTANDING INFORMATION

Other title deed holder signature on the application form required

CSI

14.14 Erf 10 & 28, Berg Street, Wellington, S38(4)-NID

Case No: HWC25072807CSI0821/25957CSI0821

Ms Chiara Singh introduced the item.

Clive Theunissen was present and took part in the discussion.

DISCUSSION

- Trigger: S38(1)(a) Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length., S38(1)(c) Any development or activity that will change the character of a site -, (i) exceeding 5 000m² in extent; S38(1)(d) Rezoning of a site exceeding 10 000m² in extent.
- Proposed development: consolidation, rezoning, and subdivision of Erven 10 and 28 (currently zoned Agriculture) into a single 21.3 ha residential estate located within the urban edge of Wellington and designated as urban infill according to the Drakenstein Municipal SDF (this is a guiding document). The proposed development includes the creation of 155 erven (142 residential and 13 for private roads/open space) within a gated estate.
- Current land-use/zoning: Agricultural
- Built environment: The erven consist of a main house which burnt down in the 1940s and has since been much altered, a historic shed, and a historic structure labelled as "old mill". The historic werf will not be impacted by the proposed development as no buildings will be demolished or altered, the werf wall will be renovated but no other alterations are to occur. The residential estate will be developed around the werf with an appropriate setback to preserve the sense and character of the werf
- Visual: Surrounding land-use is a mixture of urban and agricultural (located on the urban edge). Located in the proposed Blouville Heritage Overlay Zone according to the Drakenstein survey and the landscape is graded III. The site is also located on the edge of a scenic landscape, at the entrance to Perdeskoe or Blouville Road scenic route. The proposed development will be located within the urban edge of the town. That does not necessarily imply that it will not have a negative impact on the cultural and natural landscape. However, the way in which impact on the scenic route and the cultural landscape overlay of the Blouville will be lessened lies in how the rural-urban interface will be managed through landscape and site development design.
- Archaeology: There are no known archaeological resources that will be impacted.
- Palaeo: Sensitivity is a mixture of moderate and unknown
- Consultants recommend HIA with VIA

INTERIM COMMENT

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

1. Visual impact Assessment
2. Cultural Landscape Assessment
3. Townscape Assessment

CSI

14.15 Erf 7356, 7357, 7358, Voortrek Road, Swellendam, S38(4)-NID

Case No: 25938CSI0820

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: S38(1)(c) Any development or activity that will change the character of a site -, (ii) involving three or more existing erven or subdivisions thereof;
- Proposed development: A medical complex (private hospital) making provision for, inter alia, the following land uses: Private Hospital, Emergency Unit, Chemist, Radiology, Offices, Doctors' Suites, Dialysis, Pathcare, Coffee Shop
- Current land-use/zoning: Residential Zone I
- Built environment: 6 Provincial Heritage Sites within proximity, 19 ""Heritage Sites"" noted as part of Swellendam Preliminary Heritage Survey, and at least 14 other structures older than 60 years not recorded but noted during fieldwork.
- Visual: Proposed development falls within the Swellendam Conservation Area Overlay Zone. In terms of the cultural landscape, notwithstanding the pattern of existing (modern) development directly to the east, the potential impact of the proposed medical complex within a the streetscape of Voortrek Street, is unknown and may require further analysis.
- Archaeology: There were no archaeological resources identified during fieldwork analysis.
- Palaeo: Sensitivity is very high, however, the surrounding land-use is residential in nature and the land has transformed through agricultural practises and cultivation over an extended period of time, it is unlikely that there are palaeontological resources present.
- Consultant recommends HIA with Architectural analysis (i.e., fabric analysis, historical analysis, material analysis etc.), Townscape Assessment, Visual Impact Assessment

DECISION

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

1. Architectural study (i.e., fabric analysis, historical analysis, material analysis etc.),
2. Townscape Assessment,
3. Visual Impact Assessment

CSI

14.16 Portion 4 of Farm 6, Viking Crescent, St Helena Bay, S38(8)-NID

Case No: HWC25071113CSI0821

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: S38(1)(c) Any development or activity that will change the character of a site -, (i) exceeding 5 000m² in extent
- Proposed development: rezoning a Portion (618.4600 Ha) of portion 4 of farm 6 in St Helena Bay (Stompneus bay), to a subdivisional area to create a mixed-use residential development. The property will then be further sub-divided into 191 portions. The land has been earmarked for development by the municipality.
- Current land-use/zoning: Agriculture
- Built environment: No notable historical structures are present
- Visual: The proposed development is not located on a cultural landscape or scenic route. The surrounding land-use is residential in nature.
- Archaeology: There are no identifiable archaeological resources.
- Palaeo: Sensitivity is a mixture of low, unknown, and moderate

INTERIM COMMENT

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

1. Archaeological impact Assessment

CSI

14.17 Farm 1730, 1647, 1685 Boschendal, Pniel Main Road, Groot Drakenstein, Stellenbosch, S27-tree removal

Case No: SB0818

OUTSTANDING INFORMATION:

site photographs, correct payment with correct reference, streetscape photographs, POA, Title deed, confirmation if all the trees have been removed or still underway?

SB

14.18 Erf 1586, 29 Firmount Road, Sea Point, S34-Additions & Alterations

Case No: HWC25082006SJ0821

OUTSTANDING INFORMATION:

New, signed application form; POP - R670 to be paid with the same reference number due HWC increase in fees; Colour plans; Annotated internal, external & streetscape photographs; Consultation comments: New consultation is required as the previous permit has lapsed and a full new application is required; Response to objections received during consultation process, Motivation.

SJ

14.19 Erf 340, 1 Kellerman Street, Piketberg, S34-Minor Works

Case No: HWC25081915SJ0820

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- Additional Information: The structure warrants a NCW grading.
- The work has not started.
- Grading unknown and outside HPOZ.
- Proposal is to build a braai on the uncovered existing stoep on the east of the house.
- Consultation: N/A MW

DECISION

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

SJ

14.20 Erf 534, 2 Hoog Street, Piketberg, S34-Additions & Alterations

Case No: HWC25081905SJ0819

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- Additional Information: Fairly intact interior elements but evident layering with new finishes. External symmetry is noted.
- The work has not started.
- Grading unknown and outside HPOZ.

- Proposal is for a new braai room, swimming pool and pergola addition. New garden wall touching existing structure to create enclosed garden courtyard.
- Consultation:
 - Bergrivier Municipality: HWC approval required.

DECISION

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

SJ

14.21 Erf 937-Re, 16 Trafalgar Square, Sea Point, S34-Additions & Alterations Case No: HWC25073002SJ0820

OUTSTANDING INFORMATION:

Colour plans; Annotated internal, external & streetscape photographs; Consultation comments: Conservation bodies; Provide responses to any objections received during consultation process.

SJ

14.22 Erven 322-Re, 326-Re, 327, 328 and 329-Re, 19, 21, 23 Bickley Road, Sea Point, S38(3)-HIA Case No: HWC24080801SJ0821

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: S38(3).
- Original RNID: HIA with VIA and Townscape Assessment (09 October 2024).
- 322-Re: IIIA; 326-Re: IIIC; 327: IIIA; 328: IIIA; 329-Re: IIIA; and within the Sea Point HPOZ.
- The proposal involves the consolidation of multiple erven into a single site for the development of a boutique hotel. To accommodate necessary facilities, parking, and guest accommodation, the proposal includes new buildings and the alteration, extension, and demolition of existing structures. The site contains historic buildings dating from pre-1836 and the 1930s, some of which are rare and unique within Sea Point despite previous alterations. The development will result in changes to the historic structures, their layouts, and settings, although it will primarily affect non-conservation-worthy buildings. According to the SAHRIS palaeo map, archaeological and palaeontological sensitivity is low.
- HIA Findings Overview:
 - The application proposes a Boutique Hotel development on the consolidated erven 17 & 19 Bickley Road involving the demolition of 19 Bickley Road, partial demolition and significant alterations to 17 Bickley Road, which dates to pre-1836 and is of high heritage value, the construction of a new 4-storey building with a basement and the creation of 30 hotel rooms, restaurant, courtyard, lounge areas, and back-of-house facilities.
 - 17 Bickley Road is one of the oldest structures in Sea Point and includes a Cape Georgian core. It has been heavily altered over time, but retains valuable historic and architectural elements, particularly on the east wing. The site forms part of Sea Point's early settlement pattern but is now surrounded by more recent developments and lacks strong cohesion with adjacent heritage buildings.
- Urban & Heritage Design Indicators
 - The area is undergoing densification with new multi-storey developments.
 - The proposal must respond to the urban morphology through the retention of historic structures and contextual height stepping.
 - The proposal must retain the street-facing façade of No. 17 and integrates it with new massing.
 - The proposal must step the new building mass towards the rear to reduce visual impact on the streetscape.

- The proposal must incorporate setbacks, articulation, and material references to tie old and new.
- The landscaping and visual permeability (through a courtyard and open areas) must mitigate bulk.
- Consultation:
 - CoCT EHM: does not fully support design and encourages design development.
 - SFB: no objection to the alterations & additions provided the feedback their heritage specialist provided is adopted.
 - SFA: no comment received.
 - Firmount Action Group: multiple objections - traffic, building lines, coverage, heritage buildings (additional storey on building 2), parking.
 - Neighbour (Loloho Lodge): concerns similar to Firmount.
- Consultation Responses: Responses provided pg. 110.
- HIA Recommendations:

The HIA supports the proposal, noting:

 - The demolition of 19 Bickley Road is acceptable due to low heritage significance.
 - The alterations and partial demolition of 17 Bickley Road are justified, provided key heritage elements (especially the eastern façade and key rooms) are retained and interpreted.
 - The new design is considered contextually responsive, maintaining scale transitions and urban fabric rhythm.

The HIA recommends that:

 - Detailed heritage recording and documentation precede demolition/alterations.
 - Ongoing monitoring by a heritage practitioner be conducted during construction.
 - The design team continues to engage with heritage specialists during detailed design development.

REFERRAL

The Committee resolved to refer the application IACom on 10 September 2025 due to objections received.

SJ

14.23 Erven 2415, 2416, 2418 and 2419, 92, 98, 102 St. Georges Mall, Cape Town, S34-Minor Works Case No: SJ0820

OUTSTANDING INFORMATION:

Proof of Payment of R1000 with correct HWC Reference Number.

SJ

14.24 Erven 331-Re & 333, Dutch Reformed Church (NGK), 2 Piet Retief Street, Montagu, S27-Minor Works Case No: HWC25080804SJ0819

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Provincial Heritage Sites & Structure older than 60 years old.
- Additional Information: CN has been to site and noted work has started.
- The work has started.
- Graded II and outside HPOZ.
- Proposal is for maintenance and repairs to the PHS Church as well as the adjacent hall.
- Initial conservation works had commenced but were halted. A seepage trench to the west of the church hall has been completed in full to mitigate rising damp affecting lower-level rooms. At the church hall, roof leaks were addressed, and the asbestos roof was sealed using encapsulating paint; however, repairs to leaking gutters and downpipes remain incomplete,

with approximately 80% of the work done. At the main church building, repairs to the parapet and roof junctions were initiated but have been suspended for over a month following instructions from HWC. As a result, ongoing water ingress during rainfall continues to exacerbate damage to the internal ceilings and walls, with only 15% of the necessary repair work completed.

- Consultation: NA M/W
- MHA: no objection

DECISION

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

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

SJ

14.25 Erf 171, 8 Hans Strijdom Avenue, Cape Town, S34-Additions & Alterations
Case No: HWC25081103SJ0822

OUTSTANDING INFORMATION:

Company Resolution; Consultation comments; Motivation.

SJ

14.26 Erf 7779, Kronendal, 140 Main Road, Hout Bay, S27-Minor Works
Case No: HWC25082502SJ0825

OUTSTANDING INFORMATION:

SG Diagram; Locality Map; Colour plans; Annotated streetscape photographs; Motivation.

SJ

14.27 Erf 53267-Re, Livingstone High, 100 Imam Haron Road, Claremont, S34-Permit Extension
Case No: HWC25082008SJ0822

OUTSTANDING INFORMATION:

Title Deed & SG Diagram; Locality Map; Original stamped colour plans; Annotated internal, external & streetscape photographs.

SJ

14.28 Erf 10852, 7 Bain Street, Wellington, S34-Additions & Alterations
Case No: HWC25073106SVB0818

OUTSTANDING INFORMATION:

Application form and coloured up plans required.

SVB

14.29 Erf 408, 25 Sedgemoor Road, Camps Bay, S34-Minor Works
Case No: HWC25081405SVB1908

OUTSTANDING INFORMATION:

SG diagram, streetscapes and POP required.

SVB

14.30 Erf 4172, 23 Victoria Street, Paarl, S34-Minor Works
Case No: SVB0818

OUTSTANDING INFORMATION:

Application, POA, Internal photographs, external and streetscape images and POP required.

SVB

14.31 Erf 89961, 12 Harris Road, Kalk Bay, S34-Alterations
Case No: HWC25080411SVB0821

OUTSTANDING INFORMATION:

Conservation body comments required.

SVB

14.32 Erf 97814, 70 Kildare Road, Newlands, S34-Additions & Alterations
Case No: HWC25081911SVB0820

Ms Sofia Briel introduced the item.

DISCUSSION

- The property is graded IIIB and within the Newlands PHA proposed HPOZ.
- Work has not started.
- The proposal is for an addition to the first storey to increase the size of a bedroom, as well as various internal alterations to accommodate a bathroom. The proposal is also for a second storey addition, and new entrance steps.
- CoCT support the proposal.
- NRA has no objection to the application.

DECISION

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

SVB

14.33 Erf 97963, 50 Kent Road, Newlands, S34-Additions & Alterations
Case No: HWC25081923SVB0820

OUTSTANDING INFORMATION:

Local authority comments required.

SVB

14.34 Farm 7/1033, La Motte, off R45, Franschoek, Paarl, S38(1)-NID
Case No: HWC25081504SVB0821

OUTSTANDING INFORMATION:

Topographical map, company/trust resolution, external, internal and streetscape images required.

SVB

- 14.35 Erf 1019-RE, Unit 305, Bordeaux Residential Apartments, 239 Beach Road, Sea Point, S34-Additions & Alterations**
Case No: HWC24120908XM0819

OUTSTANDING INFORMATION:

SG Diagram, Company/Trust Resolution, Streetscape photographs
Consultation comments: Conservation bodies in the area

XM

- 14.36 Erf 1669, 36 Cheviot Place, Greenpoint, S34-Minor Works**
Case No: HWC24120908XM0819

OUTSTANDING INFORMATION:

Work has started- plans to clearly indicate proposed work that is yet to be completed and work already completed, POP with outstanding payment, Annotated Internal, & Streetscape photographs

XM

- 14.37 Erf 24271, 7 Concordia Street, Paarl, S34-Minor Works**
Case No: HWC25082001XM0821

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 8 September 2025 due to case officer not being present in the meeting.

XM

- 14.38 Erf 2743, 41 The Drive, Camps Bay, S34-Additions & Alterations**
Case No: HWC25080703XM0818

OUTSTANDING INFORMATION:

Details of signatory on application form. Completed- If work has started, plans to clearly indicated proposed work that is yet to be completed. Locality Map
Consultation comments: Local municipality and Conservation bodies

XM

- 14.39 Erf 313, 4 Sedgemoor Road, Camps Bay, S34-Additions & Alterations**
Case No: HWC25081408XM0821

OUTSTANDING INFORMATION:

New Application form, Motivation, SG Diagram, Locality Map
Coloured up plans, Annotated Internal, External & Streetscape photographs
Consultation comments: Local municipality and Conservation bodies

XM

- 14.40 Erf 39, 46 Victoria Road, Camps Bay, S34-Additions & Alterations**
Case No: HWC24070202XM0821

OUTSTANDING INFORMATION:

Work has started-plans to clearly indicate proposed work that is yet to be completed.
SG Diagram, tittle deed, Annotated Internal, External & Streetscape photographs
Consultation comments: Local municipality and Conservation bodies"

XM

14.41 Erf 50971, 21 St Denis Road, Claremont, S34-Additions & Alterations
Case No: HWC25081502XM0822

COMMENT

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

XM

14.42 Erf 57051, 4 Washington Road, Claremont, S34-Additions & Alterations
Case No: HWC20581920XM0821

OUTSTANDING INFORMATION:

SG Diagram, Tittle deed, Streetscape photographs, Consultation comments: Conservation bodies

XM

14.43 Erf 76244, 4 Baartmans Street, Southfield, S34-Additions & Alterations
Case No: HWC24051416XM0820

OUTSTANDING INFORMATION:

Tittle deed and Annotated Internal, & Streetscape photographs

XM

15. Other Matters

16. Adoption of Resolutions and Decisions:

EJV moves to adopt and CSI seconds the adoption of resolutions and decisions of the meeting of 1 September 2025.

17. Closure: The chairperson, Ms Stephanie Barnardt-Delport, officially closed the meeting at 11H56

18. Date of next meeting: Monday, 8 September 2025

MINUTES APPROVED AND SIGNED BY:

CHAIR: _____

SECRETARY: _____

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 Worth

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 Bibles 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

CRRRA - 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