They should respond sympathetically to the character and proportions used in existing buildings.

Heritage Resources

Mature trees, hedges and other existing features such as boulders, stone retaining walls, or terraces of the landscape should be retained.

The proportioning of doors, windows and facades should be sympathetic to neighbours and follow the general patterns of development in the area.

Garages and Carports in Heritage Areas and for Historic Buildings

If your property is situated in a Heritage Area, your building is older than 60 years or you believe it may have heritage value, it is advisable to discuss your proposals in sketch form with your local planning office and particularly with the Heritage Resources Section. They will advise you about any regulations that might impact on your proposed building work.

If your property is situated in a Heritage Area, your building is older than 60 years or you believe it may have heritage value, it is advisable to discuss your proposals in sketch form with your local planning office and particularly with the Heritage Resources Section. They will advise you about any regulations that might impact on your proposed building work.

The proportioning of doors, windows and facades should be sympathetic to neighbours and follow the general patterns of development in the area.

ALTERATIONS AND ADDITIONS TO EXISTING BUILDINGS

Alterations and additions to existing buildings should satisfy the following requirements:

1. They should respond sympathetically to the character and proportions of the existing building.
2. They should be similar in scale and not dominate neighbouring buildings.
3. Original features such as verandahs, boundary walls, decorative ironwork, stonework, roofs, coping stonework and other features should be maintained or restored.
4. If any architectural features or elements, e.g. a former gate, needs to be replaced, it is important to retain the historical character and scale of the original item. It should be replaced with an identical design, or a modern version based on similar materials, proportions, and scale.
5. Awnings, lamps, signs and other elements should be carefully chosen to fit their historic setting. Separate guidelines are available for outdoor advertising in Heritage Areas.

If your property is situated in a Heritage Area, your building is older than 60 years or you believe it may have heritage value, it is advisable to discuss your proposals in sketch form with your local planning office and particularly with the Heritage Resources Section. They will advise you about any regulations that might impact on your proposed building work.

Should the municipality not be satisfied that any proposed development is appropriate or sensitive to its environment, it can ask for further investigation, specify repairs or conduct an Impact Assessment to be concluded independently.

NEW BUILDINGS

The relationship of the new development to the existing buildings and townscape around it should be carefully considered. New buildings should satisfy the following requirements:

1. The proportioning of the building on the site should follow earlier and existing patterns of development, for example the building should be of a similar square shape and palette as those found on the site.
2. The form, massing, scale and height of the building should be the same as those of the buildings around it and follow the general patterns of development in the area.
3. The materials, colour and materials should be based on the traditional materials and colours in the area.
4. The proportioning of the doors, windows and facades should be sympathetic to the proportions in existing buildings.

If your property is situated in a Heritage Area, your building is older than 60 years or you believe it may have heritage value, it is advisable to discuss your proposals in sketch form with your local planning office and particularly with the Heritage Resources Section. They will advise you about any regulations that might impact on your proposed building work.

Contact details tel. (021) 400 3912
Cape Town is a unique city of beauty shaped by its history and people and in which the natural and urban environments, which by its very nature is rich history and buildings and urban environments as natural and cultural heritage.

This urban heritage includes the beginnings of the City such as the Company’s Garden and the Castle, the early houses of the city such as the Groote Kerk, also includes, for example, the Table Mountain range, the city and waterways of the Cape Flats.

Between 1971 and 1996, the City of Cape Town commissioned a series of conservation studies and heritage areas in the major concentrations of historic buildings and parts of the City. As a result of the urban conservation study, a number of historic areas were proclaimed and they are now known as the St. George’s Cathedral and the City of Cape Town.

At local, provincial and national level, the National Heritage Resources Act (No. 25 of 1999) provides for the conservation and management of historic buildings and sites and provides for the registration of heritage sites and elements. The City’s Heritage Resources Management Plan (HRMP) provides for the conservation and management of historic buildings and sites and provides for the registration of heritage sites and elements.

The Heritage Areas are defined as areas of special historic and cultural significance in which the character and quality of the environment is protected. These areas are declared by legislation and are defined as Heritage Areas on the basis of their historic, cultural and aesthetic significance, as well as the significance of the natural or cultural heritage resources, an exterior landscape or place or an ensemble of buildings.

In these Heritage Areas, the sites and buildings are assessed against a series of criteria, including the following are applied:

- Historical value
- Representativeness of the community or pattern of historic associations with the life of a person, group or generation of important buildings or sites
- Architectural value
- Landscape characteristics realized by a community in its cultural landscape

Heritage Areas provide for the conservation of historic buildings and sites and elements in the City of Cape Town.

Within the Heritage Areas, the sites and buildings are assessed against a series of criteria, including the following are applied:

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