

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS' MEETING
Held on Monday, 17 at 08:00 via MS Teams**



1. Opening and Welcome

The Chairperson, Ms. Corne Alexander, officially opened the meeting at 08:00 and welcomed everyone present.

2. Attendance

Members

Ms. Stephanie Barnardt-Delport	Specialist Heritage Officer	SB
Ms. Corne Alexander	Specialist Heritage Officer	CN
Mr. Ruan Brand	Specialist Heritage Officer	RB
Ms. Xola Mlwandle	Heritage Officer	XM
Ms. Sofia Briel	Heritage Officer	SVB
Ms. Chiara Singh	Heritage Officer	CSI
Mr. Yunus Ogier	Heritage Officer	YO

Staff

Ms. Nosiphiwo Tafeni left at 14:35	Secretariat	NT
Ms. Jwalane Lekama	Secretariat Intern & I&APs	JL
Mr. Olwethu Dlova left at 16:30pm	Backup Secretariat & I&APs	OD

Legal Advisor

Ms. Penelope Meyer	Deputy Director	PM
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Observers

Mr Greg Attwell Links
Mr Marvel Mthembu
Ms Samantha Satisfied

Visitors

Ms Corlie Smart
Mr Clive Theunissen
Mr Cuthbert Nhkane
Mr Deon Cartens
Mr Hendrik Kotze
Mr Marc Turok
Mr Andre Vercueil
Ms Muneerah Solomon
Mr Stuart Hermansen
Mr Bruce Wilson
Ms Heidi Boise
Ms Laura Milandri
Mr Juan van Tonder
Ms Uryke du Preez
Ms Ntombi Nkoane
Mr Ashly Lllie
Ms Marika Abrahams

Capacity

Consultant
Drakenstein Municipality
Berman Brothers
Stellenbosch Heritage Foundation
Architect
Observatory Civic Association
Heritage Consultant / Knysna Historical Society
City of Cape Town
Heritage Consultant
Architect
Heritage Consultant
Heritage Consultant
Architect
Paarl 300
Knysna Municipality
Heritage Consultant
Berman Brothers

Item

13.3 and 13.45
Drakenstein Items
13.1
13.3
12.16
12.14, 12.32 and 12.54
12.24
12.1
12.3
12.1
13.11, 13.20 and 13.21
13.35
12.14 and 13.63
12.6
13.24
13.1
13.1

Ms Lize Malan	Hritage Consultant	13.4
Ms Claire Abrahamse	Heritage Consultant	13.8
Mr Ashley Stone	Project Manager	13.37
Mr Peter Nilssen	Archaeologist / Consultant	13.46
Ms Jacolene Swart	Consultant	13.55
Mr Pieter Jan Rossouw	Consultant	13.55

3. **Apologies**

Ms Aneeqah Brown	Secretariat	AB
Ms. Waseefa Dhansay	Assistant Director	WD
Ms. Chloe Petrus	Secretariat Intern	CP

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 the Agenda**

The Committee resolved to approve the agenda of 17 August 2026 with the following additions:

- 10.4.1 Erven 1554 & 1555, 188 & 190 High Level Road, Sea Point (CSI)

CSI moved to adopt the agenda and RB seconded.

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

6.1. The Committee resolved to approve the previous minutes of 3 August 2026 with minor edits. SVB moved to adopt the approval of the minutes and XM seconded.

7. **Disclosure of Conflict of Interest**

7.1. None.

8. **Confidential Matters**

8.1. None.

9. **Administrative Matters**

9.1. **Illegal Works Database: Stop Works Orders Issued**

9.1.1. Erven 1554 & 1555, 188 & 190 High Level Road, Sea Point

- Stop works word was issued on 13 August 2026.

CSI

9.2. **SAHRIS Rollout Feedback**

- A Built Environment Application checklist is in progress between WD and RB.
- The notice for the S35/S36 form is awaiting CEO approval.
- HWC has not received any S35/SS36 applications via SAHRIS yet.
- A small issue with the developer update in the week has resulted in small issues on the system but those issues can be sorted quickly.
- Site Inspection Reports can be linked on SAHRIS, but the exact expectations will need to be figured by HWC and SOP changes implemented before officers will be expected to do this.
- Officers will add site inspection reports, including previous reports that they are aware of to the cases on SAHRIS when identified.

9.3. **Feedback from & Preparation for Committee Meetings**

9.3.1. IACom – 19 August 2026

9.3.2. BELCom – 26 August 2026

**9.3.2.1. Erf 3236, 154 Bree Street, Cape Town
Case No: HWC24041001SJ0409**

The matter will be heard at BELCom on 26 August 2026.

9.3.3. HOMs – 31 August 2026

9.4. General Enquiries

9.4.1 Erf 5408, Betty's Bay

Case No.: HWC24041507SB0506

DISCUSSION

- Dr Orton contacted HWC regarding the archaeological monitoring requirement attached to the approved subdivision of Erf 5408, Betty's Bay (HWC Case No. HWC24051708SB0424).
- The NID approval allowed the subdivision into three portions but required archaeological monitoring of subsurface works on the two new erven.
- Following concerns regarding the archaeological sensitivity of the site, a site inspection was undertaken on 25 July 2026. The property is situated on the lower slopes of the mountain rather than the low-lying areas behind the beach known to be archaeologically sensitive.
- The survey found no archaeological material, and historical aerial imagery indicated limited development of the property prior to the 1980s.
- Based on the site inspection, Dr Orton considers it unlikely that archaeological material is present and recommends that HWC consider lifting the requirement for archaeological monitoring when houses are constructed on the new erven.

COMMENT

The Committee noted the report and its findings and agreed that the requirement for archaeological monitoring is not necessary for subdivision of Erf 5408, Betty's Bay (HWC Case No. HWC24051708SB0424). However, the HWC accidental finds protocol and chance find procedure are to remain in place.

SB

9.4.2 Remainder of Portion 9 of Farm Zandrug 122, Clanwilliam

Case No.: 14061920GT0814M

DISCUSSION

- This is the second Draft Environmental Impact Assessment Report for the proposed the Strengthening and Raising of the Clanwilliam Dam and Associated Re-alignment of certain Secondary Roads, Portion 10 and the Remainder of Portion 9 of Farm Zandrug No. 122, Clanwilliam. No changes have been made to the development footprint, except for the reduction of the southern centre pivot from approximately 30 ha to 20 ha. The second Draft EIAR was available for public comment from 30 July to 31 August 2026.
- Although HWC previously approved the proposal, the Department of Water and Sanitation has not yet fulfilled the condition requiring the construction of a display cabinet in accordance with Iziko's conservation and preservation specifications. The amended proposal is generally in accordance with the previously approved proposal, but the outstanding condition needs to be addressed.
- It was noted that that the matter is not simply a case of non-compliance with a previous decision, as the original decision did not envisage the rock art panels being located where they are currently situated. The responsible for constructing the required display cabinet should be Department of Water and Sanitation. It was further noted it would be unfair to expect the museum to undertake this work, as the museum had assisted with the matter from the outset.

- The possibility of further steps, including an intergovernmental dispute due to the continued non-compliance with the original conditions.

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 31 August 2026 to allow for further comment on the background history and to provide the Committee with sufficient time to review the information.

SB

9.4.3. Berg River Water Project, Franschhoek-Draft Conservation Management Plan Case No.: 18021318AS0215M

DISCUSSION

- In 2003, during an AIA for the Berg River Water Project, the Skuifraam 1 and Skuifraam 2 ruins were first identified.
- From 2003–2009, phase 2 & 3 started which included excavations and archival research documenting the built environment features in the dam basin footprint:
 - 2005 (HWC Record of Decision): Heritage Western Cape issued RoD C13/3/6/1/1/1/C8 recommending that the Skuifraam ruins be conserved in situ as cultural markers and converted into a publicly accessible interpretive centre and tourism feature.
- From 2015: under Case Nos. 15022713AS0225M (2015) and 18021318AS0215M (2018), the then HWC APM Committee requested that a CMP be drafted, and they approved the concept design for a protective canopy over Skuifraam 1.
- Detailed plans for the protective canopy were approved by Stellenbosch Municipality in 2020.
- In 2023, HWC approved a S35 Permit (HWC 23112420SB1130) for the proposed excavation, restoration, and disturbance at Farms 11149 and 1629.
- From 2025–2026 construction of the canopy, gabion walls, visitor pathway, and 16 interpretation storyboards were completed.
- The Draft CMP has now been submitted to HWC for tabling at HOMs to obtain informal feedback as per of an interim report, clarify public consultation requirements, and support an upcoming permit extension application, especially in light of the need to motivate for further funding from the Department of Water and Sanitation (DWS) – noting that there was also extensive public consultation during the DWS Resource Management Plan (RMP) circulation.
- In terms of the draft CMP as per the applicant so far:
 - The physical conservation work has been taken as far as the current budget allows. The partial reconstruction and weatherproofing (Keim mineral system) of the North-West wall of Skuifraam 1 remains outstanding until further funding is secured by the client.
 - The CMP provides operational protocols (strict no-entry for Skuifraam 1, low-fuel fire buffers, and lime/mineral repair specifications) and includes a model clause to bind future third-party lessees (BRDATC) to its provisions.
- The Committee briefly noted that:
 - The draft CMP only identifies the ruins being protected in terms of S34 – if they have been in disuse for more than 100 years S35 applies although the applicant has a S35 permit for it already.
 - The draft CMP proposes a management pathway that actually does not include much exemption in terms of the NHRA and could be improved by reducing red tape in terms of future NHRA triggers that would make management and maintenance difficult.
 - The cost of implementation of the raft CMP in terms of the *onus* it places on the regular site inspections required and specialist appointed needs to be

interrogated and the draft CMP might need to be costed in this sense to see if it is realistically implementable.

- The draft CMP is being done as part of permit conditions and as heritage authority does not own the site, the CMP would be submitted in terms of a Section 42 Heritage Agreement and is not covered by the extent of Section 47. However, as it should operate as a CMP in terms of Section 47, proper consultation must be done in order for the final CMP to be properly informed by the heritage views of those that are impacted by the CMP. Once the final work has been completed, the Committee looks forward to formally reviewing the final CMP

COMMENT

The Committee noted the draft CMP submitted in terms of getting interim feedback from HWC. A final version of the CMP must be submitted to HWC for adherence to the permit conditions of HWC permit with Case No. 18021318AS0215M. The CMP must be circulated to all interested and affected parties for inputs and HWC's standard 30-day consultation period applies.

RB

9.5. Resolution Drafting Deadline

9.5.1. 10h00 Wednesday, 19 August 2026

10. Standing Items

10.1. Incomplete Applications

10.1.1. Matters Arising: **CN** – 12.2; **RB** – 12.19; **SB** - 12.21, 12.22, 12.23 and **XM** - 12.35

10.1.2. New Matters: **CN** – 13.2, 13.5, 13.10; **CSI** – 13.13, 13.16, 13.17; **RB** – 13.22, 13.23, 13.25, 13.27; **SVB** – 13.31, 13.36; **SB** - 13.42 and 13.43 (held over), 13.50; **XM** – 13.51, 13.52 (held over), 13.53 (held over), 13.56, 13.59; **YO** – 13.61, 13.62, 13.64, 13.65, 13.66, 13.67 (held over)

10.2. Decisions Taken Under ASD Delegation

10.2.1. Matters Arising: None

10.2.2. New Matters: None

10.3. Proposed Site Inspections

10.3.1. None

10.4. Site Inspections Undertaken

10.4.1. Erven 1554 & 1555, 188 & 190 High Level Road, Sea Point

FOR NOTING

The Committee notes the site inspection that was undertaken on 13 August 2026. The site inspection report will be tabled at HOMs on 31 August 2026.

CSI

10.5. Site Inspection Reports

10.5.1. Erf 2133-RE, 89 Constantia Main Road, Constantia - 21 July 2026

DISCUSSION

- A site inspection was undertaken on 21 July 2026 following reports of unauthorised work to Dwelling 8 (Cottage 9), where roof sheeting had been removed without HWC approval. A Stop Works Order was issued. The property contains a number of buildings of varying age and heritage significance, together with a mature cultural landscape associated with the historic Pagasvlei area.
- Dwelling 2 (Cottage 4) and Dwelling 8 (Cottage 9) were previously the subject of a Section 34 Total Demolition Application in 2015. Demolition was not approved and both buildings were confirmed as Grade IIIB heritage resources at BELCom and by Appeals.

- Structural reports dated 3 August 2026 concluded that Dwelling 2 and Dwelling 8 are unsafe for occupation and recommended their removal due to significant structural deterioration.
- Recent court proceedings concerning occupation of the property are noted as part of the contemporary context of the site. HWC does not comment on the merits of these proceedings; however, claimed historical, familial and social associations with Pagasvlei may be relevant to the assessment of the site's heritage significance.
- It is recommended that the Stop Works Order remain in place, that urgent stabilisation and weatherproofing of the affected heritage structures be undertaken subject to HWC approval, and that a suitably qualified heritage practitioner prepare a comprehensive Heritage Statement assessing the buildings, landscape, significance, condition and social associations of the property. Any unauthorised or proposed work to structures older than 60 years must be regularised through the appropriate Section 34 process.

COMMENT

The Committee notes the contents of the site inspection report dated 12 August 2026 and endorses the recommendations of the report, as follows:

1. The site inspection noted to HOMS on 3 August 2026.
2. The site inspection report tabled at HOMS on 17 August 2026.
3. The Stop Works Order remains in place for the property until such time that HWC issues a decision on an application and lifts the stop works order.
4. Urgent measures required to stabilise and weatherproof Dwelling 8 (Cottage 9) and Dwelling 2 (Cottage 4) should be undertaken to prevent further deterioration of the structures.
5. The owner should appoint a suitably qualified heritage practitioner to prepare a comprehensive Heritage Statement for Erf 2133.
6. The Heritage Statement should assess the age, significance, condition and degree of heritage integrity of the buildings and landscape elements on the property.
7. The Encroachment Agreement affecting Dwelling 2 (Cottage 4) does not affect maintenance and repairs required to safeguard the building.
8. A Section 34 applications should be submitted for any and all unauthorised work undertaken to structures older than 60 years and for any proposed future alterations requiring approval in terms of the NHRA.
9. Any future development of the property that triggers Section 38 of the NHRA must be submitted to HWC for assessment prior to commencement.

CN

10.6. Interim and Close-Out Reports

10.6.1. None

10.7. Monitoring by a Practitioner

10.7.1. Erf 19861, 5 De Jonghs Street, Paarl, S27 - Minor Works

Case No: 29001CN0618 <https://www.sahris.org.za/node/404897>

DISCUSSION

- HOMs on 20 July 2026 resolved to issue:

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 and to submit a close out report within 30 days practical completion.
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

- Grading: II
- HPO: Inside
- Status of Work: Not started
- Previous Applications:
- HWC25092207CH1027 - Internal alterations, partial demolition, boundary fence and rezoning. Approved with Close Out Report. Permit dated 25.11.25.
- 27596CH0302 - Maintenance to the thatch roof, Approved, Permit dated 18.03.26.
- Proposal: For the installation of a frameless glass security door fixed to the external reveal of the existing front entrance door. The existing timber entrance door will be retained.
- Practitioner Appointment: Christian Schoeman has been appointed as the heritage consultant to oversee the proposed work and submit the required close out report.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources, with the following conditions:

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

CN

11. Discussion of the Agenda

11.1. Item 12.3. Erf 13836, Welgevonden Boulevard - Weltevreden Estate, Stellenbosch, S27 - Additions & Alterations

Case No.: 29202CN0703 <https://www.sahris.org.za/node/406379>

MATTERS TO BE DISCUSSED

12. MATTERS ARISING

12.1. Erf 108330, 11 Devonshire Hill Road, Rondebosch, S34 - Minor Works

Case No.: 29150CN0630 <https://www.sahris.org.za/node/405959>

Ms. Corne Alexander introduced the item.

Mr Bruce Wilson (consultant) and Ms Muneerah Solomon (CoCT EHM) were present and took part in the discussion.

DISCUSSION

- Outstanding information: Proposals to be coloured up on elevations and a response to the objection – received on 31 July 2026
- Grading: IIIC
- HPO: Inside
- Status of Work: Completed
- Previous Applications: HWC25112009EJV1121 - S34MW for internal alterations and maintenance which was approved with the permit dating 3 Dec 2025.
- Proposal: For retrospective approval of deviations comprising further internal reconfiguration, new bathroom and kitchenette facilities, upgraded finishes, new and altered openings, enclosure of the covered courtyard as a living room, partial roof-sheet replacement and a new steel security fence.
- Consultation:
- CoCT and CTHF did not comment in 30 days.

- RVRA objects to the heritage assessment and argues that the site's heritage significance has been understated. It raises concern that unauthorised changes, including the boundary treatment, entrance door and internal reconfiguration, are being used to justify the property's diminished Grade IIIC significance. The RVRA further notes that the Church Street cottage was identified in the 1998/99 Todeschini and Japha Conservation Study as a pre-1915 building of historic interest and recommended for possible inclusion on the National Register.
- Response to objection: The applicant disagrees with the RVRA's conclusions regarding the heritage significance of the property and maintains the heritage assessment submitted with the application. The response notes that:
 - The buildings have been substantially altered over time, retain limited original fabric and are currently graded IIIC by the City of Cape Town.
 - The unauthorised works were not used to justify a lower heritage significance, as the applicant considers the property to have had limited intrinsic heritage merit prior to these works.
 - In response to the RVRA's reliance on the 1998 Todeschini survey, the applicant argues that its findings have already informed the City's heritage inventory and grading process, which currently identifies the property as Grade IIIC.
 - The applicant considers the property's principal heritage value to lie in its contribution to the broader streetscape and HPOZ rather than the intrinsic significance of the buildings themselves and therefore maintains the conclusions and recommendations of the application.
- Heritage considerations: The completed works are largely internal and do not substantially affect the building's contribution to the streetscape. The external interventions are relatively limited and do not result in a significant loss of character or adversely affect the broader heritage context of the HPOZ. The City has graded the property IIIC and I agree with the applicant in that CoCT would have taken the recommendations of the 1998 Todeschini survey into account whilst grading. IIIC heritage resources contribute to the streetscape. While the works were undertaken without approval, the completed alterations do not materially diminish the identified heritage significance of the property or its contribution to the HPOZ.
- All parties have been invited to today's HOMs.
- The Committee considered the concerns raised by the RVRA regarding the grading of the property and the potential impact of the unauthorised works on the Church Street streetscape. It was initially noted that further information on the previous front door and the boundary treatment could assist in establishing the extent of change and its relationship to the streetscape.
- The applicant clarified that the boundary wall does not form part of the present regularisation application and that the matters raised by the RVRA in this regard relate to earlier works. The Committee noted that the existing high boundary wall substantially screens the building from Church Street and limits views of the altered entrance door.
- On this basis, the Committee considered that the principal heritage significance of the property lies in its contribution to the broader streetscape rather than in the intrinsic significance of the building itself. While the replacement entrance door may not necessarily be an appropriate intervention when considered in isolation, its limited visibility from the public realm means that it has not materially affected the character or significance of the streetscape.
- The Committee therefore considered that the completed works have not resulted in an adverse heritage impact warranting further information or remedial action and supported the issuing of a Section 51 letter.

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.

CN

12.2. Erf 120, 1 Bree Street, Langebaan, S34 - Additions & Alterations
Case No.: 27214EJV0129 <https://sahris.org.za/node/388747>

OUTSTANDING INFORMATION:

The Further Requirements as issued by HOMs on 3 August 2026 has not been received yet. The matter will be heard at HOMs on 31 August 2026.

CN

12.3. Erf 13836, Welgevonden Boulevard - Weltevreden Estate, Stellenbosch, S27 - Additions & Alterations

Case No.: 29202CN0703 <https://www.sahris.org.za/node/406379>

Ms. Corne Alexander introduced the item.

Mr Deon Carstens (SHF), Mr Stuart Hermansen (Heritage practitioner) and Mr Deon Cartens (Stellenbosch Heritage Foundation) were present and took part in the discussion.

DISCUSSION

- Outstanding information: I&AP comment/Proof of consultation, consolidated plan showing approved work, completed deviations, proposed work and work not yet commenced, CV & appointment for monitoring & close out report received on 29 July and 4 August 2026.
- Grading: II for the entire farm portion.
- HPO: Outside
- Status of Work: River Cottage and Hatchery/Garage works are substantially completed; Wine Cellar works are partially completed, including emergency stabilisation and deviations; no work has commenced at the Jonkershuis. The Wine Cellar reception façade and northern openings remain incomplete pending HWC approval.
- Previous Applications: HWC25071702SJ0728, 19042304LB0507E, 15081910GT0409E, 120606SD03M
- Proposal: For ratification of emergency repairs and buttressing undertaken to stabilise the northern wall of the Wine Cellar, together with approval of revised openings and metal-framed doors and windows to the Wine Cellar reception addition. Further proposals include converting an existing internalised window opening to a door, introducing a loft floor, four rooflights and an external staircase to the Wine Cellar, and introducing an attic floor, ablution facility, rooflights and staircase to the Jonkershuis. The submission also records deviations to the substantially completed River Cottage and Hatchery/Garage works and seeks approval of the revised SDP and architectural drawings.
- Consultation:
 - Stellenbosch Municipality in an email noted that they have "no issues".
 - SIG did not comment within the 30-day consultation period. A late comment was submitted directly to HWC on 4 August 2026, with SIG acknowledging that the comment was submitted out of time. The applicant declined to upload the comment to SAHRIS on the basis that it fell outside the consultation period. SIG raised concern regarding the extent of the interventions and deviations recorded in the Interim Report and the potential impact on the heritage resource. SIG requested that HWC undertake a site inspection before any further construction or alteration work proceeds, to assess the current state of the works and ensure compliance with the permit conditions before further irreversible interventions occur.
 - SHF has no objection to the proposed alterations, subject to the following comments: Landscape windows within the old building should use smaller panes, similar to the

entrance door and reflecting a workshop-style character. The landscape windows to the new addition are supported, as they clearly distinguish the new work from the historic fabric. SHF notes the emergency works undertaken due to structural problems. All plastering to historic fabric/brickwork must be lime plaster, with breathable paint used to allow moisture movement. SHF supports the approach taken to retain the authentic character of the werf.

- Interim Report by Two Oaks Property Solutions: The River Cottage and Hatchery/Garage works have been completed, while no work has commenced at the Jonkershuis. At the Wine Cellar, severe deterioration and bulging of the northern wall, degraded masonry and inadequate foundations required urgent stabilisation. The wall was repaired with reclaimed historic bricks, supported with buttresses beneath the retained roof beams, and temporarily stabilised at the sliding-door opening. The reception façade and northern windows remain incomplete pending HWC guidance on the revised landscape windows and proposed metal-framed doors and windows.
- Structural Engineer's Report: The engineer confirms severe deterioration around the northern Wine Cellar window and significant outward bulging of the northern wall, which could ultimately collapse if left untreated. Repairs around the window using reclaimed historic bricks were considered structurally acceptable. The engineer supports the installation of buttresses along the northern wall, recommends that no additional loads be imposed, and requires ongoing monitoring and inspection of the remaining masonry. The southern gable's stability must also be reviewed urgently. Structural stabilisation should take priority, with historic fabric retained wherever possible.
- Heritage Considerations: The emergency stabilisation of the Wine Cellar northern wall was structurally necessary and represents an appropriate conservation response through the retention of historic masonry and the existing roof structure. The revised metal-framed openings and conversion of the existing window opening to a door are located on the secondary northern side and mainly affect altered or new fabric. These interventions are unlikely to materially diminish the significance of the primary werf-facing elevations, subject to sensitive detailing and minimal loss of historic fabric. The proposed loft floors, rooflights and staircases to the Wine Cellar and Jonkershuis are not sufficiently substantiated. The structural engineer has not confirmed that the historic buildings can accommodate the additional loading, and limited evidence is provided for the reinstatement of former upper floors. These interventions may affect the integrity of the lower walls, thatched roofs and internal volumes and require further assessment. The River Cottage and Hatchery/Garage deviations appear generally sympathetic.
- The Committee generally agreed that a site inspection should be undertaken as a due diligence measure, particularly given the extent of completed works and deviations and to confirm the relationship between approved, completed and proposed work.
- Members considered that the matter did not require referral to BELCom at this stage, as HOMs had sufficient expertise to assess the application following the site inspection. Referral could still be considered should unresolved heritage concerns arise thereafter.
- Concern was noted regarding whether appropriate conservation methods and materials, particularly lime plaster to historic fabric, had been consistently implemented.
- The structural engineer's further input must specifically address the proposed additional floors/attic spaces in the Wine Cellar and Jonkershuis and confirm whether the existing historic structures can accommodate the additional loading.
- The revised submission must also address the fenestration to the Wine Cellar addition, taking into account SHF's comments.
- The architectural drawings must be checked and corrected so that all proposed interventions are accurately colour-coded, including the rooflights to the Wine Cellar.
- The intention was for the application to be retabled at HOMs following the site inspection and receipt of the outstanding structural information and revised drawings, rather than immediately referring the matter to BELCom.

FURTHER REQUIREMENTS:

The Committee resolved to request the following further requirements:

1. The applicant must provide confirmation from the structural engineer that the historic buildings can accommodate the additional loading.
2. The applicant must respond to SHF's concerns regarding the 'landscape windows' as part of the new addition to the Wine Cellar.
3. The applicant must provide plans that are accurately coloured up.

The Committee resolved to undertake a site inspection on Friday, 21 August 2026 at 10:00.

CN

12.4. Erf 178968, 12 Hayes Road, Wynberg, S34 - Minor Works

Case No.: 27802CH0313 <https://www.sahris.org.za/node/391329>

Ms. Corne Alexander introduced the item.

Mr John van Onder (architect) was present and took part in the discussion.

DISCUSSION

- Outstanding information was for a POA signed by both owners and outstanding payment of R4000 - received on 28 July 2026.
- Graded IIIC outside HPO
- Proposal is for the addition of a carport with a garage type facade and alterations to the boundary wall.
- Work applied for has already been completed.
- CoCT stated that the application can be submitted to HWC as MW and therefore comment is not required from EHM.
- WECA supports.

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

12.5. Erven 3287, 3288, Ptn of 40206-RE, 54 Phendula Crescent, Khayelitsha, S38(1) - NID

Case No.: 28861CN0605 <https://www.sahris.org.za/node/402770>

Ms. Corne Alexander introduced the item.

DISCUSSION

- Outstanding information: Letter of authority, Motivation and photos received on 7 Aug 2026
- Trigger(s): S38(1)(c)(i) and (ii)
- Decision making authority: HWC
- Properties measure approx. 9000sqm with a 6300sqm development footprint proposed. The properties are zoned Transport 2 and Limited Use. The land use is vacant and the surrounding land use businesses, residential and informal residential.
- Proposal: The proposal is for the establishment of a Temporary Relocation Area (TRA) on Erf 3287, Erf 3288 and a Portion of the Remainder of Erf 40206, Khayelitsha, to accommodate 134 families requiring emergency relocation from the Sakhile Nathi informal settlement due to safety risks associated with the nearby gas station blast zone buffer. The temporary development will require a rezoning and will comprise 134 residential units, communal ablution facilities, internal access roads and pedestrian pathways, a stormwater retention pond, and associated municipal services infrastructure, including water, sewer, electricity and refuse facilities. The development is intended as an emergency, interim residential solution and has been designed to allow for the future development of a municipal service site on the property.
- Heritage resources:

- Built Environment: Vacant, disturbed site with no buildings or structures of heritage significance. The site is ungraded and is not located within a Heritage Protection Overlay Zone or any declared/proposed heritage area. The entire surrounding context is not graded.
- Archaeo-sensitivity: Low. The site comprises disturbed Cape Flats sands with a minimal to non-existent likelihood of intact archaeological resources due to extensive previous disturbance and surrounding urban development.
- Palaeo-sensitivity: Within the green layer on SAHRIS requiring a desktop study. Applicant stated the impact will be low. The site is underlain by Tertiary to Recent unconsolidated sands with low palaeontological sensitivity, and previous disturbance has likely destroyed any near-surface fossil material.
- Other: The broader Eyethu area has socio-historical significance associated with the establishment of Khayelitsha during apartheid and subsequent community struggles for housing and tenure. However, the subject site is a vacant, transformed parcel with no identified tangible heritage resources, and its heritage value is limited to the broader associative context.
- Consultant recommendation: NFS

DECISION

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

CN

12.6. Erf 809, 218 Ocean View Drive, Fresnaye, S34 - Additions & Alterations

Case No.: 29031CSI0622 <https://www.sahris.org.za/node/405085>

Ms. Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 4 August for SFA and SFBBRA comments.
- Work applied for has not started
- Previous approval: HWC24051003EJV0502 - Extensive renovations of the existing structure which serves as a 'de facto demolition' to produce a three-storey dwelling exhibiting contemporary architectural attitudes
- Graded IIIC
- Outside HPO
- Proposed work is for the addition of a fourth storey to the existing three storey dwelling
- CoCT & SFA provided comment and support the application
- SFBBRA did not provide comment within 30 days.

DECISION

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

CSI

12.7. Erf 1130, 43 Sarel Cilliers Street, Strand, S34 - Additions & Alterations

Case No.: 29059CSI0623 <https://www.sahris.org.za/node/405416>

Ms. Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 28 July 2026 for CoCT comment.
- Work applied for has not started
- Graded IIIC
- Outside HPO

- Proposed work is for a garage facade, internal reconfiguration, new boundary wall, and swimming pool. The applicant confirmed that the boundary wall collapsed so it has been removed but no other work has started.
- CoCT provided comment and support the application stating, " EHM has no objection to the work as indicated on the set of plans as the proposed alterations will not detract from the historical significance of the site, whilst the contribution the building makes to the streetscape (Sarel Cilliers Street) will be improved.

DECISION

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

CSI

12.8. Erf 3504, 11 St Johns Estate, Gardens, S27 - Additions & Alterations

Case No.: 29117CSI0626 <https://www.sahris.org.za/node/405814>

Ms. Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 6 August for external and streetscape photos.
- Work applied for has not started
- Graded II
- Inside HPO
- Proposed work is for new skylight in existing chimney opening, new steps, portico and entrance roof, new deck, new internal staircase, and new aluminium windows and doors.
- CIBRA did not provide comment within 30 days.

HELD OVER

Held over to HOMS on 31 August 2026 for further investigation regarding PHS status.

CSI

12.9. Erf 515, 5 Avenue Le Sueur, Fresnaye, S34 - Additions & Alterations

Case No.: 28368CSI0501 <https://www.sahris.org.za/node/397412>

Ms. Chiara Singh introduced the item.

DISCUSSION

- Work applied for has been completed
- Graded IIIC
- Outside HPO
- The proposal is to regularise a garage extension, pool addition, balcony additions, and minor fenestration changes
- CoCT provided comment and support the application
- SFA and SFB did not provide comment within 30 days.

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

12.10. Farm 55-RE, Vryheid Farm, Klipheuwel Road, Cape Farms, S38(1) - NID

Case No.: 27210CSI0129 <https://sahris.org.za/node/388740>

Ms. Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 15 June for sub-delegation document
- Trigger: S38(1)(a) Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length., (i) exceeding 5 000m² in extent;
- Proposed development: The proposal was for the construction of the Klipheuvel Housing Development with associated infrastructure. This has since changed and the proposed development is now for formalising the existing settlement and facilitating the provision of formal housing and associated basic municipal services to the residents. This entails the construction of low-cost residential housing, together with the establishment of formalised erven and associated infrastructure, including electricity, potable water, sewerage, roads, and stormwater management infrastructure. As part of the proposed development, it is intended to alter the existing river dynamics to increase the developable area above the 1-in-100-year flood line. This would involve engineering interventions to alter the current flood characteristics of the area and enable the creation of additional formalised residential erven above a newly determined 1-in-100-year flood line.
- Current zoning/land-use: Agriculture / informal housing
- Built environment: No impacts expected to historical buildings, there is a IIBB graded school in the vicinity but there will be no negative impacts.
- Visual impacts: Located within the proposed Koeberg/Swartland Farms cultural landscape. No impact expected as it is for the formalisation of housing.
- Archaeology: No impacts expected to archaeological material
- Palaeontology: Palaeo sensitivity on the SAHRIS palaeo map is low

FINAL COMMENT

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

CSI

12.11. Farm 1018, Dyer Island, Gansbaai, S27 - Minor Works

Case No.: 29172CSI0701 <https://www.sahris.org.za/node/406074>

Ms. Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 7 August 2026 for title deed explanation.
- Work applied for has not started
- Not Graded
- Outside HPO
- Proposed work is for maintenance and repair work to a cluster of 5 buildings on the island. Work consists of:
 - Corrective maintenance to repair and restore physical condition and operational effectiveness;
 - Preventative maintenance to prevent further deterioration leading to failure;
 - Replacements and upgrades to comply with standards and regulations, to avoid future failure (e.g. end of useful life).
 - Remedial works will be like-for-like where appropriate, and aim to reinstate and enhance such significance as the structures hold. All work will be undertaken in terms of the Dyer Island Specification and Repair Methodology

DECISION

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

CSI

12.12. Erf 1789, 3 St Martins Road, Three Anchor Bay, S34 - Additions & Alterations

Case ID: 28838EJV0603 <https://www.sahris.org.za/node/402463>

Mr. Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received 3 August 2026.
- Graded IIIB.
- Inside the Saint Bedes HPOZ.
- Work has not started.
- The proposal is for internal alterations and a conservancy extension to the rear.
- CoCT E&HM (Tamar) responded to the initial request for comment asking for further information and when this was provided one week later, no further response was provided.
- GPRRA provided a comment of no objection.
- The internal works seem sensitive enough to the IIIB structure and the conservancy to the rear is not visible from the street although the loss of garden space might be regrettable, it has no heritage bearing.

DECISION

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

RB

12.13. Farm Dassen Island No 581, Dassen Island, S34 - Minor Works

Case ID: 29173RB0701 <https://www.sahris.org.za/node/406076>

Mr. Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received 3 August 2026.
- Not graded.
- Outside of any HPO.
- Work has not started.
- Proposal is for the restoration, preventative maintenance, and general maintenance of thirteen structures older than 60 years on the island, especially after the 2024 storms.
- None of these structures are particularly significant from an architectural perspective with the natural/scientific aspects of the island elevating any heritage significance and this latter part being untouched or almost improved by this proposal.

DECISION

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

RB

12.14. Erf 27939, 9B Crown Street, Observatory, S34 - Minor Works

Case ID: 29147RB0629 <https://www.sahris.org.za/node/405953>

Mr. Ruan Brand introduced the item.

Mr. Marc Turok (OCA) and Mr. Juan van Tonder (Architect) was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 4 August 2026.
- Graded IIIC.
- Inside the Lower Observatory HPOZ.
- Work is complete and application has been submitted to regularise an installed skylight.
- OCA provide a comment of support.

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.

RB

12.15. Erf 118, 8 Sir David Baird Drive, Bloubergstrand, S34 - Additions & Alterations

Case ID: 28747RB0527 <https://www.sahris.org.za/node/399804>

Mr. Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received 11 August 2026.
- Not graded, although CoCT comment suggests it as NCW.
- Outside of any HPO.
- Work has not started.
- Proposal is for extensive additions and alterations (including a new storey, revised SDP, etc.).
- CoCT and FoBCA both support but note the high chance of encountering burials and middens, urging that the applicant be made aware of the need to report any finds.

DECISION

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

RB

12.16. Erf 9149, 4A Bains Street, Wellington, S34 - Additions & Alterations

Case ID: 29105RB0626 <https://www.sahris.org.za/node/405792>

Mr. Ruan Brand introduced the item.

Mr Hendrik Kotze (Architect), Mr Clive Theunissen (Drakenstein Municipality) and Ms Uryke du Preez (Paarl 300) were present and took part in the discussion.

DISCUSSION

- Outstanding information received 4 August 2026.
- Not graded.
- Inside the Wellington Special Character Protected Area Overlay Zone.
- Work has not started.
- Proposal is for a new braai room to be built at the back of the property, to add a new entrance covered porch/patio roof to restore the original historical look and feel of the house and to add a steel covered carport in front of the double garage.
- DHAC provided an objection to the proposal insisting on a heritage statement to assess the significance of the site and the proposed work.
- Paarl 300 offered a comment of no support stating that the canopy is extremely insensitive and the design of the braai room is too robust for the historic building, noting that the designer could use the historic veranda as an HDI.
- WHF and DHF offered comments of no objection.
- The applicant provided a response to the objection that relies on PAJA arguments instead of NHRA arguments.
- This response, coupled with the heritage statement argues that, further up the road, where HWC approved a demolition and a modern building was constructed (i.e., 20111107XM0505E), that the precinct is allowing for historical structures to be replaced in any case.
- A discussion unfolded between the Committee and the I&APs in which it was noted that the heritage statement was drafted by the owner and more information needs to be compiled by a suitably qualified heritage practitioner to unpack the significance of this structure before the Committee has enough information in front of it to be able to make decision on the merits of the application (i.e., on heritage grounds).

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. A heritage statement compiled by a suitably qualified heritage practitioner must be submitted to HWC.
2. The heritage statement must be circulated to I&APs for the 30-day consultation period and comments, or proof of consultation must be submitted to HWC.

RB

12.17. Erf 63714-RE, Unit 30, Section 31 of Beaulleigh Mansions, Corner of Stellenberg Avenue and Main Road, Kenilworth, S34 - Additions & Alterations

Case ID: 28859RB0604 <https://www.sahris.org.za/node/402763>

Mr. Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received 24 July 2026.
- Graded IIIB.
- Outside of any HPO (inside the proposed Kenilworth PHA HPO).
- Work has not started.
- Proposal is for minor internal alterations (mainly fittings) and to replace the rotten window frames with powder coated aluminium frames (noting that HWC approved this for the entire apartment block in September 2025 under HWC25042420RB0704 with the same colour as the proposed).
- There is an NBR stop works on site but this has not been issued in terms of the NHRA and that compliance lies with the CoCT.

DECISION

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

RB

12.18. Erf 1472, 12 Sonskyn Street, Prince Albert, S34 - Additions & Alterations

Case ID: 27526RB0224 <https://sahris.org.za/node/389936>

Mr. Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received 3 August 2026.
- Graded IIIA.
- Outside of any HPO, with it having a small dirt road for access as its immediate streetscape, set back from Church Street (the main street in Prince Albert which has many PHSS)
- Work has not started.
- Proposal involves attempting to revert back to a more original feel for the structure as several alterations over the years have impacted on this.
- This would mainly consist of:
 - replacing existing windows with sliding sash windows;
 - minor kitchen extension;
 - the roof over the kitchen and living room to be replaced with corrugated iron and new flashings with existing gables to be restored and new gable to match the original;
 - a new covered stoep;
 - refurbishing existing steps to the loft;
 - adding new mild steel (black) flue;
 - plastering and painting certain walls where required as per the plans.

- PACF did not support a large sum of this work but after revision, in their comment, although not being in agreement with some choices, they only actively objected to the following work:
 - do not support the imitation north parapet of the kitchen extension as it imitates instead of clearly distinguishing between old and new.
- All parties have been invited.
- The Committee noted that the PACF comment is on heritage grounds and a small design revision could make the proposal acceptable on heritage grounds.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. A revised drawing set addressing the outstanding concerns regarding the northern parapet of the kitchen extension, as raised by the PACF must be submitted to HWC.
2. The northern parapet to the kitchen extension must be revised so that the addition is clearly distinguishable from the historic building and does not imitate the existing parapets/gables.
3. The drawings must clearly colour and annotate all existing, proposed, demolished and as-built work, where applicable.
4. The revised drawings must be circulated to the PACF for a 14-day commenting period before being resubmitted to HWC.

RB

12.19. Erf 119, 1 Waterkant Street, Piketberg, S34 - Minor Works

Case ID: 28843RB0604 <https://www.sahris.org.za/node/402492>

Mr. Ruan Brand introduced the item.

OUTSTANDING INFORMATION:

POA from the other owner required (and confirmation that the SG is the registered SG).

RB

12.20. Erf 1229, 31 Geldenhuys Street, Malmesbury, S34 - Minor Works

Case No: 28106SB0525 <https://www.sahris.org.za/node/395864>

Ms. Stephanie Barnardt introduced the item.

DISCUSSION

- Proposal: additional extension to the west elevation including work to the braai room and internal minor changes to kitchen and dining room.
- Work status: started the previous approved work, not completed the deviation.
- Grade: IIIB
- HPO: outside
- Comments: Swartland note that the plans do not align, Previous permit: Additions and Alteration (220426TZ0714E) dated 4 August 2022.
- Additional information received 21 July that include streetscape and internal photographs, and email confirming work.
- The committee noted that work is indicated as complete on the application form, the committee required clarification on this matter.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. The applicant must submit a written confirmation if any of the deviations have been completed.
2. The applicant must submit revised drawings clearly indicating the completed work and proposed work.
3. The above must be circulated to I&APs for the 14-day consultation period and comments or proof of consultation must be submitted to HWC.

SB

- 12.21. Erf 20888, 9 Kerkhof Street, George, S34 - Total Demolition**
Case No: 28132SB0410 <https://sahris.org.za/node/395920>

OUTSTANDING INFORMATION

Title Deed and streetscape images required.

SB

- 12.22. Erf 4150, 248 Buitengracht Street, Bo-Kaap, S34 - Total Demolition**
Case No: 28507SB0512 <https://sahris.org.za/node/398053>

OUTSTANDING INFORMATION

Section 34 permit application is required.

SB

- 12.23. Erf 6784, 86 Meyer Street, Eastern Extension, George, S34 - Additions & Alteration**
Case No: 28387SB0405 <https://sahris.org.za/node/397585>

OUTSTANDING INFORMATION

POA is required

SB

- 12.24. Erf 1694, 2 Donkin Lane, Sea Point, S34 - Total Demolition**
Case No: 28426SB0507 <https://sahris.org.za/node/397695>
Ms. Stephanie Barnardt introduced the item.

DISCUSSION

- Proposal: demolition of the existing structure but retain the garage.
- Work status: not started
- Grade: not graded
- HPO: Outside
- Comments: Sea Point for all comment was requested on the 22 April 2026, but no comment has been received to date.
- Additional information received on 3 August 2026, including CoCT comment of support, streetscape and email attempted for SFB (sent on 25 May 2026)
- Since there is no reason to believe heritage will be impacted.

DECISION

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

SB

- 12.25. Farm La Terra De Luc 1070-RE, 64 Dirkie Uys Street, Franschhoek, S34 - Total Demolition**
Case No: 28996SB0629 <https://www.sahris.org.za/node/404885>
Ms. Stephanie Barnardt introduced the item.

DISCUSSION

- Proposal: demolition of the structure on site.
- Background: substantially altered and added to over the past twenty years or so (a few smaller steel frame windows remain). Since being vacated by tenants some five years ago. The site has deteriorated and been vandalized. All existing large trees around the building are to be retained.

- Report notes that the building is currently in a derelict and unsafe condition, making it a negative feature in the neighbourhood. An engineer confirmed that it is unfit for occupation and that repairing or rebuilding the existing structure is not practical or feasible. Severe storms in May 2026 caused further damage, including extensive water damage, a fallen tree damaging the verandah, additional damage to the rear of the building, and sections of the corrugated iron roof being blown away.
- Work status: not started but there is storm damage.
- Grade: IIIC
- HPO: inside the Conservation Overlay Zone
- Comments: Stellenbosch municipality is support of the demolition but wants sight of the replacement structure.
- Additional information was received on 31 July 2026, including the demolition plan and clarification regarding the Power of Attorney (POA). Further information was received on 6 August 2026, confirming that Stellenbosch Municipality supports the proposal. The Stellenbosch Heritage Foundation and Franschhoek Heritage Association did not provide comments within the required 30-day period.
- The submitted title deed indicates that the property is registered in the name of Die Loubser Trust. A formal Trust Resolution authorising Handre Basson to act on behalf of the Trust is therefore required. Clarification is also required regarding the POA and the identity of the owner/applicant.
- The committee requested that the email correspondence submitted as proof of heritage consultation be provided directly as a PDF from the original email mailbox, rather than copied into a Word document, as the current submission does not clearly indicate the recipient and its authenticity cannot be readily verified.
- The submitted SG diagram is an unapproved General Plan indicating future development of the farm portion. A registered SG diagram is required, together with clarification as to whether an NID was previously submitted for the proposed development. The wording in the highlighted section of the motivation also requires clarification.
- The demolition proposal and the proposed replacement structure require further consideration. The replacement structure should be submitted for assessment and should demonstrate how the relevant Heritage Design Indicators (HDIs) have informed the design.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. Updated and accurate trust resolution must be provided.
2. A PDF file of the original emails that clearly show the email addresses must be provided.
3. Clarification must be provided, regarding NID triggers and if a NID application was made or considered for the site.

SB

12.26. Erf 983-RE, 10 Pentz Street, Bo-Kaap, S34 - Minor Works

Case No.: 29025SVB0622 <https://www.sahris.org.za/node/405072>

Ms. Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 20 July and 03 August 2026.
- Grading: Grade II (<https://www.sahris.org.za/node/38063>)
- HPO: within Bo-Kaap HPOZ
- Status of work/completeness: work has started in accordance with a previous permit and has not been completed. Work has not halted on site.
- Brief proposal description: The proposal is for a revised design of the Trader Support and Services Centre (TSSC) for the Bo-Kaap Trading Facility in response to the discovery of the well. The TSSC building includes a community room, ablutions and bin store.

- Previous approvals/decisions:
 - On 09 Dec 2021 HWC approved a proposal for the site (21081201KB0812E)
 - On 18 Mar 2025 HWC issued further requirements pertaining to a well uncovered on site (HWC24040803SJ0409).
 - On 02 June 2025 HWC issued further requirements noting in principle support of the design and incorporation of the well but noted that the design intent submitted is vague. The further requirements requested amongst other things urban design and heritage indicators be developed to inform the new proposal and that evidence of and responses to public consultation be provided.
 - On 09 Jun 2025 HWC approved the proposal for securing of the well, with the condition of a close-out report, which was submitted and endorsed by HWC on 30 October 2025 (HWC24040803SJ0409). In addition to the condition of a close-out report the 09 June 2025 decision included the condition that *"The CoCT must enter into a heritage agreement within 6 months addressing the further requirements dated 02 June 2025 for the incorporation of the well into the revised site development plan"*.
 - On 10 Dec 2025 HWC issued a letter to the applicant which stated, among other things the public consultation requirements for a revised proposal.
- Consultation:
 - Bo-Kaap Tourism Association did not provide a comment.
 - Bo-Kaap Youth Movement did not provide a comment.
 - CoCT E&HM support the proposal with the following conditions:
 - The applicant must source sufficient bluestone.
 - The planted roof must be implemented and completed as part of the project.
 - A detailed heritage interpretation and conservation plan for the well and associated public space must be submitted to, and approved by, HWC within 3 months.
 - The final design of the well structure, including its protrusion above ground level, protective measures, visitor access and interpretation elements, must be informed by both the heritage specialist and engineering input.
 - A suitably qualified social historian must be appointed to undertake research on the history and significance of the well and to inform interpretation of the site.
 - Any excavation in the vicinity of the well must be monitored by an appropriately qualified heritage practitioner, and all work must cease should any additional archaeological material be uncovered.
 - The final detailing and landscaping surrounding the well must ensure that the well remains the primary heritage focal point of the site and is not visually dominated by new built elements.
 - A meeting was held with Bo-Kaap stakeholders and relevant officials from the CoCT on 6 February 2026. The applicant summarised the key discussion points relevant to the design in their report along with a response. The concerns that directly related to heritage are as follows:
 - Traders expressed interest in having a water source and questioned if the well will be functional. The applicant noted that the well will not be a functioning water source, however it should be seen as a symbolic focal point and a reminder of the importance of water and that a new water point with potable water should be included within the space and associated with the well.
 - Traders expressed concern regarding the impact on Spolander House and noted visibility into the yard from the walkway. In response to this the applicant noted that the building is located far enough from Spolander House so that no new construction will impact the heritage building, and that views must be considered in the walkway design and platform placement, however the walkway has been omitted for the time being.
 - A formal commenting period commenced on 02 March 2026 until 02 April 2026, and an Open House was held on 16 April 2026. The applicant has captured and responded to I&APs comments in their report, which can be summarized as follows:

- Igghsaan Moosa raised various concerns regarding operation of the market, the storeroom/ community room, ablutions and also suggested that the well be made operational to be used as a fresh water source. Further Igghsaan asked that their forefather's contributions to development from slavery to current be honoured, not on the steps but preferably via murals on the walls.
- Bo-Kaap Civic & Ratepayers Association raised operational concerns regarding the storeroom/ community room, management of leaves, size of stalls and adequate weather protection; they also had general requirements regarding treatment of the well and impact on the Spolander House property.
- Igghsaan Sirkhotte (resident) raised concern regarding operation of the market in relation to ablutions and market hours/management.
- Jacky Poking (community paralegal and cultural heritage activist) raised the following heritage concerns: (1) the precedent used for design of the area surrounding the well emphasises a more Eurocentric design and idea, it is suggested that the examples are re-looked at (2) the proposed pathway/walkway using the current driveway of the NHS Spolander house is a concern as it creates constant movement in front of the house and is indirectly a security concern; and (3) concerns were also raised regarding solid waste management and trading hours and days.
- Furgi Matthews (resident) representing concerned residents objected to the height of the well (as reflected on the phase 2 plan). It was suggested that seeing as it is not operational the wall be built to approximately 1m high, as a low wall is a safety hazard and prone to vandalism. The group of concerned residents highlighted that as residents they consider the site as proof of their rich history.
- Prof Rory Bester (Resident of Bo-Kaap and Co-convenor at the Ziets MOCCAA & UWC Museum Fellowship Programme) noted in his original comment that the revised plan addressed previous concerns that the well was obscured by the public toilets. Prof Bester noted that the well should be raised to a height of 1m, as it will bring further prominence and visibility to the well. It was also noted that the well should be a working well, as presence of water in the well at the Bo-Kaap Trading Facility is an important act of repair that acknowledges historical access to fresh water at the Cape, as it would allow for continuation of living heritage. In a follow up comment after attendance at the open day, Prof Bester noted support for necessary archival research being done to understand the ways in which these historic wells worked and how these old technologies can be re-used to activate the well again. Prof Bester also noted that as part of this archival research it would be good for the team to consult the staff at the Slave Lodge about the enslaved person, Paai Skaapje, who was made to dig wells in the Bo-Kaap area, as it would be good to understand whether the well at the Bo-Kaap market can be connected to Paai Skaapje.
- Paul Honig noted via email support of Prof Bester's comment that the well be operational.
- The following comments were received from unnamed residents and traders:
 - Request that the history of the well be archived.
 - Questions regarding how the well would be covered.
 - Three attendees noted that they were interested in getting the well working again as a community water well.
 - A resident suggested that stormwater be redirected to the well.
 - It was noted that the well would be an important tourist attraction and that a plaque outlining its history should be fixed to the TSSC building.
 - Other operational and infrastructure issues for the market were raised.
- The applicant's response to the heritage related objections can be briefly summarized as follows:
 - A social historian will be appointed to ensure that the physical and living heritage of the well is preserved and highlighted in the design response.

- In addition, the team has suggested that focus groups will be conducted with the community to inform design decision making in this space.
- The design of the well will still be developed with technical inputs from structural engineer, heritage inputs, social historian inputs and alongside focus groups to inform the design. The design will also take into account safety measures. The well will not be a functional water point, and it is likely that the top will need to be protected for safety as well as mitigating litter or objects falling into it.
- The resultant design will be a balance between structural, technical, historical and cultural considerations.
- Professional Engineers will be consulted to confirm if it is structurally sound to excavate the well deeper to reach the water table. Ground water in this area will not be potable or safe for human contact. The well will not itself be functional as a source of water, but additional water points with safe water sources can be incorporated into the space.
- The connection from Dorp Street along the Spolander House driveway references historical roots as outlined in the heritage indicators. This is a key visual connection towards reinstating the historical connectivity of the site bearing in mind the importance of the house as a heritage site. The cobbled driveway will remain as is and can be used as it currently is. Seating with tables can be incorporated into the courtyard space. The design detail of the courtyard and heritage well needs to be developed further through focus groups and the appointment of a social historian to ensure that the heritage of this space is preserved and highlighted through design interventions.
- All I&APs have been invited to today's meeting.
- The committee noted that the revised design is an improvement from the previous proposal, however the heritage response to the well is conceptual rather than a resolved design. The associated landscape treatment, height and protection of the well, interpretation, seating, water element and related interventions are not resolved. A final design that has been informed by heritage design indicators social historical research and consultation with I&APs, has not been provided.
- The committee noted that a motivation for the phased approach and how this could work practically has not been provided by the applicant.
- The committee noted that the final phase 2 design is to form the basis of the heritage agreement.
- It was re-iterated that the condition of the 09 June 2025 (HWC24040803SJ0409) permit was that the CoCT must enter into a heritage agreement before December 2025 and it is now more than 7 months past this deadline. The committee requested that the case officer consult HWC's legal advisor regarding lack of adherence to the further requirement.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. The Committee is supportive of the design in principle and the incorporation of the stone well, however, the design is unresolved.
2. The final design of the well and surrounding public space (including the wells protrusion above ground, protective measures, visitor access and interpretation elements) must be developed in consultation with a heritage specialist and all identified I&APs and must be informed by research on the history and significance of the well undertaken by a suitably qualified social historian.
3. Evidence of the public consultation process, including any in-person consultations, and unabridged comments from I&APs must be listed and responses to comments must be tabulated.
4. The Committee notes that there has been a lack of adherence to condition number 2 as noted on the permit dated 09 June 2025 (HWC24040803SJ0409). An update regarding this matter must be provided within 30-days of the date of these further requirements.

12.27. Farm 237, 19 Nuwe Street, Elim, S27 - Additions

Case No.: 29039SVB0622 <https://www.sahris.org.za/node/405103>

Ms. Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 31 July 2026.
- Grading: Elim is a declared PHS, however the subject site has a proposed grading of IIC as per the Elim Survey.
- HPO: outside of any HPO
- Status of work/completeness: work has not started
- Brief proposal description: The proposal is for an addition to the rear of the property.
- Consultation:
 - Agulhas Heritage Society & Conservation Body (aka Agulhas Erfenis en Bewaring) do not object to the proposal.
 - Friends of Elim note in their comment that the proposed rear changes are acceptable.
 - Cape Agulhas Municipality support the proposal.
 - Elim Overseers Council did not object to the proposal.
- Heritage (or any other considerations):
 - Low architectural, representivity and rarity significance in terms of the Elim Survey.
- The committee noted that the roof and windows appeared to be new and queried whether HWC approval had been granted for these alterations. The case officer noted that there is no record of previous approvals for this structure. Given this, the committee requested clarity from the applicant regarding whether any unauthorized work had taken place, and for the application to be revised accordingly.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. The applicant must confirm whether any unauthorized work had previously been carried out on the property without prior approval from Heritage Western Cape, namely alterations to the roof, windows or painting.
2. Should unauthorized work have taken place, the plans must be revised to include this unauthorized work for regularisation. The unauthorized work must be clearly distinguishable from the proposed work on the plans.

SVB

12.28. Farm 237, 78 Kerk Street, Elim, S27 - Additions & Alterations

Case No.: 29036SVB0622 <https://www.sahris.org.za/node/405100>

Ms. Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 31 July 2026.
- Grading: Elim is a declared PHS, however the subject site has a proposed grading of NCW as per the Elim Survey.
- HPO: outside of any HPO
- Status of work/completeness: work has not started
- Brief proposal description: The proposal is to the rear of the property which is along the secondary Waterkant Street facade.
- Previous approvals/decisions:
- HWC approved more extensive additions and alterations to the property on 22 July 2025 (HWC25022604SJ0604).
- Consultation:
 - Friends of Elim did not raise any objections to the proposal; however, their comment did include a number of basic guiding principles.

- Agulhas Heritage Society & Conservation Body (aka Agulhas Erfenis en Bewaring) do not object to the proposal.
- Agulhas Municipality support the proposal.
- Elim Opsiensersraad does not object to the proposal.

DECISION

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

SVB

12.29. Multiple Erven (Erven 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148-RE, 1149-RE, 1153, 1154, 1155, 1156, 1157, 1158, 1159-RE, 1160, 1161, 1162 & 1163), 1-7 Rose Lane, 108-114 Castle Street, 85-97 Strand Street, 34-44 Buitengracht Street, Cape Town City Centre, S38(1) – NID

Case No.: 29156SVB0630 <https://www.sahris.org.za/node/405982>

Ms. Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received 29 July 2026.
- Grading: requires further investigation
- HPO: within the Bo-Kaap HPOZ
- S38(1) trigger(s): 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;
- Briel proposal description: The proposal is for a 42m high mixed-use development spanning the city block bounded by Rose Lane, and Castle, Strand and Buitengracht Streets.
- Historical Overview as per the application: *"The site, first surveyed by Thom 1892 - 1900 was initially developed with small building, similar to the type of development of the current historic buildings in Bo Kaap. By 1926, the buildings have become larger in footprint and presumably became used more as warehouses. A small lane, Maxwell land bisected the site between Strand and Castle Streets. The enlargement of the buildings for warehouse use continued into the mid 20th century, as viewed in the 1944 -66 survey by the CCT. The 1971 aerial photograph indicates the removal of smaller structures on the corner of Buitengracht and Strand Streets. Between 1971 - 1980 all the buildings on the site were demolished, as the CCT purchased the site as a component of the enlargement of Buitengracht Street. The site has been used as a vehicle parking lot since 1984, with a vegetated section along Buitengracht street."*
- Context & any relevant nearby heritage resources (i.e., graded landscapes, scenic routes, etc): Heritage resources in the immediate context include the Lutheran Church NHS directly across Buitengracht Street to the east of the site, as well as various grade IIIA, IIIB and IIIC resources along with the Bo-Kaap HPOZ that the site and adjacent properties are located within.
- Visual impacts: The applicant notes that the site is located on a major gateway at the edge of the CBD.
- Archaeological impacts: The applicant noted potential archaeological resources under the current tarmac surface.
- Palaeo-sensitivity/Palaeo impacts: Palaeo sensitivity is noted as low on the SAHRIS palaeo-sensitivity map.
- Any other heritage impacts/concerns/relevant info (Architectural / Townscape / Landscape / Socio-Historical and Cultural Impacts):
 - In terms of historical settlements and townscapes the site was a component of Bo Kaap in its earliest development and is presently located in the CBD and Bo Kaap HPOZs.
 - In terms of landscapes and natural features of cultural significance, there are mature trees along Buitengracht, which are a component of the Buitengracht treescape.
 - The applicant also noted that the proposal should include consideration of the former Maxwell Lane within the design and consideration of the form and massing of the proposed buildings that is located within a transitional precinct between Bo Kaap and the CBD.

- Consultant recommendation: HIA with an AIA, Townscape Assessment, Landscape Assessment and Visual Impact Assessment.
- The committee noted that in this context a Townscape Assessment would account for any information that would be contained within a Landscape Assessment and therefore did not see an additional Landscape Assessment as necessary in this instance.

DECISION

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

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

SVB

12.30. Erf 34676, 76 Sarel Cilliers Street, Strand, S34 - Additions & Alterations

Case No: 29163XM0630 <https://www.sahris.org.za/node/406047>

Ms. Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received on 14 July 2026.
- The application is for additions and alterations to construct a new carport for improved security, vehicle protection and overall functionality of the property and pergola on the front portion of the property, as well as a new braai structure to the rear of the dwelling.
- Work has not started
- Not Graded, CoCT graded the property a potential IIIC
- Outside HPO
- CoCT supports
- The HRF therefore requests that the responsible authority assigns a suitable grading, and that Heritage Western Cape reviews the permit application without further HRF comment.

DECISION

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

XM

12.31. Erf 50618, 9 Ranelagh Road, Rondebosch, S34-Additions & Alterations

Case No: 28012XM0330 <https://www.sahris.org.za/node/395475>

Ms. Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 07 August 2026.
The application is for the extension of bathroom and covered patio as well as internal alterations.
- Work has not started
- Not Graded
- Outside HPO
- The GLCA has no objection
- CoCT supports

DECISION

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

12.32. Erf 28208, 5 Dodds Road, Observatory, S34 - Additions & Alterations**Case No: 28999XM0619** <https://www.sahris.org.za/node/404892>

Ms. Xola Mlwandle introduced the item.

Mr Marc Turok (Observatory Civic Association) was present and took part in the discussion.

DISCUSSION

- Outstanding information received 03 August 2026.
- The application is for additions and alterations in order to renovate, alter and partially demolish the current fire damaged dwelling and convert into student accommodation.
- Work has not started
- Not Graded, proposed City grading IIIC/4
- Inside HPO
- CoCT supports
- The Observatory Civic Association supports
- Mr Mark Turok, member of the OCA was present and raised concerns regarding the proposed new design, specifically whether the structure would be appropriate and compatible with the existing streetscape and questioned whether the design is appropriate within the surrounding heritage context.

DECISION

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

XM

12.33. Erf 1435, 5 Florida Court, 8 Davenport Road, Vredehoek, S34 - Additions & Alterations**Case No: 28157XM0413** <https://www.sahris.org.za/node/395966>

Ms. Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 06 August 2026.
- The application is for additions and alterations for the demolition of selected internal walls, the creation of an additional bathroom with associated plumbing, and the construction of a new kitchen with associated plumbing. These changes are limited to the interior.
- Work has not started, applicant noted work already undertaken such as the removal of existing cabinetry/cupboards, carpets and bathroom tiles.
- Graded IIIB
- Inside HPO
- CoCT supports
- CIBRA supports

DECISION

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

XM

12.34. Erf 1293, 10 Pinehurst Road, Constantia, S34 - Minor Works**Case No: 28431XM0507** <https://www.sahris.org.za/node/397710>

Ms. Xola Mlwandle introduced the item.

DISCUSSION

- The outstanding information was received on 05 August 2026.

- The application is for additions and alterations to the existing Kitchen, changes to fenestration and extension of scullery. The extension and alterations is to enhance the functionality of the home while remaining sensitive to its original character and the surrounding architectural context.
- Not Graded
- Outside HPO
- CoCT supports
- CRRA has no objection

DECISION

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

XM

- 12.35. Erven 5351 and 5353, 86 Barrack Street, District Six, S34 - Minor Works**
Case No.: 27014XM0113 <https://sahris.org.za/node/388242>

OUTSTANDING INFORMATION

Resolution Letter required.

XM

- 12.36. Erf 8606, 24 Astra Avenue, Goodwood, S34 - Additions & Alterations**
Case No.: 28575XM0515 <https://www.sahris.org.za/node/398593>
 Ms. Xola Mlwandle introduced the item.

DISCUSSION

- The outstanding information was received on 22 July 2026.
- The application is for an extension of the existing house adding two additional rooms and a bathroom. The existing bathroom will be altered for existing kitchen to be extend/alterd, with primary loadbearing structure that remains.
- Work has not started
- The building not graded, graded potential IIIC/4 by CoCT
- Outside HPO
- CoCT supports on condition that The front façade architectural features (ie. stoep element and fenestrations) are retained.
- The Ishaqua Aikonese Cochoqua Heritage Conservation Body has no objections

DECISION

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

XM

- 12.37. Erf 7773, 29 Weltevreden Street, Bosbell, Bellville, S34 - Additions & Alterations**
Case No.: 29167XM0701 <https://www.sahris.org.za/node/406053>
 Ms. Xola Mlwandle introduced the item.

DISCUSSION

- The outstanding information was received on 22 July 2026.
- The application is for additions and alterations for the existing garage to be converted to second dwelling and extended up against existing main dwelling. New third dwelling addition proposed against existing garage (converted to second dwelling). Internal wall and door installation inside existing house.
- Work has not started

- Ungraded
- Outside HPO
- CoCT supports and city graded NCW

DECISION

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

XM

13. **NEW MATTERS**

13.1. **Erf 1247, 43 Regent Road, Sea Point, S38(1) - SDP Amendment**

Case No: 29256CN0707 <https://www.sahris.org.za/node/406823>

Ms. Corne Alexander introduced the item.

Mr Cuthbert Nhlane (Berman Brothers), Ms Marika Abrahams (Berman Brothers) and Mr Ashley Lillie (Heritage Consultant) were present and took part in the discussion.

DISCUSSION

- Decision making authority: HWC
- Property measures approx. 2282sqm, with a current zoning of business and the land use is also indicated as business. The surrounding land uses are commercial at street level with residential above.
- Previous RoD:
 - 22030411NK0322E: Demolition of two NCW buildings, retention of facades of graded buildings. Proposed mixed use, predominantly residential, up to 9 storeys - RoD dating 15 March 2024;
 - HWC24110659SJ1106 - Emergency Demolition and reconstruction of colonnade on Regent Road as CoCT has deemed structurally unsafe - Approved, permit dated 18 November 2024 on condition: A revised SDP set indicating the reconstructed colonnade within the approved development must be submitted to HWC within three months of the date of this decision.
 - HWC25111707SJ1119: Emergency demolition of the structurally unstable vaulted gable structure (the historical garage) on Clarens Road - Approved under ASD with conditions: 1. A close-out report compiled by a suitably qualified heritage consultant, must be submitted to HWC within 30 days of practical completion. The close-out report must focus on the heritage elements retained within the approved development. 2. A revised SDP set indicating the reconstructed vaulted garage facade within the approved development, must be submitted to HWC within 30 days of practical completion.
 - A revised SDP set indicating the reconstructed colonnade and reconstructed vaulted garage within the approved development were submitted by the applicant on 07 April 2026 in fulfilment of condition 2 of permit HWC24110659SJ1106 and condition 3 of permit HWC25111707SJ1119. The close-out report which was condition 2 of the permit HWC25111707SJ1119 is still outstanding.
- Proposal: To amend the previously approved SDP by enclosing the second-storey canopy. The enclosure is intended as a bridging architectural element that incorporates and frames the retained heritage turret while maintaining a visual distinction between the new development and the retained/restored heritage elements, including Canonbury and the reinstated garage entrance. The enclosure is set back from the canopy and street edge to reduce its visual impact at street level.
- Heritage resources:
 - Grading / HPO: NCW, IIIC & IIIB, outside HPO in the surrounding area.
 - Built Environment: The proposed changes to the approved development have a relationship with Canonbury building as well as the reconstructed garage entrance.
 - No other heritage resources were listed by the applicant

- Consultant recommendation: The proposed change to the development will not impact on heritage resources and therefore the applicant recommends no HIA required.
- Heritage Considerations: The proposed amendment remains broadly consistent with the heritage indicators of the previous HIA, which sought to retain the legibility of the Canonbury Building and associated heritage elements while setting new built form back from the street edge. Although the enclosure introduces additional built form, it remains recessed behind the street-facing canopy, is visually differentiated from the heritage fabric and allows the retained turret to remain legible. The amendment is therefore not considered to materially increase the heritage impacts already assessed and approved.
- SVB clarified that the revised SDP reflecting the reconstructed colonnade, previously required as a condition of approval, had in fact been submitted and tabled at an earlier HOMs meeting. The application history was to be corrected accordingly.
- Mr Lillie advised that the proposed amendment was very limited in extent and, in his view, would have no material visual heritage impact. He noted that the enclosure would, for practical purposes, not be visible from street level and referred to additional photographs taken from first-floor level to illustrate the relationship of the proposed enclosure to the retained heritage fabric.
- The Committee considered the fact that IACom had been the original decision-making committee for the approved development and whether the proposed SDP amendment should therefore be considered by IACom rather than HOMs.
- The Committee agreed that guidance should first be obtained from IACom regarding the appropriate forum for consideration of the amendment. The matter was accordingly referred to IACom for administrative consideration on 19 August 2026. Should IACom decline to hear the matter, the application would return to HOMs.

REFERRAL

The Committee resolved to refer the application to IACom on 19 August 2026 due to IACom being the original decision makers and guidance being required on whether the SDP amendment can be processed by IACom or HOMs.

CN

- 13.2. Erf 1745, 95 Kloof Nek Road, Oranjezicht, S38(1) - NID**
Case No: 29256CN0707 <https://www.sahris.org.za/node/406823>

OUTSTANDING INFORMATION:

Registered SG diagrams required

CN

- 13.3. Erf 1846, 27 Constantia Road, Oranjezicht, S34 - Minor Works**
Case No: 29247CN0706 <https://www.sahris.org.za/node/406803>
 Ms. Corne Alexander introduced the item.

DISCUSSION

- Grading: IIIC
- HPO: Inside
- Status of Work: Not started
- Previous Applications: None
- Proposal: For the removal of internal walls to reconfigure and open up the existing kitchen, together with a small rear kitchen extension in the form of a glazed conservatory with stacker doors opening onto the garden.
- Consultation:
 - CoCT supports
 - CIBRA supports

DECISION

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

CN

13.4. Erf 2188, 8 Fritz Sonnenberg Road, Green Point, S27 - Minor Works

Case No: 29230CN0607 <https://www.sahris.org.za/node/406750>

Ms. Corne Alexander introduced the item.

Ms Lize Malan (Heritage Consultant) was present and took part in the discussion.

DISCUSSION

- Grading: II
- HPO: Outside
- Status of Work: Not started
- Previous Applications: HWC25060507SVB0811 for alterations to the McDonalds building - Approved, Permit dated 2 Sept 2025. 27264SVB0203 for trenching to install underground services - Approved, Permit dated 24 Feb 2026, 28062SVB0408 for hard and soft landscaping – application as noted incomplete with consultation outstanding.
- Proposal: For minor works at the Green Point Common comprising the conversion of an existing paved pedestrian walkway into a paved service driveway to provide vehicular access from Granger Bay Boulevard to the Cape Town Stadium basement parking. The driveway will serve the adjacent approved development on Erf 2189. The works include reinforcing the existing sub-base, retaining a paved pedestrian route across and alongside the driveway, and matching the existing paving materials and pattern. Limited shallow excavation is proposed, with archaeological monitoring during construction and arborist supervision to ensure that no trees are affected.
- CMP: The applicant notes that the approved Green Point Common CMP (2022, amended 2024) provides exemptions for certain routine maintenance and infrastructure upgrades within the PHS. However, due to uncertainty as to whether the proposed driveway falls within these exemptions, the application has been submitted to HWC for consideration in terms of Section 27

DECISION

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

CN

13.5. Erf 237, 8 Sand Straat, Elim, S27 - Additions & Alterations

Case No: 29289CN0709 <https://www.sahris.org.za/node/407040>

OUTSTANDING INFORMATION:

Outstanding Information: Elevations must be coloured up the plans, Friends of Elim and Agulhas Heritage & Conservation comments, Streetscape photos and correct locality required.

CN

13.6. Erf 2543, 1A Berkley Street, Oranjezicht, S34 - Minor Works

Case No: 29238CN0607 <https://www.sahris.org.za/node/406763>

Ms. Corne Alexander introduced the item.

DISCUSSION

- Grading: IIIC
- HPO: Inside

- Status of Work: Completed
- Previous Applications: None
- Proposal: For retrospective approval for internal reconfiguration, replacement of rear openings with large, glazed doors, construction of a small rear splash pool and associated deck, new structural support columns, and associated external alterations to the rear elevation. The front façade is largely retained, with limited changes comprising repainting and replacement of security bars with internal louvre shutters.
- Consultation:
 - CoCT supports
 - CIBRA does not support the retrospective nature of the application, noting that the unauthorised completion of the work undermined its role in the public participation process and prevented input on heritage-sensitive design decisions. While expressing concern that approving such applications could set an undesirable precedent, CIBRA states that, given the long-standing circumstances, it would not ordinarily object to the works as built.

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.

CN

- 13.7. Erf 3525, 28 Van Wyk Street, Franschhoek, S34 - Minor Works,**
Case No: 29269CN0707 <https://www.sahris.org.za/node/406858>
 Ms. Corne Alexander introduced the item.

DISCUSSION

- Grading: Not graded
- HPO: Outside but located in Franschhoek historic core.
- Status of Work: Not started
- Previous Applications: 28419CN0506 for maintenance and repairs, Approved Permit dated 27 May 2026
- Proposal: The original proposal comprised the replacement of the existing roof sheeting, extension of the veranda roof and stoep, installation of an attic access stair and maintenance floor, replacement of the pedestrian gate, like-for-like repainting of the external façades, and minor internal alterations. The revised proposal additionally includes the replacement and upgrading of the rainwater goods, a revised veranda ceiling specification, and Klip-Lok/Saflok-type roof sheeting.
- Consultation:
 - SIG stated that they will not comment on this application
 - SHF did not comment in 30 days

DECISION

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

CN

- 13.8. Erf 46732-RE, 22 Rouwkoop Road, Rondebosch, S38(1) - SDP Amendment,**
Case No: 29267CN0707 <https://www.sahris.org.za/node/406844>
 Ms. Corne Alexander introduced the item.

Claire Abrahamse (Heritage Consultant) was present.

DISCUSSION

- Decision making authority: HWC
- Property measures approx. 8500sqm with a GR4 zoning. The current land use a retirement home and the surrounding land uses are retirement homes, single residential houses, blocks of flats and a church. The development footprint is approx. 2430sqm.
- Grading / HPO: Not graded, located outside HPO but bordering onto an HPO to the north.
- Previous application: 19112802LB0129E NID & HIA
- Proposal: The proposal is for the endorsement of the final Site Development Plan (SDP) for the approved redevelopment of Erf 46732, comprising a mid-rise residential development with associated landscaping and public realm improvements
- Heritage Considerations: The application arises from a condition of IACOM's 2021 approval requiring the final building plans and SDP to be submitted to HWC for endorsement. The submitted comparison assessment demonstrates that the final SDP remains substantially in accordance with the approved scheme and continues to implement the heritage-based design indicators established in the HIA. In particular, the proposal retains the landscaped buffers and mature trees, reinforces the Rouwkoop Road interface, maintains the improved corner threshold and river edge response, and preserves the landscape treatment that formed a key component of the approved mitigation strategy. Several aspects of the proposal, including reduced building heights and refinements to the façades and street interfaces, further lessen the potential townscape impacts relative to the approved scheme. The proposal therefore appears to satisfy both the heritage indicators and the conditions of the 2021 Record of Decision.

REFERRAL

The Committee resolved to refer the application to IACOM on 16 September 2026 due to the SDP being submitted in fulfilment of a condition of IACOM's approval.

CN

- 13.9. Erf 86417, 10 Camp Road, Muizenberg, S34 - Minor Works**
Case No: 29249CN0607 <https://www.sahris.org.za/node/406805>
Ms. Corne Alexander introduced the item.

DISCUSSION

- Grading: IIIB
- HPO: Inside
- Status of Work: Not started
- Previous Applications: 20100511TZ1007E: HWC stamped the drawings forming part of a signed Heritage Agreement concluded in May 2021; 22103101CH1031: Minor Works approved, Permit dated 8 December 2022.
- Proposal: For retrospective approval of minor deviations from the previously approved permit (22103101CH1031). The amendments comprise the relocation of the spiral staircase, repositioning of the outdoor shower and associated deck, revised water catchment and stormwater management measures, changes to boundary fencing, replacement of unauthorised UPVC panelling with painted timber picket panelling, a new glass conservatory in place of the previously approved pergola and solar panel amendments. The revised drawings have been submitted because the previous permit has expired, with the applicant noting that the current drawing set does not materially deviate from the drawings approved by HWC in 2022.

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.

CN

- 13.10. Erf 91633, 38 Wellington Avenue, Wynberg, S34 - Minor Works**
Case No: 29302CN0710 <https://www.sahris.org.za/node/407362>

OUTSTANDING INFORMATION:

Streetscape photos required

CN

- 13.11. Erf 107337, 54 Strauss Road, Steenberg, S34 - Minor Works**
Case No.: 29334CSI0714 <https://www.sahris.org.za/node/407638>

Ms. Chiara Singh introduced the item.

Ms Heidi Boise (Heritage Consultant) was present and took part in the discussion.

DISCUSSION

- Work applied for has started.
- Not Graded
- Outside HPO
- Proposed work is for maintenance, and repair works to the administration building, classrooms, and ablution facilities. The completed work is for roof replacements, due to deteriorated roof coverings, flashings and rainwater goods.

DECISION

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

CSI

- 13.12. Erf 114001, 35 Bonair Road, Rondebosch S34 - Additions & Alterations**
Case No.: 29318CSI0713 <https://www.sahris.org.za/node/407431>

Ms. Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Graded IIIB
- Inside HPO
- Proposed work is for the demolition of the outbuilding and pool to comply with subdivision approval
- CoCT provided comment and support the application noting, "The proposal entails the demolition of the existing outbuilding and pool. The photographs of the outbuilding indicate that the outbuilding does not hold significant heritage elements worthy of retention. HRS further agrees with the motivation report that the outbuilding does not meaningfully contribute to the heritage value or streetscape character of the property. However, as noted in the comment issued in terms of the subdivision proposal, the replacement building must fit sensitively within the historic context of the immediate area as well as that of the character and significance of the HPOZ, have similar setbacks, building form and articulation including roof design, and proportion of building to garden area. Thus, HRS supports the demolition of the pool and outbuilding on condition that the replacement structure responds appropriately to the existing IIIB resource and the character of the HPOZ. "
- RCID did not provide comment within 30 days.

DECISION

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

CSI

13.13. Erf 18253, Pine Street, Paarl, S38(1) - NID

Case No.: 29310CSI0712 <https://www.sahris.org.za/node/407404>

Ms. Chiara Singh introduced the item.

Mr Clive Theunissen (Drakenstein Municipality) 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.
- Proposed development: Removal of existing boundary fence and replacing it with a boundary wall. The length of the wall shall be approximately 412m. The wall will consist of palisade sections and plastered and painted panels, matching the existing boundary wall.
- Current zoning/land-use: Residential
- Visual impacts: None expected, as the boundary wall will be replacing an existing fence. Inside the Paarl HPO.
- Archaeology: No identifiable archaeological resources noted.
- Palaeontology: Sensitivity on the SAHRIS palaeo map is unknown.

OUTSTANDING INFORMATION

POP and contextual photographs required.

CSI

13.14. Erf 4832, 224 Mills & Columbus Streets, Strand S34 - Additions & Alterations

Case No.: 29296CSI0709 <https://www.sahris.org.za/node/407269>

Ms. Chiara Singh introduced the item.

DISCUSSION

- Work applied for has been completed
- Not Graded
- Outside HPO
- Proposed work is for the bricking up of some windows; new pergola on the exterior. Kitchen & bathroom alterations; bricking of some wall openings on the exterior. Two new dwellings on the same property (to be subdivided off) which will be freestanding.
- CoCT, HRF, and Docomomo did not provide comment within 30 days.

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

13.15. Erf 8019-RE, 130 Sir Lowry Road, Woodstock, S38(1) - Notification of Intent to Develop

Case No.: 29216CSI0705 <https://www.sahris.org.za/node/406708>

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;
- Previous Applications: 19013117AS0204E, 20091008KB0921E

- Proposed development: Mixed use retail and residential complex. The residential component is to include 780 units ranging from studio apartments to 3-bedroom units.
- Current zoning/land-use: Mixed Use 2
- Built environment: No significant heritage resources will be affected. The current building on site serves as a car dealership. There is a PHS located in Francis Street, but the construction work will not impact.
- Visual impacts: None expected; the surrounding land-use is residential and retail in nature.
- Archaeology: No identifiable archaeological resources noted.
- Palaeontology: Sensitivity on the SAHRIS palaeo map is low.
- Consultant recommendation: The site is located in a sensitive heritage context and an evaluation of the built environment analysing the physical, social and cultural components that contribute to the unique character of the area including tangible and intangible elements should be undertaken. A comprehensive engagement process should be undertaken. HIA with Townscape Assessment, Landscape Assessment, Visual Impact Assessment, Cultural Assessment

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 31 August 2026 for the case officer to compile the case history related to the application/site.

CSI

- 13.16. Erf 97961, 46 Kent Road, Newlands, S34 - Additions & Alterations**
Case No.: 29237CSI0706 <https://www.sahris.org.za/node/406761>

OUTSTANDING INFORMATION

PoA to be signed by both title deed holders, response to NCID, CoCT comment, outstanding payment amount required with new reference format required.

CSI

- 13.17. Erf 283-RE & 284, Winery Road, Somerset West, S34 - Additions & Alterations**
Case No.: 29223CSI0706 <https://www.sahris.org.za/node/406737>

OUTSTANDING INFORMATION

Company resolution, SM and SHF comments required.

CSI

- 13.18. Erven 6941, 6942 & 6943, 4, 6 & 8, Mikes Road, Gordons Bay, S38(1) - Notification of Intent to Develop**
Case No.: 29287CSI0709 <https://www.sahris.org.za/node/407038>
Ms. Chiara Singh introduced the item.

DISCUSSION

- Trigger: S38(1)(a) Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length., S38(1)(c) Any development or activity that will change the character of a site -, (i) exceeding 5 000m² in extent; (ii) involving three or more existing erven or subdivisions thereof;
- Proposed development: The consolidation of the three erven and to construct approximately 72 residential units.
- Current zoning/land-use: General Residential 1 / Vacant
- Visual impacts: None expected; the site is surrounded by residential developments.
- Archaeology: No identifiable archaeological resources.
- Palaeontology: Sensitivity on the SAHRIS palaeo map is low.

DECISION

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

CSI

13.19. Portion 1 of Farm 130, Farm Bijenbos, off the R43, Bredasdorp S38(8) - Notification of Intent to Develop

Case No.: 29280CSI0708 <https://www.sahris.org.za/node/407019>

Ms. Chiara Singh introduced the item.

DISCUSSION

- Trigger: (i) exceeding 5 000m² in extent;
- Proposed development: A small-scale nature-based tourism facility consisting of five eco-chalets, seven serviced campsites each with private ablution facilities, a farm shop, internal access roads, parking areas, viewing platforms, water supply and distribution infrastructure, sewer reticulation, a wastewater treatment system with associated evapotranspiration beds, solar infrastructure, and all associated services required to support the tourism facility.
- Current zoning/land-use: Agricultural Zone I
- Visual impacts: The site is located in a rural cultural landscape which is untouched.
- Archaeology: No identifiable archaeological resources.
- Palaeontology: Sensitivity on the SAHRIS palaeo map is high

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. Desktop Palaeontological Impact Assessment
2. Cultural Landscape Assessment

CSI

13.20. Erven 66444-RE, 66443, 66442, 66441, 66440-RE, 11, 13A, 13B, 13C, 13D Aliwal Road, Wynberg, S34 - Minor Works

Case No: 29244RB0706 <https://www.sahris.org.za/node/406789>

Mr Ruan Brand introduced the item.

Ms Heidi Boise (Heritage Consultant) was present and took part in the discussion.

DISCUSSION

- All buildings (Admin block, classrooms, ablutions, and hall) graded IIIC.
- Outside of any HPO - borders the proposed Kenilworth PHA HPO and the admin block is extended from the Cape Education Museum PHS.
- Work is approximately 70% complete.
- Work has so far consisted of localised roofing repairs on the admin building as well as rainwater goods.
- Timber elements, internal ceilings, electrical upgrades, and fire safety upgrades have also been completed at all structures.
- The outstanding work is the removal and replacement of roof sheeting, associated rainwater goods, and some water damaged internal ceiling sections.
- These impacts were deemed non-heritage relevant.
- A fee waiver has been approved but further confirmation is required on whether this waiver includes the full Section 51 letter fee.

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 or clarity is required on whether the fee waiver application covers the full Section 51 letter fee.

RB

13.21. Erf 66445-RE, 9 Aliwal Road, Wynberg, S27 - Minor Works

Case No: 29246RB0706 <https://www.sahris.org.za/node/406797>

Mr Ruan Brand introduced the item.

Ms Heidi Boise (Heritage Consultant) was present and took part in the discussion.

DISCUSSION

- Graded II (Cape Education Museum PHS).
- Outside of any HPO (inside the proposed Kenilworth PHA HPO).
- Work has been completed.
- HWC conducted a site inspection in October 2025 after a complaint was received regarding work occurring at the PHS.
- The site inspection found work to have already been completed and the WCED were told to apply for a permit.
- The site inspection report specifically notes the following under the second recommendation:
- "That a S27 Minor Works application for the restoration and maintenance at the PHS be submitted, accompanied by a heritage statement compiled by a suitably qualified heritage architect, that assesses the completed work and whether it has had an impact on the PHS or not (with any relevant mitigation recommendations)."
- This has been submitted and the report, compiled by Heidi Boise, regards the the following points:
 - Roof and Rainwater Goods was acceptable as it was done on a like-for-like basis.
 - Internal Floors and Ceilings repairs was acceptable as it was done with compatible materials.
 - Services and Compliance Upgrades were done with consideration for minimising visual and physical intrusion into sensitive fabric.
 - Wall Fabric and Mortar Compatibility was noted as an issue as cement-based mortar was used for crack repairs where lime-based render has been used historically at the site.
 - Despite this, the report notes this as acceptable and just requires long term monitoring. Further recommendation in the report are summarised as follows:
 - *"like-for-like repairs and the retention of original fabric;*
 - *the use of compatible lime-based mortars for future crack and render repairs; and*
 - *the implementation of a structured preventative-maintenance programme."*
- The Committee noted that had this application served in front of HWC before the work commenced, the mortar compatibility issue would have been flagged given the age of the PHS.
- The Committee, alongside the applicant, debated whether HWC would need to pursue more prudent measures, such as a mitigation agreement in order to rectify some of the recommendations mentioned in the report.
- The applicant confirmed that is only surface level cracks that were repaired with the cement-based mortar and that no further action would be required for the site and that the work is acceptably completed as is.
- It was noted that there should be internal WCG discussions between HWC, WCED, and potentially DOI to again flag that PHSs require permits for this kind of work.
- A fee waiver has been approved but further confirmation is required on whether this waiver includes the full Section 51 letter fee.

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 or clarity is required on whether the fee waiver application covers the full Section 51 letter fee.

RB

13.22. Erf 172877, 199 Main Road, Wynberg, S34 - Additions & Alterations
Case No: 29331RB0714 <https://www.sahris.org.za/node/407512>

OUTSTANDING INFORMATION:

Company Resolution and POA required (and pending minor works, potentially the CoCT E&HM, Docomomo, and WRRRA comment).

RB

13.23. Erf 56151, 20 Newlands Road, Claremont, S34 - Additions & Alterations
Case No: 29215RB0705 <https://www.sahris.org.za/node/406707>

OUTSTANDING INFORMATION:

Complete ownership information (title deed and/or conveyancing letter reflecting the current owner/transfer and any associated delegations in terms of a resolution and/or power of attorney), plan indicating where work has started compared to work to be completed required.

RB

13.24. Erf 11295, 32a Tide Street, Knysna, S34 - Additions & Alterations
Case No: 29233RB0706 <https://www.sahris.org.za/node/406754>

Mr Ruan Brand introduced the item.

Mr Andre Vercueil (Knysna Historical Society) and Ms Ntombi Nkoane (Knysna Municipality) were present and took part in the discussion.

DISCUSSION

- Not graded.
- Outside of any HPO – noted to be inside the Knysna Urban Conservation Area – not sure on this as an HPO.
- Work has not started.
- Proposal is for adding a second storey onto the single storey cottage and another 2-storey standalone structure in the rear (not a NHRA trigger).
- SVDS did not object.
- Knysna Municipality supported.
- KHS do not support as follows:
 - "1. The streetscape on the Northern side of the road is that of minimalistic and humble single storey cottages adding a unique historic character to the area"
 - Applicant response: "Point noted but if reconsideration is to be given to revisit the area and reassess the developments taking place in the vicinity, it is of great caution to consider the fabric is being redefined. Looking at the newly built development directly opposite these existing houses, the massing/scale is/has evolved and our proposal is without a doubt adopting [sic] to the change yet maintaining the existing house characteristics. The proposal attends to both characters (existing + new).

- "2. Our proposal is to retain the single storey dwelling next to the road (alterations and additions in compliance with the Knysna Urban Conservation Area Guidelines [KUCAG] can be done to it). We would rather support a larger double storey structure at the back of the property (Northern Side), which would be more out of sight)."
- Applicant response: "as noted above, the massing/scale is evolving, the proposal attends to proactive attempts yet maintaining the Urban conservation characteristics (roof pitches, windows, material characters, etc.)."
- "3. We do not support the use of proposed horizontally accentuated windows in the proposal (shown as W4, CW-B and CW-D in the window schedules), as it is in contravention of the KUCAG."
- Applicant response: "Please note your comment above 'out of sight' suggests consent the building is hidden away and has no street visibility and only seen from the backyard. KUCAG is favoured."
- All parties have been invited.
- The IA&Ps noted some concerns regarding the fact that Mr Vercueil wrote the KUCAG, serves on the KHS as well as the Municipal advisory Committee. As such, he has both support and objected to the application.
- The Committee ventilated the matter on heritage grounds, paying special attention to the KHS comment and the applicant's response thereto.
- It was agreed that the context has changed considerably and although there are 9 of these cottages remaining, any streetscape has been obliterated by the existing mall/food lover's market and the cottages themselves are not conservation worthy in their own right, at most being some kind of standalone or grouped IIIC cluster.

DECISION

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

RB

13.25. Erf 91580, 47 Belper Road, Wynberg, S34 - Additions & Alterations **Case No: 29337RB0714 <https://www.sahris.org.za/node/407645>**

OUTSTANDING INFORMATION:

CoCT E&HM comment and heritage motivation required.

RB

13.26. Erf 96902, 8 Perth Road, Rondebosch, S34 - Additions & Alterations **Case No: 29320RB0713 <https://www.sahris.org.za/node/407435>**

Mr Ruan Brand introduced the item.

DISCUSSION

- Graded IIIC.
- Outside of any HPO.
- Work has not started.
- Proposal is for adding a covered patio and braai to the rear.
- GLCA provided a comment of no objection.
- CoCT E&HM noted that the work is minor in nature and did not provide formal comment.

DECISION

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

RB

13.27. Erven 1215, 21733, & 21734, MPWWTW, Mitchells Plain, S38(8) - NID

Case No: 29288RB0709 <https://www.sahris.org.za/node/407039>

Mr Ruan Brand introduced the item.

DISCUSSION

- S38(8) with DEA&DP as the authorising authority.
- S38(1)(c)(i) triggered, noting that this is part of the HWC 2018 approved Cape Flats Aquifer (CFA) Project.
- Part of the DEA&DP approval was a condition in the HIA that the project would happen in phases and have many changes, and that the 'Phase 2' applications would require submission to HWC.
- HWC has processed 11 separate NIDS for this and responded to them with NFS.
- Note though, that this specific application is a NEMA trigger and as such has been submitted as such.
- The HWC endorsed 2018 HIA makes provisions for guidelines for the different scopes of the project.
- Proposal is for a capacity expansion of the Mitchells Plain Wastewater Treatment Works (WWTW) by the CoCT.
- This will consist of refurbishing and upgrading older infrastructure, upgrading the existing final effluent pipeline, and improving erosion protection measure to enhance the existing discharge infrastructure into False Bay.
- The current fence line may need to be expanded to accommodate these upgrades.
- No structures on site are older than 60 years.
- Palaeo is green/moderate.
- The HWC endorsed 2018 HIA makes provisions for guidelines for the different scopes of the project.
- Some of these that might be relevant are as follows:
- These [meaning WTW] should be enclosed by visually permeable, dark-coloured fencing and integrated with the surrounding landscape through planting and other appropriate soft edge treatments as can be advised by a landscape architect (this could be an internal City-employed landscape architect); Tree planting in spaces within the enclosed areas (and outside if necessary) is encouraged as a way of breaking up the visual bulk of the water tanks;
- Built elements may not exceed one story and must be made to look rural in nature;
- If any archaeological material, palaeontological 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 or palaeontologist. Such heritage is the property of the state and may require excavation and curation in an approved institution.
- In sum, the applicant, an EAP recommends NFS.
- The Committee is concerned that only a basic SDP has been provided and HWC cannot confirm whether the proposal is as per the HWC endorsed HIA.
- A heritage statement should be provided that better screens heritage impacts/confirms alignment of the proposals with the 2018 endorsed HIA.

OUTSTANDING INFORMATION:

Heritage screening in terms of how the proposal adheres with the mitigation measures approved in the 2018 CFA HIA is required.

RB

13.28. Ptn 17 of Farm Uitkomst No 23, Paternoster, S38(1) - NID

Case No: 29295RB0709 <https://www.sahris.org.za/node/407068>

Mr Ruan Brand introduced the item.

DISCUSSION

- S38(1)(c)(i) triggered.
- Not graded and outside of any HPO.
- Proposal is for the development of a resort development of 63 residential units (short term accommodation) with a restaurant.
- Visually/townscape, the provided screener shows the SDP and sample architectural style which seems quite typical of West Coast housing developments.
- Palaeo is green/moderate, but it is Witand formation which is fossiliferous.
- Archaeologically, as per the applicant:
"SAHRIS data indicate that a Grade IIIA shell midden is present on-site (PAT8/PAT3). However, it is worth noting that decades of development in the immediate area and within the coastal zone suggest that the context of any local archaeology, if present, may be highly disturbed. Furthermore, additional on-site and desktop work by CTS Heritage in 2026 has likely determined that PAT8/PAT3 no longer exists and has been destroyed by housing development in the last 10 years. Still, the property is within 500m of the coast, and the PNN PHS (~470 m NE, Grade II) is located nearby. Therefore, the study site must be considered highly sensitive for archaeological impacts."
- Applicant recommends HIA with AIA.

DECISION

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

1. Archaeological Impact Assessment

RB

13.29. Erf 3, White Street, Robertson, S38(8) - NID

Case No: 29279RB0708 <https://www.sahris.org.za/node/406889>

Mr Ruan Brand introduced the item.

DISCUSSION

- S38(8) with DEA&DP as the authorising authority.
- S38(1)(c)(i) is triggered.
- Proposal is to expand the existing Robertson cemetery.
- Palaeo is blue/low.
- Expansion is within an open area which was planned/zoned for this expansion eventually and is characterised by the existing cemetery.
- Archaeologically, applicant has not screened this, but to note is the Willem Nels river that runs nearby, but generally, no known archaeological resources are in this area.

FINAL COMMENT

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

The HWC Chance Finds Procedure and Accidental Finds protocol must be included in any form of EMPr and/or potential Environmental Authorisation.

RB

13.30. Erf 181, 4 Tamboerskloof Road, Tamboerskloof, S34 - Minor Works

Case No.: 29321SVB0713 <https://www.sahris.org.za/node/407437>

Ms. Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 07 August 2026.
- Grading: IIIB

- HPO: within Upper Table Valley HPOZ
- Status of work/completeness: work has not started
- Brief proposal description: the proposal is for three new openings in internal walls.
- Consultation:
 - Despite being minor works the CoCT E&HM and CIBRA were consulted.
 - CoCT support the proposal.
 - CIBRA support the proposal.

DECISION

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

SVB

13.31. Erf 188, 10 Lang Street Riebeeck Kasteel, S34 - Minor Works

Case No.: 29300SVB0713 <https://www.sahris.org.za/node/407360>

OUTSTANDING INFORMATION:

Coloured up to scale plan showing all proposed work including demolition of existing walls, external photographs and streetscape photographs required.

SVB

13.32. Erf 2871, 3 Kingfisher Walk, Pinelands, S34 - Additions & Alterations

Case No.: 29252SVB0707 <https://www.sahris.org.za/node/406808>

Ms. Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 08 August 2026.
- Grading: Not Graded
- HPO: outside of any HPO
- Status of work/completeness: work has not started
- Brief proposal description: the proposal is for three additions to the building, two on the southern side to accommodate a new linen store and storeroom and one on the western side to accommodate a new living room. The proposal is also for internal alterations.
- Consultation:
 - CoCT support the proposal.

DECISION

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

SVB

13.33. Erf 3065, 80 Victoria Street, George, S34 – Alterations

Case No.: 29217SVB0713 <https://www.sahris.org.za/node/406720>

Ms. Sofia Briel introduced the item.

Ms Corlie Smart (Consultant) was present and took part in the discussion.

DISCUSSION

- Grading: Not Graded
- HPO: outside of any HPO
- Status of work/completeness: work has not started
- Brief proposal description: The proposal is for various alterations to internal walls and openings.
- Consultation:
 - George Municipality did not respond.

- George Heritage Trust did not respond.
- Simon van der Stel Foundation do not object to the proposal.

DECISION

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

SVB

13.34. Erf 31888, 382 Main Street, Paarl, S34 - Minor Works

Case No.: 29336SVB0714 <https://www.sahris.org.za/node/407644>

Ms. Sofia Briel introduced the item.

DISCUSSION

- Grading: IIIB (as per previous permit)
- HPO: within the Paarl Special Character Protection Overlay Zone (SCPOZ)
- Status of work/completeness: work has not started
- Brief proposal description: the proposal is for minor internal alterations including three new walls, closing up an opening and new joinery.

DECISION

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

SVB

13.35. Erf 661 (previously Erf 3585-RE), Langa Pass Office, 26 Lerotholi Avenue, Langa, S27 - Additions & Alterations

Case No.: 29284SVB0713 <https://www.sahris.org.za/node/407028>

Ms. Sofia Briel introduced the item.

Ms. Laura Milandri (Heritage Consultant) was present and took part in the discussion.

DISCUSSION

- Grading: II (<https://www.sahris.org.za/node/76916>)
- HPO: within the Langa Proposed Heritage Core
- Status of work/completeness: Work has not started
- Brief proposal description: The proposal is for upgrades to the forecourt of the Langa Museum by providing trading infrastructure for an existing informal arts and craft market, including a single storey structure, pergolas, seating, signage, lighting and hard landscaping.
- Previous approvals/decisions: There is a CMP in place for this site which was approved by HWC on 29 August 2023 (HWC230401101SJ0411).
- Consultation:
 - CoCT E&HM support the proposal with the following recommendations:
 - Reducing the height of the mosaic entrance columns in line with Memorial fence. The applicant noted that the height of the columns has been lowered to 2.1m to match the fence height.
 - Considering 'toning down' the colour palette/ patterning of the paving in the Museum forecourt and surface surrounding the museum building. The applicant responded that the paving colour palettes is to be confirmed at construction stage with "toned" down colours.
 - CoCT Urban Design & Spatial Planning had concerns regarding the visibility of the Pass Office arriving along the west portion of King Langalibalele Drive and recommend that the art/mosaic/paving elements include robust co-design with stakeholders. The applicant responded that the CoCT E&HM have given their support for the design and that the location of the stall structure does not detract from the Old Pass Office, as it is agreed it is

the only location on the site that is appropriate for a permanent structure. Regarding the design of the art/mosaic etc, the applicant responded that technical design of the mosaic seating will be submitted to stakeholders for input during Stage 4.2.

- CoCT Arts & Culture were consulted but did not respond.
- Director of Langa Museum had comments regarding operation.
- Councillor of Ward 51 was consulted but did not comment.
- Manager of the Guga S'thebe Cultural Centre noted that they would prefer the Pergola structures; that ablutions are critical; there is a need for plug points in the stalls; and they had recommendation to plant natural medicine trees to incorporate heritage of local flora. The applicant responded noting that no ablutions are included in the proposal, plug points have been added, that only trees are proposed but that they can be aligned to a tree where bark is medicinal.
- Arts & Crafts vendor had operational question.
- Arts & Crafts vendor questioned what would happen to the existing trees, in response the applicant said all existing trees will remain with four new planted.
- Arts & Crafts vendor asked how local artists can be involved and/or included in creation of the design in response to which the applicant said that the design uses mosaic tiling for seating and signage, with the intent that local artisans be engaged for this work during Stage 5.
- Langa Tourism Forum noted general support but had operational questions and concerns.
- A Langa Resident and Tour guide was consulted but did not provide comment.
- Gugu S'thebe Cultural Centre Founder was consulted but did not comment.
- Langa resident emphasised that the development should not be seen and not closed by the market. The applicant responded regarding appropriate location of stalls and continued visibility as per previous response.
- Langa resident requested electricity and water in the units. The applicant noted that these have been added.
- Langa resident asked that first preference be given to children of Langa as "we are crafters but not allowed to sell in our own town". The applicant noted that the provision of nine permanent stalls was based on information supplied by the AED during the planning stages of the project. AED to provide confirmation and clarification regarding the approved list of permanent traders to ensure transparency and alignment amongst all affected parties.
- The committee noted that the PHS relates to Erf 661 and not 3585-RE; that the subdivision to Erf 661 is noted in the title deed; and that the application documents should reflect Erf 661.
- The committee felt that the plans provided contained insufficient information and a more comprehensive package of plan detailing the proposal is required.
- The committee agreed that the details of the interpretive signage can be dealt with at a later stage and does not need to form part of this proposal.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. A complete architectural and landscape drawing set, including elevations and sections of all new structures and interventions, to enable the Committee to properly assess their scale, form and relationship to the Pass Office.
2. Material and finish specifications for the new structures, pergolas, memorial elements, paving, signage and lighting, as these will influence the visual impact of the proposal within the Provincial Heritage Site.
3. A final paving layout and colour palette, responding to the concerns raised regarding the intensity of the proposed patterning and ensuring that the treatment remains visually subordinate to the Pass Office and memorial elements.
4. Final artwork proposals, showing their design, dimensions, materials and locations, given their potential impact on the interpretation and character of this highly significant site.

5. A final coordinated stormwater and levels plan, demonstrating compliance with the CMP requirements for lowering ground levels and maintaining adequate clearance around the Pass Office.
6. Confirmation of measures to protect the mature Eucalyptus trees and their root zones during construction, particularly where excavation, paving and stormwater works are proposed should be detailed in the landscape plan.
7. The email correspondence referenced in the public consultation section of the report that has not yet been provided, must be submitted to HWC.
8. Surveyor General diagram for Erf 661.
9. Application documentation including the report and plans to reference Erf 661.

SVB

13.36. Erf 66936, 20 Benjamin Road, Wynberg, S34-Additions & Alterations

Case No.: 29251SVB0713 <https://www.sahris.org.za/node/406807>

OUTSTANDING INFORMATION

Additional internal, external and streetscape photographs and local authority comment required.

SVB

13.37. Erf 893, 37 Piet Retief Street, Riebeeck Kasteel, S34 - Minor Works

Case No.: 29298SVB0713 <https://www.sahris.org.za/node/407273>

Ms. Sofia Briel introduced the item.

Mr. Ashley Stone (Project Manager) was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 07 August 2026.
- Grading: IIIA (in terms of the Swartland Heritage Survey)
- HPO: within a provisional Heritage Area (in terms of the Swartland Heritage Survey)
- Status of work/completeness: work has not started
- Brief proposal description: The proposal is for restoration of the building as well as various alterations including re-positioning of and addition of new windows, a few new internal walls to accommodate more bathrooms, new entrance steps to the forecourt etc.
- The committee debated whether the consultation is required. The committee resolved not to request consultation, given that the proposal is considered minor works.
- The committee debated whether a more comprehensive heritage statement prepared by a suitably qualified heritage consultant should be required. However, the committee resolved that this would not be necessary given the low perceived impact of the proposal and decided that a condition of monitoring and a close-out would be sufficient oversight.
- The applicant noted that Swartland Municipality issued a comment of support for the proposal.

COMMENTS

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 and to submit a close out report within 30 days practical completion.
 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

13.38. Erven 1782 & 1836-RE, 25 Victoria Street, Stellenbosch, S34 - Minor Works

Case No.: 29309SVB0713 <https://www.sahris.org.za/node/407400>

Ms. Sofia Briel introduced the item.

DISCUSSION

- Grading: IIIC
- HPO: within the Stellenbosch Historic Core
- Status of work/completeness: work has not started
- Brief proposal description: The proposal is for replacement of a single window with a door and the addition of a concrete access ramp.

DECISION

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

SVB

13.39. Ptn 20-RE of Farm Hangklip 305, access via N2, Knysna, S34 - Alterations

Case No.: 29259SVB0713 <https://www.sahris.org.za/node/406829>

Ms. Sofia Briel introduced the item.

DISCUSSION

- Grading: Unknown
- HPO: Unknown
- Status of work/completeness: work has not started
- Brief proposal description: The proposal is for additions to the northern and western sides of the building as well as extensive alterations to the existing structure including various new internal walls, and changes to opening internally and externally.
- Consultation:
 - Bitou Municipality did not respond.
 - Simon van der Stel Foundation were consulted and did not respond.
- Heritage (or any other considerations):
 - The applicant estimated that the original structure was built between 1930 and 1965 and noted that plans were approved in 1987 for additions and alterations to the structure, some of which have been made and some not.
 - The consultant proposes that the structure holds a low to moderate significance in terms of heritage.

DECISION

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

SVB

13.40. Erf 100, 11 Mutley Road, Three Anchor Bay, S34 - Additions & Alterations

Case No: 29211SB0722 <https://www.sahris.org.za/node/406420>

Ms. Stephanie Barnardt introduced the item.

DISCUSSION

- Proposal: pergola to the western façade, enlarged internal openings through the removal of some internal walls, replacement of verandah columns, and rear additions beneath extended lean-to roofs. Boundary wall changes comprise raised pillars and replacement steelwork, a new front gate, and a solid plastered boundary wall. Site additions include rear outbuildings (staff quarters and a double garage with a room) and a swimming pool in the front garden.
- Work status: Work has not started
- Grade: IIIC (Victoria era villa)

- The dwelling retains much of its original character, including the front gable, verandah, traditional central passage layout, one original fireplace, two chimneys, and suspended Oregon Pine floors in the main villa. Original kitchen and bathroom fittings have been replaced.
- HPO: Inside
- Comments: SFB and SPA did not comment within 30 days,
- CoCT E&HM raised concerns regarding the proposed double garage door on the street boundary, recommending two single garage doors instead, and considered the roof forms of the new buildings facing Blackheath Road to be out of character with the surrounding heritage context. E&HM suggested revising the roof design to better reflect the prevailing Victorian roof forms and noted that these issues would also arise during the LUMS process.
- In response, the applicant revised the Blackheath Road façades by adjusting window positions, retained the hipped roof design on the basis that it complements the existing villa and reduces visual bulk, and amended the garage design by replacing the double garage opening with two single garage openings.
- The committee noted that the revised proposal addresses the concerns and would result in less impact.

DECISION

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

SB

13.41. Erf 1538, 12 Hydra Avenue, Ocean View, S38(1) - NID

Case No: 29285SB0722 <https://www.sahris.org.za/node/407033>

Ms. Stephanie Barnardt introduced the item.

DISCUSSION

- Proposed: 2,195 m square single-storey retail development with associated parking bays and loading areas at 12 Hydra Avenue, Ocean View.
- Trigger: Section 38(1)(i) – development exceeding 5,000 m squared. However, the stated development footprint is 2,195 m squared, so the trigger appears inconsistent with the information provided. According to Cape Farm Mapper 3, the erf is 5448m square.
- Mostly vacant site now; previous cinema and supermarket structures were present from at least 1980 and demolished, with remaining columns removed in 2026.
- Grade: Not graded
- HPO: outside (outside the identified cultural landscape)
- Heritage resource: No heritage resources identified in the NID.
- Archaeology: No archaeological resources identified; no archaeological impact identified. Site has been distributed previously.
- Palaeontological: No palaeontological resources identified; no impact identified. According to SAHRIS palaeo-map, low sensitive area.
- Visual/Cultural: No visual or cultural heritage impacts identified.
- Consultant recommends: NFS
- Since there is no reason to believe that heritage will be impacted.

FINAL COMMENT

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

SB

13.42. Erf 4954, 272 Main Road, Hermanus, S34 - Additions & Alterations

Case No: 29324SB0722 <https://www.sahris.org.za/node/407444>

HELD OVER

Application held over as per applicant's request.

SB

13.43. Erf 1384, 5 Bradwell Street, Vredehoek, S34 - Additions & Alterations

Case No: 29330SB0722 <https://www.sahris.org.za/node/407510>

HELD OVER

Application held over as per applicant's request.

SB

13.44. Erf 213, 7 Oak Lane, Kenridge, S34 - Additions & Alterations

Case No: 29227SB0722 <https://www.sahris.org.za/node/406747>

Ms. Stephanie Barnardt introduced the item.

DISCUSSION

- Proposal: Internal alterations to existing bedroom and study, new windows to match existing.
- New boundary fencing and entrance gates. New Carport.
- Work status: Work has not started
- Grade: IIIC
- Designed by APS Conradie and shares the mid-century modernist architectural features.
- HPO: Outside
- Comments: CoCT support (trees to be retained) and Durbanville Heritage Society has no objection to the proposal as described in your latest drawing Fox-3 Rev A.
- Since there is no reason to believe that heritage will be impacted.

DECISION

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

SB

13.45. Erf 3766, Famohof, 7 Schroder Street, Stellenbosch, S34 - Additions & Alterations

Case No: 29278SB0722 <https://www.sahris.org.za/node/406888>

Ms. Stephanie Barnardt introduced the item.

Ms Corlie Smart (Consultant) was present and took part in the discussion.

DISCUSSION

- Proposal: Addition of 3 apartments to the rear of the building which is not conservation worthy.
- Background: The building was constructed during the 1960s and has since undergone substantial interior alterations to several of the apartments.
- Please note that erf 649 and erf 650 were consolidated during 1961 to form what is now known as erf 3766 Stellenbosch.
- Work status: Work has not started
- Grade: not conservation worthy
- HPO: outside
- Comments: Stellenbosch municipality notes the application as incomplete but recommends that application is to be submitted to Heritage Western Cape. The applicant is to include a site plan that shows the whole site. Stellenbosch Interest Group does not object. SHF have no objections
- The committee noted the additional photographs of the whole site, fulfilling the requirements of the municipality. Given there is no objection and the proposal unlikely to have negative impact.

DECISION

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

SB

13.46. Erf 325-RE, off Rosedale Main, near Outeniqua Wastewater Treatment works, George, S38(8) - NID

Case No: 29235SB0722 <https://www.sahris.org.za/node/406757>

Ms. Stephanie Barnardt introduced the item.

Mr Peter Nilssen (applicant) was present and took part in the discussion.

DISCUSSION

- Proposed: Temporary stockpiling/storage of approximately 200,000 m³ of cut and excavated material from George Municipality infrastructure projects across four stockpile sites on Erf RE/325, with disturbance of existing vegetation and topsoil. No excavation or construction is proposed.
- Trigger: Section 38(1)(c)(i) – development/activity exceeding 5,000 m² in extent. The affected area is approximately 17 ha.
- Other: Section 38(8) application linked to a NEMA process; DEA&DP Ref. No. 16/3/3/6/7/1/D2/20/0419/25.
- Previous HWC approval for the Rand Street extension on Erf 325 was issued on 23 July 2010.
- Grade: No graded heritage resources identified within the affected area. Grade II Provincial Heritage Sites in Pacaltsdorp are outside the footprint and will not be impacted.
- HPO: Outside
- Heritage resource: No colonial or pre-colonial heritage resources or other heritage themes were identified within the proposed stockpile footprints.
- Archaeology: According to screener, archaeology is high. However, no archaeological resources were identified during the archaeological walkthroughs. Given the transformed nature of the area, any potential isolated Stone Age material is anticipated to be of low significance/NCW.
- Palaeontological: Insignificant/zero palaeontological sensitivity; no palaeontological study is required. According to SAHRIS, grey/unknown sensitive area.
- Visual/Cultural: Negligible to zero visual/aesthetic impact. The area is already substantially transformed by surrounding urban and infrastructure development and is not readily visible from the N2 scenic route.
- Consultant recommends: No further studies, however, If human remains or significant archaeological material are exposed during future earthworks, work in the immediate area should stop and HWC should be notified.
- Since there is no reason to believe heritage will be impacted.

FINAL COMMENT

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

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

SB

13.47. Erf 3464, Off View Road, Betty's Bay, S38(8) - NID

Case No: 29346SB0722 <https://www.sahris.org.za/node/407673>

Ms. Stephanie Barnardt introduced the item.

DISCUSSION

- Proposed: Subdivision and rezoning of Erf 3464, Betty's Bay into residential, community facility and nature reserve portions. Portion 1 will be Residential Zone 1, Portion 2 will be Open Space
- Zone 1: Nature Reserve, and the remainder will be Community Zone 1: Community Facilities.
- Trigger: Section 38(1)(c)(i) – development exceeding 5,000 m square; Section 38(1)(d) – rezoning of a site exceeding 10,000 m square.
- Other: Section 38(8) application linked to a NEMA process.
- Site is approximately 19.255 ha and is currently vacant.
- Grade: No grade. One Provincial Heritage Site (former holiday home of Hendrik Verwoerd) occurs in Betty's Bay, but no impact is expected.
- HPO: outside
- Heritage resource: The surrounding area has heritage resources, including structures older than 60 years and significant cultural landscapes. The Kogelberg Biosphere Reserve/Cape Floral Region World Heritage Site and Harold Porter National Botanical Garden are nearby, but no impacts are expected. The proposed nature reserve is considered a positive impact.
- Archaeology: Betty's Bay is considered archaeologically sensitive, but the site survey identified no archaeological resources. A small rock shelter containing modern glass was recorded, and boulders were checked for rock art. No impacts are expected.
- Palaeontological: Low sensitivity according to the SAHRIS Palaeo Map. The site comprises colluvial deposits, and no significant impacts are expected.
- Visual/Cultural: Clarence Drive (R44) is a scenic route. No significant visual impact is expected due to the low-intensity nature of the proposal and the majority of the site being retained as nature reserve.
- Consultant recommends: No further studies.
- Since there is no reason to believe that heritage will be impacted.

FINAL COMMENT

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

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

SB

13.48. Erven 17, 18, 19, 20, 21, 25, 26, 27, 28, 29, 30, 31, 32, 1071, 1072, Station Road, Eerste River, S38(1) - NID

Case No: 29312SB0722 <https://www.sahris.org.za/node/407413>

Ms. Stephanie Barnardt introduced the item.

DISCUSSION

- Proposed: Consolidation and rezoning of 15 erven (Erven 17–21, 25–32, 1071 and 1072), together with departures, SDP, landscape plan and removal of a restrictive title condition, to accommodate a bus station/depot.
- Trigger: Section 38(1)(c)(i) – development exceeding 5,000 m²; Section 38(1)(c)(ii) – involving three or more existing erven or subdivisions thereof.
- Section 38(1) application; approximately 10,318 m². Some construction has already commenced on site.
- Grade: Not graded
- HPO: outside
- Heritage resource: No heritage resources identified.
- Archaeology: No archaeological resources or impacts identified.
- Palaeontological: No palaeontological resources or impacts identified.
- Visual/Cultural: No visual or cultural heritage impacts identified.
- Consultant recommends: no further studies
- Since there is no reason to believe that heritage will be impacted.

DECISION

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

SB

13.49. Erf 13601-RE, Off R102 Stikland, Bellville, S38(8) - NID

Case No: 29254SB0722 <https://www.sahris.org.za/node/406820>

Ms. Stephanie Barnardt introduced the item.

DISCUSSION

- Proposed: Development of a long-distance bus terminal with supporting mixed-use commercial development on the Remainder of Erf 13601, Stikland. The City intends to obtain development rights before disposing of the land to a private developer.
- Trigger: Section 38(1)(c)(i) – development exceeding 5,000 m². The proposed development area is approximately 2.2 ha.
- Other: Section 38(8) application linked to a NEMA process. The site is currently zoned Open Space 2 and is informally used.
- Previous HWC application relates to a cemetery extension (SAHRIS Case ID 27044 / HWC Ref. Erf RE/3601), with NFS recorded on 28 January 2026.
- Grade: Not graded
- HPO: Outside
- Heritage resource: The site is undeveloped and forms part of an old outspan. No specific heritage resources are identified in the NID.
- Archaeology: No archaeological resources or impacts identified.
- Palaeontological: According to SAHRIS palaeo-map, low sensitivity. No palaeontological resources or impacts identified.
- Visual/Cultural: No visual or cultural heritage impacts identified.
- Consultant recommends: No further studies
- Since there is no reason to believe that heritage will be impacted.

FINAL COMMENT

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

HWC Chance Finds Procedure and HWC Accidental Finds protocol to be included in the EMPr and Environmental Authorisation.

SB

13.50. Erven 77325; 76982 to 76995, 7700, 77024, Totnus Road, Plumstead, S34 - Minor Works

Case No: 29248SB0722 <https://www.sahris.org.za/node/406804>

OUTSTANDING INFORMATION

sub-delegation document that shows that the director and have the power to sign POA's. Internal photographs and confirmation if most the work has been completed is required

SB

13.51. Erf 1044, 10 Rosmead Avenue, Gardens, S34 - Additions & Alterations

Case No: 29271XM0708 <https://www.sahris.org.za/node/406866>

OUTSTANDING INFORMATION

Both owners to sign the Power of Attorney, Locality Map, Local municipality comment and Streetscape photographs required.

13.52. Erf 35, 14 Main Road, Clanwilliam, S34 - Minor Works**Case No: 29212XM0703** <https://www.sahris.org.za/node/406701>

Ms. Xola Mlwandle introduced the item.

DISCUSSION

- The proposal is for internal alterations to the existing ABSA bank existing bank.
- The scope of work is confined mostly to the interior and does not include any structural changes. Demolition of the existing ATM room and tellers, reconstruction of the ATM room and ceiling including floor and floor finishes. Internal reconfiguration of the existing offices/bank premises, including new internal partitions/walls. New reconfigured ablution facilities. Various internal finishes and fittings associated with the bank fit-out.
- Work has not started
- No comments received

HELD OVER

Held over for further investigation.

13.53. Erf 156110, 114 Campground Road, Newlands, S34 - Minor Works**Case No: 29281XM0708** <https://www.sahris.org.za/node/407020>

Ms. Xola Mlwandle introduced the item.

DISCUSSION

- The application is for alterations and additions to the existing recreational facility for the creation of a shaded outdoor dining area through the extension of the existing patio/deck and removal of an unused pumphouse, covered walkway, together with associated landscaping and alterations to existing facilities in order to enhance the functionality and appearance of the area while remaining in keeping with the character of the site.
- Application previously approved in March 2026 for maintenance and repairs application Case no: 27349CH0211. Previous applications: S34 for regularizing internal work 26958XM0106.
- HWC25101403SVB1015 S34-Minor Works
- Site inspection report (tabled at HOMs 29.09.2025)
- Work has not started
- Graded IIIA
- Outside HPO

HELD OVER

Confirmation on whether the pumphouse structure is older than 60 years and if the shaded outdoor area touches the old fabric, revised plan with elevations to be submitted.

13.54. Erf 142096, 13A Nuttall Road, Observatory, S34 - Minor Works**Case No: 29317XM0713** <https://www.sahris.org.za/node/407430>

Ms. Xola Mlwandle introduced the item.

Mr Marc Turok (Observatory Civic Association) was present and took part in the discussion.

DISCUSSION

- The proposal is for internal alterations, removal a non-load bearing wall on the existing property.
- Work has not started
- Graded IIIB

- Inside HPO

DECISION

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

XM

13.55. Erf 403, 15 Upper Orange Street, Oranjezicht, S34 - Additions & Alterations

Case No: 29290XM0709 <https://www.sahris.org.za/node/407041>

Ms. Xola Mlwandle introduced the item.

Ms Jacolene Swart (Observer) and Mr Piet-Jan Rossouw (Observer) was present.

DISCUSSION

- The application is for the regularisation of the unauthorised building work undertaken prior to obtaining a permit from HWC.
- It is proposed to only regularise an external addition / alteration to the existing five-storey building on the subject property. The new external building work relates only to a set of external steps which connects the 2nd storey to the 3rd storey located along the Eastern common boundary of the subject property. It is important to note that no internal additions / alterations are proposed by the main land use application, as it is only intended to regularise the set of external stairs.
- Work has been completed- regularization
- Graded IIIC
- Inside HPO
- EHM has no objection
- CIBRA responded with their generic comment on unauthorized work:
 - COMMENTS: 06-Jul-2026 0712 26 Applications for completed building works are forwarded to the conservation panel for comment, as a standard procedure. Existing building work completed without following the normal required procedures, for whatever reason, does not necessarily ensure a supportive response from the panel. It does, however place the panel in a position of compromise where it cannot function its purpose:- It is inherently futile to comment and/or support an application after the fact of buildings already completed without the necessary CoCT Council processes having been undertaken, or perhaps even been neglected.- There are on the whole certain important design choices concerning heritage aspects that could have been dealt with more appropriately, with due sensitivity and with our input, and the normal opportunity.- This is particularly relevant when more and more non-heritage-versed architects, architectural or design instances design and submit proposals within our HPOZ areas.- The panel also acts as representative of CIBRA as active part of the Public Participation requirements, which rights in such cases is negated. Under such circumstances to not comment would be seen as condoning illegally as built structures, as easy precedent to build anything. In the case of this application we would not have objected to the proposals as built.
- Response to CIBRA comment- Please note that the above is a standard comment list from CIBRA and therefore does not require formal response. Nevertheless, the above is noted in the application at hand.

DECISION

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.

- 13.56. Erf 91578, 51 Belper Road, Wynberg, S34 - Additions & Alterations**
Case No: 29219XM0706 <https://www.sahris.org.za/node/406727>

OUTSTANDING INFORMATION

Motivation, Locality Map, Local municipality and Conservation body comments (Wynberg East Civic Association), Annotated Internal, External & Streetscape photographs required.

XM

- 13.57. Erf 51707, 7 Lee Road, Newlands, S34 - Minor Works**
Case No: 29294XM0709 <https://www.sahris.org.za/node/407052>
 Ms. Xola Mlwandle introduced the item.

DISCUSSION

- The application is for alterations and additions for attic like first floor addition.
- Work has not started
- Not Graded, CoCT graded not conservation worthy
- Located outside HPO
- HRS has no objection
- The GLCA has no objection

DECISION

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

XM

- 13.58. Erf 119612, 7 Weaver Court, Bridgetown, S34 - Additions & Alterations**
Case No: 29250XM0706 <https://www.sahris.org.za/node/406806>

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

- 13.59. Erf 28132, 9 Westoe Road, Observatory, S34 - Additions & Alterations**
Case No: 29231XM0706 <https://www.sahris.org.za/node/406752>

OUTSTANDING INFORMATION

Locality Map, Local municipality comment, Streetscape photographs required.

XM

- 13.60. Erven 40209, 33311, 33310, 13, 15 and 21, Conradie Crescent, Asla Park, Strand, S38(1) - NID**
Case No: 29292XM0709 <https://www.sahris.org.za/node/407050>
 Ms. Xola Mlwandle introduced the item.

DISCUSSION

- The application is for the proposed rezoning & consolidation of Erven 40209, 33311 and 33310, Strand. The consolidation will allow for subsequent development, details of which is unknown at this stage but likely to be similar to the existing commercial typologies within Asla Park, Strand.
- Trigger: S38(1)(c)(i) & (ii)
- Not Graded

- Outside HPO
- Approximate Development Footprint: 10700 Square meters
- Current Zoning: General Industrial
- Current Land Use: Vacant (Erf 33310, 33311) and Commercial Buildings (Erf 40209)
- Predominant Land Use of Surrounding Properties: Vacant, residential and commercial
- No identified impacts to heritage resources
- Consultant recommends NFS

DECISION

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

XM

13.61. Erf 1020, 14 Joubert Street, Strand, S34 - Additions and Alterations

Case No: 29222YO0707 <https://www.sahris.org.za/node/406736>

OUTSTANDING INFORMATION:

Plan indicating work started / been completed is required on site required.

YO

13.62. Erf 2816, 155 10th Street Voëlklip, Hermanus, S34 - Additions and Alterations

Case No: 29263YO0707 <https://www.sahris.org.za/node/406834>

OUTSTANDING INFORMATION:

Municipal comments required.

YO

13.63. Erf 25900, 18 Irwell Street, Observatory, S34 - Additions and Alterations

Case No: 29236YO0707 <https://www.sahris.org.za/node/406760>

Mr. Yunus Ogier introduced the item.

Mr Juan van Tonder (Architect) was present and took part in the discussion.

DISCUSSION

- Outstanding Information received on the 13th of August.
- Grading: IIIB
- HPO/Context falls within and HPOZ
- Proposal: The proposal is for a modest extension to the rear and side of building, with the rear extension being approximately 11 square meters. A new dining room, Extension of the existing kitchen, new lounge area, Internal reconfiguration of existing rooms, two additional bedrooms, two new bathrooms, Installation of a new French door, new window openings within the addition, localised structural alterations to facilitate improved internal circulation, Replacement and extension of corrugated roof sheeting to match the existing roof profile.
- Consultation: The Observatory Civic association has commented that the proposed works will have no consequences on the streetscape, and the alterations will have little impact on the exterior of the heritage resource. Therefore, they support the application.
- The CoCT stated that there will be no impact on the significance of a heritage resource or its context and therefore supports the application.

DECISION

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

YO

- 13.64. Erf 97002, 2 Glendale Crescent Claremont, S34 - Additions and Alterations
Case No: 29257YO0707 <https://www.sahris.org.za/node/406826>

OUTSTANDING INFORMATION:

Conservation body comments required.

YO

- 13.65. Erf 105, 41 Forest Drive, Pinelands, S34 - Minor Works
Case No: 29282YO0713 <https://www.sahris.org.za/node/407022>

OUTSTANDING INFORMATION:

Streetscape photographs required.

YO

- 13.66. Erf 24582, 43 Montague Street, Maitland, S34 -Total Demolition
Case No: 29218YO0707 <https://www.sahris.org.za/node/406726>

OUTSTANDING INFORMATION:

Streetscape photographs required.

YO

- 13.67. Erf 2059, 5 Rugby Road, Oranjezicht, S34 - Additions and Alterations
Case No: 29293YO0713 <https://www.sahris.org.za/node/407051>
Mr. Yunus Ogier introduced the item.

DISCUSSION

- Grading: The house is not graded
- HPO/Context: Falls outside of an HPOZ
- Status of Work: The work has not started yet
- Proposal: The proposal is for various additions and alterations which will include new steps, a pergola, a timber screen and the addition of a new single storey to the side and rear of the house.
- Consultation: CIBRA has stated that they support the application and the CoCT has commented that the plans submitted will not detract from the historical significance of the site.

HELD OVER

Item held over until applicant confirms if work has started on site.

YO

14. Other Matters

14.1. None

15. Adoption of Resolutions and Decisions:

RB moves to adopt and CSI seconds the adoption of resolutions and decisions of the meeting of 17 August 2026.

16. **Closure:** The chairperson, Corne Alexander, officially closed the meeting at 17:31.

17. **Date of Next Meeting:** 31 August 2026.

MINUTES APPROVED AND SIGNED BY:

Corne
Alexander

CHAIR:

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Alexander
Date: 2026.09.29 14:30:52
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Nosiphiwo
Tafeni

SECRETARY:

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DN: cn=Nosiphiwo Tafeni, o=HRMS,
ou=Heritage Western Cape,
email=Nosiphiwo.Tafeni@westerncape.gov.za,
c=ZA
Date: 2026.09.23 12:37:07 +02'00'
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APPROVED

Annexure A – HWC: Heritage Officers' Meetings

Abbreviations

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

HERITAGE WESTERN CAPE SITE INSPECTION REPORT



HM / CAPE TOWN METROPOLITAN / CONSTANTIA / REMAINING EXTENT OF ERF 2133

Erf and Address: Erf 2133-RE, 89 Constantia Main Road, Constantia

GPS Coordinates: -34°02'52.02 S and 18°42'99.00 E

Registered owner:	Richard Harris Trust (Trust Representative – William Harris)
Consultant:	Bruce Wilson Architects
Grading:	IIIA, IIIB and Not Graded
HPO status:	Outside
Original Use:	Agricultural smallholding with farm-worker dwellings and ancillary civic use as a police station and post office.
Current Use:	Several residential cottages and associated vacant land.
Type of Heritage resource:	Built environment, cultural landscape and intangible.
NHRA Sections:	34
Stop works order:	Yes
Date of site visit:	Tuesday, 21 July 2026.
HWC Representative/s:	Corne Alexander & Ruan Brand (Specialist Heritage Officers – SHO), Yunus Ogier (Heritage Officer – HO)
Met on site by:	William Harris (Trust Representative), Charmaine Nilje (Owner of Chardonnay Deli), Emerick Fortuin (Trust Beneficiary), Micheal Hendry Martin (Trust Beneficiary), Subeiga Benjamin (Trust Beneficiary)

LOCALITY MAPS



Image 1. Property Locality Map. Erf 2133-RE indicated in red outline.

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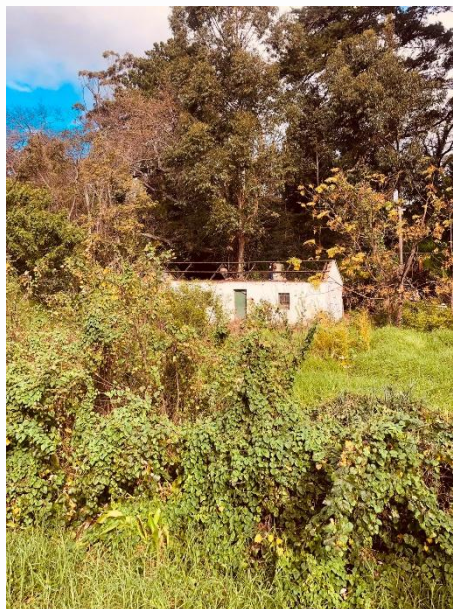
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Image 2. Heritage Overlay (Source: CoCT Map Viewer). Erf 2133-RE indicated in blue outline.

Reason for Site Inspection:

The site inspection was conducted on Tuesday, 21 July 2026, following information that was sent to HWC, including photographs taken on 20 July 2026 (see below), indicating work being undertaken on the property to a dilapidated building that appeared to contravene the provisions of the NHRA, specifically Section 34. HWC has no permit on record for these works.



Findings on site:

HWC staff gained access to the site via the residential buildings entrance, situated adjacent Chardonnay Deli. HWC staff were escorted through the property by Emerick Fortuin & Micheal Martin, walking in a circular pattern from east to west. All structures and buildings on site were observed externally, with only some buildings being observed internally due to access being refused by tenants leasing several buildings from the owners. William Harris joined the site inspection when the officers were close to concluding the site inspection. Dwelling 8 (Cottage 9) was the only building observed where alterations were undertaken.

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Below follows the findings on site:

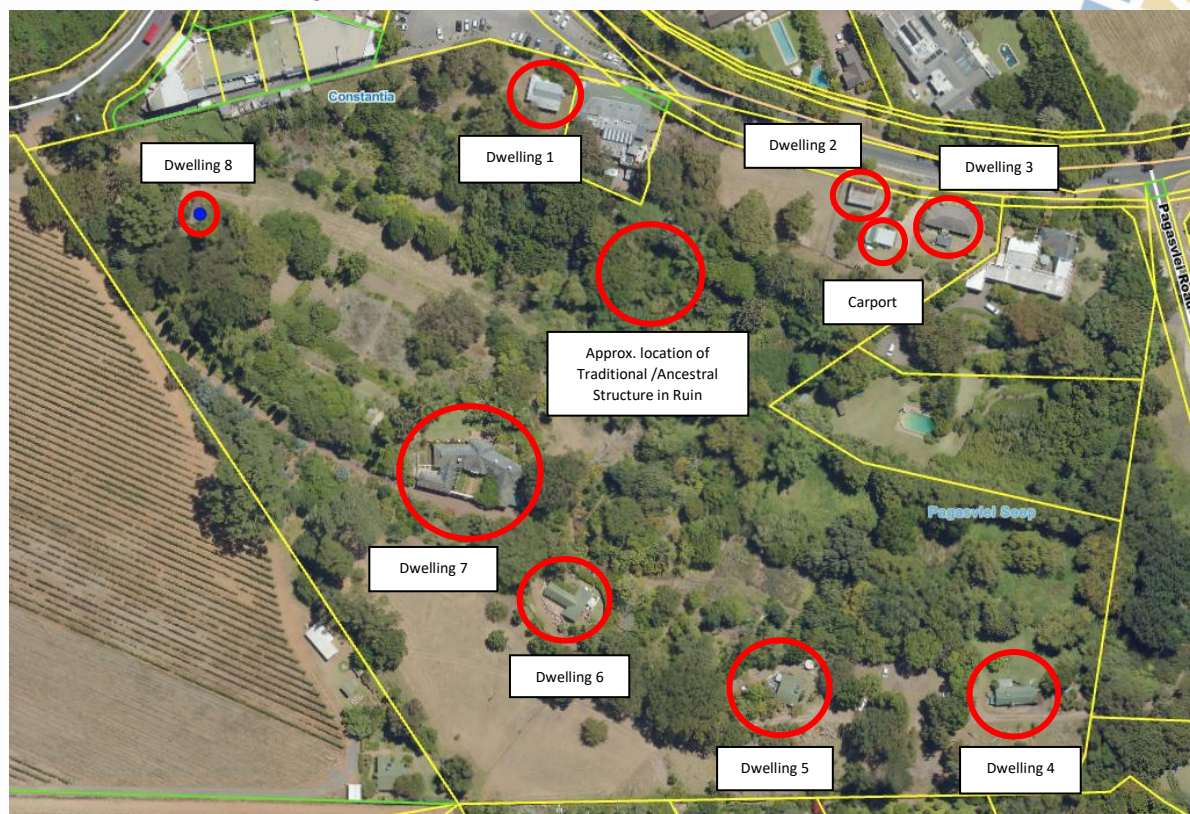


Image 3.
Location of the
various
buildings on
the farm.
Dwelling No. 8
is where the
unauthorised
work took
place. This
naming of the
dwellings will
be used
throughout the
report.

Dwelling 1 (Cottage 1)



The tenants indicated that the building is almost 100 years old. However, the 2004 HIA records a building on this portion of the property as being under construction at that time. Historic aerial imagery shows a structure in this location on the 1958 aerial photograph, suggesting that an earlier building may have existed on the site. Based on the modern materials observed during the inspection, the present building appears to have been substantially reconstructed or replaced around 2004 and as noted "under construction in the 2004 HIA Figure 3. No previous HWC applications are on record for this building.

Dwelling 2 (Cottage 4)



The building is visible on the 1953 CoCT Map Viewer aerial photograph. It was the subject of a Section 34 Total Demolition Application in 2015, which was not approved by HWC. During that application, I&APs identified the building as the former post office/police station, although this association was disputed. The building is also subject to an Encroachment Agreement. The decaying state of the building is a concern and requires urgent intervention.

Dwelling 3 (Cottage 5)



The building is visible on the 1953 CoCT Map Viewer aerial photograph. During the 2015 Total Demolition Application, the applicant identified this building as the former post office/police station. The building is known as Moréster. No previous HWC applications are on record for this building.

Carport



A structure is visible on the 1953 CoCT Map Viewer aerial photograph; however, its age could not be conclusively determined, as it is not identified on the 2004 HIA map of the property. No previous HWC applications are on record for this structure.

Traditional/Ancestral Structure in Ruin



The age of the structure could not be determined, as it is not clearly visible on the available CoCT Map Viewer aerial photographs. Tenants of Dwelling No. 1 indicated that the structure may have been used as a traditional or ancestral gathering space; however, this association has not been verified.

Dwelling 4 (Cottage 6)



The building is not visible on the 1958 nor 1968 CoCT Map Viewer aerial photograph and is therefore considered unlikely to be older than 60 years.

Dwelling 5 (Cottage 7)



The building is not visible on the 1958 nor 1968 CoCT Map Viewer aerial photograph and is therefore considered unlikely to be older than 60 years.

Dwelling 6 (Cottage 10)



The building is not visible on the 1958 nor 1968 CoCT Map Viewer aerial photograph and is therefore considered unlikely to be older than 60 years.

Dwelling 7 (Main House 8)



The building is visible on the 1968 CoCT Map Viewer aerial photograph but is not evident on the 1958 aerial imagery. Based on the available aerial record, its exact date of construction cannot be confirmed; however, the building may be older than 60 years. No previous HWC applications are on record for this building.

Dwelling 8 (Cottage 9)



A Stop Works Order was issued to the owner in respect of this building. Photographs submitted to HWC prior to the site inspection indicated that roof sheeting had been removed. No work was in progress when HWC officials arrived on site. The owner indicated that the intention was to render the building unoccupiable due to concerns regarding its unsafe condition.

The building is not clearly visible on the historic aerial imagery available on the City Map Viewer due to dense surrounding vegetation and tree cover. It was, however, the subject of a Section 34 Total Demolition Application in 2015, which was not approved by HWC. The 2015 application records the building as probably dating to the late 19th or early 20th century. No previous HWC applications are on record for this building.

Landscape



The property is characterised by an extensive, mature landscape with dense tree cover, open clearings and a number of cottages dispersed across the property. The ornamental gardenage established during the 1960's remains evident in the overall park-like character of the site, although much of the original formal landscape structures are now less legible due to vegetation growth, incremental change and the apparent deterioration or loss of some landscape features. The property retains a comparatively green and enclosed character despite increasing urbanisation along Constantia Main Road and the surrounding residential and commercial development. Mature trees and vegetation continue to provide a strong visual buffer along much of the site, while the more open portions of the property allow views across the broader Constantia landscape. The historic market-gardening use of the site is no longer clearly legible in the present landscape, although the property remains important as part of the wider historical and cultural landscape associated with Pagasvlei and the development of Constantia.

Encroachment Agreement:

Dwelling No. 2 on Erf 2133 is subject to an encroachment agreement. The agreement was established for the following reasons:

- **Land Expropriation:** In 1985, the Divisional Council of the Cape expropriated a strip of land along the Constantia Main Road frontage of Erf 2133 for the purpose of future road widening.
- **Resulting Encroachment:** This expropriation effectively "dissected" Dwelling No. 2 longitudinally, placing a portion of the existing structure within the newly defined road reserve.
- Specifically, the building encroaches by approximately 350mm at its western end and about 750mm at its eastern end.
- **Legal Restrictions:** As a result of this encroachment, an "Acknowledgement of Encroachment" agreement was signed in 1988 between the property owners and the local authority.
- The agreement stipulates that no work can be undertaken that would increase the extent or permanence of the encroachment.

The owners have argued that the terms of this legally binding agreement have prevented them from maintaining the structure, as any significant repair could be seen as increasing its permanence, thereby forcing them to allow the building to deteriorate naturally. This state of decay, combined with the building's position in the road reserve, was a primary reason cited for its proposed demolition in 2015.

HWC Application History:



- Heritage Impact Assessment – 2004

A 2004 HIA was prepared to support a proposed subdivision of Erf 2133, a project that was ultimately shelved. While the CPOA frequently cites its findings to support conservation, modern heritage statements suggest it is no longer a valid assessment. See Image 4 below of a map of the property, as contained in the HIA.

- Key Findings and Historical Context:
 - **Market Gardening Legacy:** The report highlighted the site's history as an area of intense market gardening that supported a cohesive local community until the 1960s.
 - **Mixed-Use Character:** It identified the intersection near Groot Constantia as a historical mixed-use hub containing small shops, a post office, a police station, and various cottages.
 - **Structural Significance:** At the time, the HIA identified two structures of historical significance: the cottage on the south-western edge (behind the shopping centre) and the cottage on the edge of Constantia Main Road, which was noted for its "degree of intactness".
- Limitations and Current Status:
 - **No Legal Standing:** Because the 2004 subdivision project was abandoned, the report was never submitted to HWC for review and is currently considered to have no legal status.
 - **Incomplete Information:** The authors of the 2004 report were unaware of the Encroachment Agreement affecting Dwelling No. 2 and reportedly did not inspect the interiors of the buildings at that time.
 - **Outdated Criteria:** The assessment was written before HWC published its formal "Guide to Grading," which the consultant of the total demolition application (2015) argues that it makes its significance assessments questionable by modern standards.
 - **Natural Attrition:** The abovementioned consultant also noted that since 2004, the buildings have suffered significant further decay from dry rot, beetle infestation, and corrosion, rendering the original assessment of their condition obsolete.

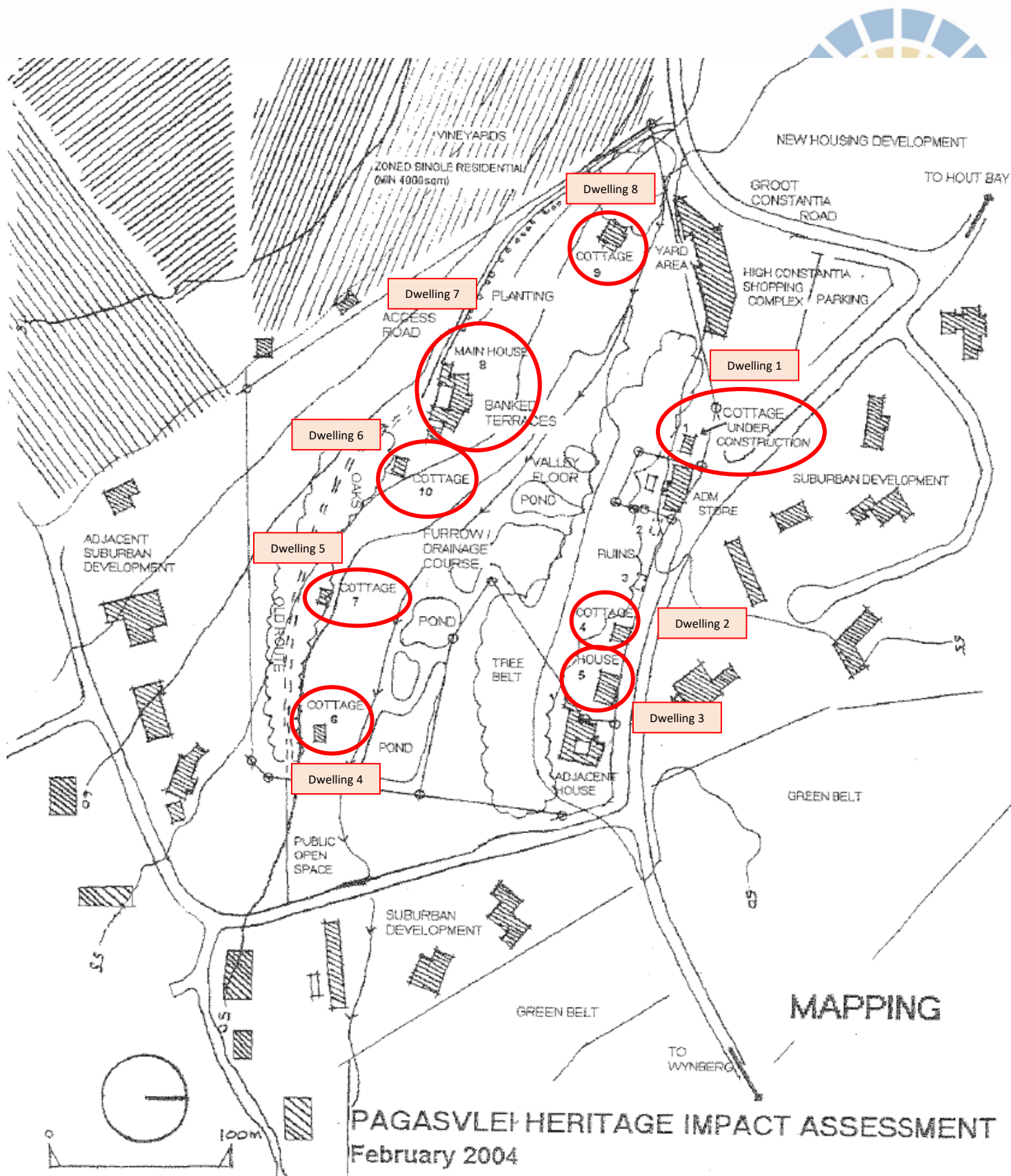


Image 4. Map extract from the 2004 HIA. Note the original naming of the **houses and cottages** is not the same as the naming of the **dwellings** in this report.

- Section 34 Total Demolition Application - 2015

The applications vide reference numbers 14111407RN0114E and 15011407RN0114M refer to the same proposed total demolition of two historic structures, Cottage No 4 and Cottage No 9, located on Erf 2133 in Constantia

- Application Overview
 - The Richard Harris Family Trust applied for the total demolition of these structures in late **2015** to facilitate the erection of a new boundary wall along Constantia Main Road and to remove what they described as derelict, unsafe structures that posed a security risk.
 - The applicant's heritage consultant, Mr. Henry Aikman, recommended demolition, arguing the buildings were in extremely poor condition and lacked sufficient heritage significance to be considered "conservation worthy".
- BELCom Meeting Discussions and Site Visit
 - The application was first discussed by BELCom on **28 January 2015**.
 - The CPOA and the SVDSF argued that the cottages had high social and historical value, specifically claiming Cottage No 4 was the original Constantia Police Station and Post Office.
 - **Deferral:** Due to conflicting information between the applicant and objectors, the committee deferred the decision until a site inspection could be conducted.
 - **Site Inspection: On 20 February 2015**, committee members inspected the interiors and exteriors of both cottages, as well as their context within the Constantia landscape.
- BELCom Outcome on 25 February 2015
 - **Grading Decision:** By a vote of four to one, BELCom decided to grade both Cottage No 4 and Cottage No 9 as Grade IIIB heritage resources.
 - **Significance Findings:** The committee noted that the cottages contribute to a historic linear rural settlement pattern along the Constantia Main Road scenic corridor, which forms an important gateway to the Groot Constantia estate.
 - **Final Decision: BELCom resolved not to approve** the demolition due to the cottages' high intrinsic and contextual heritage value.
- Appeals Process and Outcome on 14 April 2015
 - The owner appealed the BELCom decision, arguing that the grading was unfounded and that research by Mr Richard Harris proved Cottage No 4 was not the historic Police Station (identifying that building as Cottage No 5/Moréster instead).
 - Discussion: The Appeals Committee noted that while the "Police Station" claim was disputed, the cottages still possessed high local cultural significance based on their broader social and historical links to the market gardening community.
 - They explicitly stated the cottages did not reach the level of Grade IIIA but were firmly Grade IIIB.
 - **Final Decision: The Appeals Committee upheld the BELCom decision** and confirmed the Grade IIIB status. **The appeal was dismissed**, and the application for total demolition was refused.

Statement of Significance & Grading Status:



- CoCT Map Viewer 2026

The building, known as the Old Post Office/Police Station, is identified on the City of Cape Town Heritage Inventory as a late 19th-century vernacular residential building that originally formed part of Pagasvlei. It is older than 60 years and has a proposed Grade IIIA heritage grading, with a Management Grade A and a proposed HPOZ Exemption Level 1. The inventory identifies the property's primary heritage significance as its high associational, contextual and rarity values, with moderate aesthetic and age significance. The statement of significance notes that it is a "remnant of" the historic Pagasvlei landscape (assuming as the description on the website is incomplete), contributing to the understanding of the historical development of the Constantia area.

- HIA 2004

The 2004 Heritage Impact Assessment identified the site as a significant resource that documented Constantia's agricultural and social evolution. It highlighted the cottages as rare remnants of small-scale historic buildings that contributed to the scenic character of the route leading to Groot Constantia. The report emphasized the high social significance of the site, noting it once housed a cohesive community of market gardeners. It concluded that Cottage No 9 was intrinsically conservation worthy due to its high degree of intactness and early nineteenth-century origins

- Total Demolition Application 2015

The 2015 demolition application argued that the significance of the cottages was minimal due to their architecturally undistinguished nature and advanced state of decay. It specifically refuted claims that Cottage No 4 served as a historic police station/post office, arguing that such associations were factually unsubstantiated arguing that the neighbouring Cottage No. 5 was the historic police station/post office. The assessment further stated that the site's agricultural context was erased fifty years ago when it was converted into an ornamental garden. Consequently, the consultant proposed that the buildings were not conservation worthy and should be graded no higher than Grade IIIC.

Court Cases 2026:

Recent court proceedings concerning the occupation of Erf 2133 are noted as part of the contemporary context of the property. The proceedings relate to claims of longstanding familial and ancestral associations with Pagasvlei, which are disputed by the registered owners. The merits of these claims fall outside HWC's mandate and are not assessed in this report.

From a heritage perspective, the proceedings are relevant insofar as they highlight claimed historical and social associations with the property. These associations should be appropriately investigated in any future heritage assessment, particularly in relation to the previously identified social history of Pagasvlei and its former market gardening community.

Structural Reports 2026:

Two structural reports dated 3 August 2026 were prepared by Icon Consulting Engineers following inspections on 31 July 2026. The reports followed concerns raised by the City of Cape Town Building Inspector regarding the safety of the structures for occupation.

- 2 Groot Constantia Road (Dwelling 8 (Cottage 9)):

The report identified significant structural instability, including foundation settlement, cracking, moisture-related deterioration and an inadequately supported fireplace and rear wall. The engineer concluded that the building is unsafe for occupation and recommended full removal to prevent uncontrolled collapse.

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- 89 Constantia Main Road (Dwelling 2 (Cottage 4):

The report identified severe deterioration to the walls, mortar, timber supports and roof structure, together with settlement cracking and moisture ingress. The engineer likewise concluded that the building is unsafe for occupation and recommended full removal.



Conclusion:

The site inspection confirmed that Erf 2133 contains a range of buildings and landscape elements of varying age and heritage significance. While several structures appear to be less than 60 years old, others are confirmed or potentially older than 60 years and have previously been identified as having heritage significance. The property also retains a broader cultural landscape and social associations linked to the historical development of Pagasvlei and Constantia.

The only recent alteration observed during the inspection related to Dwelling 8 (Cottage 9), where roof sheeting had been removed without a permit from HWC. This building was previously assessed as a Grade IIIB heritage resource by BELCom and Appeals Committees, and its total demolition was not approved by HWC in 2015.

Given the differing information regarding the age, history and significance of the buildings, as well as claimed social and historical associations with the property, a comprehensive and updated heritage assessment of the site is considered necessary to establish an appropriate basis for its future heritage management.

Recommendations:

1. The site inspection noted to HOMS on 3 August 2026.
2. The site inspection report tabled at HOMS on 17 August 2026.
3. The Stop Works Order remains in place for the property until such time that HWC issues a decision on an application and lifts the stop works order.
4. Urgent measures required to stabilise and weatherproof Dwelling 8 (Cottage 9) and Dwelling 2 (Cottage 4) should be undertaken to prevent further deterioration of the structures.
5. The owner should appoint a suitably qualified heritage practitioner to prepare a comprehensive Heritage Statement for Erf 2133.
6. The Heritage Statement should assess the age, significance, condition and degree of heritage integrity of the buildings and landscape elements on the property.
7. The Encroachment Agreement affecting Dwelling 2 (Cottage 4) does not affect maintenance and repairs required to safeguard the building.
8. A Section 34 applications should be submitted for any and all unauthorised work undertaken to structures older than 60 years and for any proposed future alterations requiring approval in terms of the NHRA.
9. Any future development of the property that triggers Section 38 of the NHRA must be submitted to HWC for assessment prior to commencement.

Report prepared by: Corne Alexander

Date: 12 August 2026

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