

**MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS' MEETING
Held on Monday, 31 August 2026 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. Sofia Briel	Heritage Officer	SVB
Mr. Yunus Ogier	Heritage Officer	YO

Staff

Ms. Nosiphiwo Tafeni	Secretariat	AB
Ms. Jwalane Lekama	Secretariat Intern & I&APs	JL
Ms. Chloe Petrus	Secretariat Intern & I&APs	CP

Legal Advisor

None

Observers

Ronnie Donaldson	
Johnathan Kaplan	Consultant

Visitors

	Capacity	Item
Alessandro Aleo	Applicant and Consultant	12.6
Antonieta Jerardino	Consultant	12.6
Geeske Langejans	Collaborator	12.6
Clive Theunissen	Drakenstein Municipality	12.10
Louisa Hutton	UCT	12.6
Alberto Marcelloni	Consultant	12.41
Zwelibanzi Shiceka	Drakenstein Municipality	12.10
Lian Kruger	Applicant	12.36
Ashley Stone	Consultant	12.35
Mark Turok	Observatory Civic Association	13.62
Nicolene Visser	Consultant	13.39 & 13.66
Uryke Du Preez	Administrator	13.42
Ashley Lillie	Heritage Consultant	12.37
Edwin van den Heever	Owner	12.35
Johan Cornelius	Heritage Consultant	12.39
Stuart Hermansen	Heritage Consultant	12.38
Alberto Marcelloni	Applicant	12.41
Fradreck Garatsa	Applicant	13.30

Lize Malan	Applicant & Consultant	13.28
Hannes Dijkstra	Project Manager	13.4
Chris Bakker	Applicant	13.4
Merwe Van Niekerk	Architect	13.19
Anika Smit	Architect	13.42
Sonet Dantu	Owner Representative	12.38
Suzanne Coetzer	Consultant	13.66

3. **Apologies**

Ms Aneeqah Brown	Secretariat	AB
Ms. Xola Mlwandle	Heritage Officer	XM
Ms. Waseefa Dhansay	Assistant Director	WD
Ms. Chiara Singh	Heritage Officer	CSI
Mr. Olwethu Dlova	Backup Secretariat & I&APs	OD
Ms. Penelope Meyer	Deputy Director: Legal Advisor	PM

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 31 August 2026 with the following additions:

- The addition of Erf 24582, 43 Montague Street, Maitland has been listed under item 12.31 (YO).
 - The addition item 10.4.5. for a site inspection undertaken to Erf 1109, 7 Starke Road, Durbanville (CN)
- RB moved to adopt the agenda and SB seconded.

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

6.1. The Committee resolved to approve the previous minutes of 17 August 2026 with minor edits. SVB moved to adopt the approval of the minutes and YO 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. Erf 1109, 7 Starke Road, Durbanville

9.2. Feedback from & Preparation for Committee Meetings

9.2.1. 9 September 2026 – Appeals

9.2.2. 14 September 2026 - HOMs

9.2.3. 16 September 2026 – IACom

9.2.4. 23 September 2026 – BELCom

9.2.5. 28 September 2026 - HOMs

9.3. Resolution Drafting Deadline

9.3.1. COB - 2 September 2026

10. Standing Items

10.1. Incomplete Applications

10.1.1. Matters Arising: Items **XM** - 12.21

10.1.2. New Matters: **CSI** – 13.1, 13.2, 13.7, 13.8 13.9; **RB** - 13.13, 13.18; **SB** – 13.23, 13.24, 13.27; **SVB** – 13.31, 13.32, 13.33, 13.34, 13.35, 13.37, 13.38; **XM** – 13.41, 13.45, 13.47, 13.49, 13.50; **YO** – 13.56; **CN** – 13.59, 13.60, 13.64

10.2. Decisions Taken Under ASD Delegation

10.2.1. Matters Arising: **CSI** – 12.3; **RB** – 12.12, 12.14, 12.15; **SB** – 12.18, 12.17; **XM** – 12.26; **YO** – 12.33; **CN** – 12.42

10.2.2. New Matters: **CSI** – 13.3; **RB** – 13.11, 13.12; **SB** – 13.22; **SVB** – 13.30; **XM** – 13.43, 13.44, 13.46; **CN** – 13.67

10.3. Proposed Site Inspections

10.3.1. None

10.4. Site Inspections Undertaken

10.4.1. Erf 8892, Firwood Farm, New Eskdale Street, Paarl, S34 - Alterations & Partial Demolition
Case No.: 28534SVB0513 <https://sahris.org.za/node/398383>

- This matter will be discussed when the application is re-tabled at HOMs.

SVB

10.4.2. Erf 171555, Vygekraal Cemetery, Athlone, S38(1) - NID

Case No.: HWC25050905RB1121 / 26766RB1121 | <https://sahris.org.za/node/387457>

- Site inspection conducted on 19 August 2026 after multiple requests after studies were requested and the reasoning behind this was poorly understood.
- RB conducted the inspection.
- The report will be discussed at the next HOMs as new information was submitted shortly before this meeting.

RB

10.4.3. Erf 67984-RE, 11 Salisbury Road, The Cotswolds Section 6, Kenilworth, S34 - Minor Works
Case No.: 28056RB0402 | <https://sahris.org.za/node/395634>

- This matter will be discussed under item 10.5.2

RB

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

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

- Site inspection conducted on 21 August 2026 after HOMs on 31 August resolved to undertake a site inspection as part of the application that is before HOMs.
- The site inspection will be discussed under the item 12.38 on the agenda today.

CN

10.4.5. Erf 1109, 7 Starke Road, Durbanville

- Site inspection conducted on 21 August 2026.

CN

10.5. Site Inspection Reports

10.5.1. Erf 171555, Vygekraal Cemetery, Athlone, S38(1) - NID

Case No.: HWC25050905RB1121 | 26766RB1121 <https://sahris.org.za/node/387457>

- This matter will be discussed when/if the application is re-tabled at HOMs.

RB

10.5.2. Erf 67984-RE, 11 Salisbury Road, The Cotswolds Section 6, Kenilworth, S34 - Minor Works
Case No.: 28056RB0402 <https://sahris.org.za/node/395634>

- HWC received a complaint about work deviating from the approved plans.
- There was particular concern regarding the closing up of a balcony and conversion thereof into a bathroom.
- On site, work had started and it was found that there were only two deviations from the approved HWC plans:
- 1. The aircon condenser units had been moved from the roof to an internal courtyard side wall.
- 2. A door was fitted into the scullery that was not on the plans that served in front of HWC.
- The bathroom conversion on the approved HWC plans shows an enclosed balcony/sunroom and HWC already determined that there is no impact there.
- From a heritage point of view, the above two minor deviations are substantially in accordance and not impacting at all, so happy to stamp amended plans if needed or just ask CoCT to process as substantially in accordance with what HWC approved.

COMMENT

The Committee notes the contents of the site inspection report dated 20 August 2026 and endorses the recommendations of the report, as follows:

1. The site inspection report be noted at HOMS.
2. The two noted minor deviations (aircon condenser location change and insertion of a doorway/door) are considered substantially in accordance with what HWC has already approved and that a deviation application is not required for evaluation of a drawing set/plan with these two items as revisions during the CoCT municipal submission process.
3. If any further deviations are required, before being actioned, HWC must be contacted for guidance on whether point 2 above would still remain applicable.

RB

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

- The property at 188 & 190 High Level Road, Sea Point is a Grade IIIC heritage resource within the Sea Point HPOZ.
- HWC inspected the site following a complaint about unauthorised works. Extensive internal alterations were underway, with windows removed and some side and rear openings possibly enlarged.
- A stop works order was issued, as work had commenced without a valid HWC permit.
- The owner stated that the front façade would remain unchanged and that the deteriorated floors and roof trusses were being replaced for safety reasons.
- The owner was advised that all completed and ongoing works must be shown on the plans submitted to HWC, and the site was secured pending approval.

COMMENT

The Committee notes the contents of the site inspection report dated 28 August 2026 and endorses the recommendations of the report, as follows:

1. The site inspection and report to be noted at HOMs on 31 August 2026.
2. For a Section 34 application including a set of annotated plans indicating the ongoing and completed work to be submitted to HWC.

CSI

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

FOR NOTING

The Committee notes the site inspection that was undertaken on 21 August 2026. The Site Inspection Report will be tabled at HOMs on 14 September 2026.

CN

11. Discussion of the Agenda

11.1. None

MATTERS TO BE DISCUSSED

12. MATTERS ARISING

12.1. Erf 149639, 18 Kloof Street, Gardens, S34 - Additions and Alterations

Case No.: 29050CSI0623 <https://www.sahris.org.za/node/405131>

Ms Stephanie Barnardt Delport on behalf of Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 19 August 2026 for CIBRA comment and streetscape photos
- Work applied for has been completed
- Previous approval: 21061001KB0510E
- Graded IIIA
- Inside HPO
- Completed work is for deviations to comply with fire safety regulations. An existing window was converted to a fire escape door, and a staircase was widened to comply with the regulations.
- CIBRA provided comment and support the application.
- HOMS Discussion:
- The pergola is not coloured up, and it is not clear what work is to be done to the pergola. The City of Cape Town stamp needs to be verified.

HELD OVER

Clarification on the pergola and confirmation from CoCT about the stamped plans.

CSI

12.2. Erf 3504, 11 St Johns Estate, Gardens, S27 - Minor Works

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

Ms Stephanie Barnardt Delport on behalf of Chiara Singh introduced the item.

DISCUSSION

- Outstanding information is for PHS status confirmation. The matter was held over from 17 August 2026 HOMs for the case officer to confirm PHS status. It has been confirmed that the property falls within the PHS boundaries as per information on SAHRIS: <https://www.sahris.org.za/node/38194>
- 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.
- HOMS Discussion:
- The broader site was provisionally protected in 1990 and formally declared in 1993, while the specific house was constructed much later, in the early to mid-2000s. Although modern, the

house adopts the Georgian architectural language of the estate, drawing from the significant protected heritage complex, including the hostel and amphitheatre.

- The heritage resource should therefore be understood as a broader complex, with newer residential buildings forming part of its established architectural character.
- Provided that proposed work remains consistent with this architectural language and complies with the relevant HOA/body corporate guidelines, there is no apparent heritage concern.
- The City of Cape Town's City Maps also indicates that the redevelopment area may require amendment to the original gazette to formally exclude these later-developed areas.

DECISION

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

CSI

12.3. Erf 52540, 62 St Leger Road, Claremont, S34 - Minor Works

Case No.: 28636CSI0520 <https://www.sahris.org.za/node/398901>

Ms Stephanie Barnardt Delport on behalf of Chiara Singh introduced the item.

CASE SUMMARY

- Outstanding information received 10 August for coloured up plan, PoA, outstanding PoP for unauthorised work.
- Work applied for has been completed
- Not Graded
- Outside HPO
- Completed work is for conversion of garage into TV room
- CoCT provided comment and support the application

FOR NOTING

The application was dealt with under the ASD delegation under item 10.2. The ASD in consultation with the relevant specialist staff resolved to approve the application as the proposal does not negatively impact on heritage resources.

CSI

12.4. Erf 8019-RE, 130 Sir Lowry Road, District Six, S38(1) - NID

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

Ms Stephanie Barnardt Delport on behalf of 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, and 20091008KB0921E. The NID application was received in 2019 whereby HWC resolved to request an HIA with a VIA and townscape analysis. The HIA then went to IACom (20091008KB0921E) on 9 December 2020 whereby the Committee resolved to approve the application as compliant with S38(3) of the National Heritage Resources Act (NHRA).
- The Committee re-iterated their support for the setback façade option and therefore the relaxation of the street setback. The matter was then tabled at the Appeals Committee meeting on 17 February 2021 whereby the Committee noted, "The Appeals are dismissed, and the Heritage Impact Assessment as approved by the Impact Assessment Committee of Heritage Western Cape is endorsed." The matter then went to Tribunal on 5 July 2021 in which they concluded, "The Tribunal, having considered the various submissions and heads of arguments of the parties, must conclude that the Appellants' appeals are not properly before it and therefore cannot be sustained and must accordingly fail. In the result, the following ruling is made:

(a) The Appellants appeals are accordingly dismissed.

(b) The decision of the Appeals Committee held on 17 February 2021 and dated 12 March 2021 is confirmed."

- The applicant has confirmed that The Tribunal outcome did not impose any conditions on the development. The appeal and tribunal were lodged by me and the late Kathy Dumbrell due to changes in the development proposal after the HIA outcome had been issued
- 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: The proposal could negatively impact the unique townscape character of the area; a townscape analysis would be required to investigate this further.
- 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

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. Townscape Assessment
2. Visual Impact Assessment
3. Socio-historical Study

CSI

12.5. Erf 97961, 46 Kent Road, Newlands, S34 - Additions & Alterations

Case No.: 29237CSI0706 <https://www.sahris.org.za/node/406761>

Ms Stephanie Barnardt Delpont on behalf of Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 14 August 2026 for PoA, CoCT comment, response to NCID, new payment.
- Work applied for has not started
- Graded IIIC
- Outside HPO
- Proposed work is for an enlarged covered verandah, new pergola, new car port, new skylight, and bathroom alterations
- CoCT provided comment and support the application noting the following: "HRS is of the opinion that the submitted proposals have responded sympathetic enough to mitigate impact of the new extension into its context and the Newlands Village Guidelines. We believe that the potential impact by the proposals on heritage resources within the precinct will not be negative due to the following reasons:
 - The architectural language, scale and massing used take into account the context of the received environment.
 - The proposal has been sufficiently setback to adequately mitigate any negative impact on the existing heritage resource.As a result, HRS support the proposed alterations and additions, as it will not have a negative impact on the existing heritage resources."

- NCID provided comment noting that the structure is a row house typology with a central shared gable. They do not object to the internal bathroom alterations and timber pergola. They have objected to the car port noting that it negatively impacts the gable wall and tall window and on the streetscape context, even though it is spaced away from the gable wall. The impact may be mitigated through design considerations such as altering the roof fall (to fall perpendicular to the street?), lowering the height, reducing the width to match that of the cottage gable wall, and careful detail of the structure itself. They have also objected to the verandah extension noting that the extreme roof extension of the current veranda is not appropriate to the cottage typology, and we do not support the introduction of faux heritage elements such as “broekie-lace” to the house which is currently very simple.
- All parties have been invited to today's meeting.
- HOMS Discussion:
- While the streetscape has some heritage significance, it is relatively incoherent and not among the most significant or intact streetscapes in Newlands.
- The building forms part of a terrace that has already undergone alterations, including changes to boundary treatments and a visible second-storey addition on a neighbouring property.
- The proposed carport and verandah alterations are unlikely to have a significant impact on the IIIC grading or streetscape, particularly given the existing high boundary wall, which substantially limits visibility from the street.
- Concerns regarding the verandah extension and faux broekie-lace elements are similarly mitigated by their limited public visibility. The broekie-lace is also reversible.
- The existing verandah roof appears to be a reconstruction, as it does not reflect the characteristic curved form still evident on the neighbouring property.
- Although Newlands Village retains a distinctive heritage character, increasing security concerns and the proliferation of high, visually impermeable boundary walls have reduced the interaction between historic buildings and the public streetscape.
- It is regrettable that the area has not been formally declared an HPOZ; however, in this instance, the property has limited readability from the street, and the vine-covered boundary wall contributes positively to the streetscape.
- The carport does not physically affect the structure older than 60 years, and the verandah alterations are largely not visible from the public realm. Therefore, the proposed interventions are considered to have limited heritage impact.

DECISION

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

CSI

12.6. Farm 92, Steenbokfontein, Steenbokfontein Cave, S35 - Dating & Analysis

Case No.: HWC25100603CSI0520

Ms Stephanie Barnardt Delpont on behalf of Chiara Singh introduced the item.

Allesandro Aleo (applicant), Antonieta Jerardino (collaborator), Geeske Langejans (collaborator), Louisa Hutten (chief scientific officer in the department of archaeology at UCT) were present and took part in the discussion.

DISCUSSION

- Further requirements received 19 August 2026 for a methodology statement. HOMS on 1 June 2026 issued the following further requirements:
 - A methodology must be submitted to HWC that provides clarity on the proposed destructive sampling technique detailing how this technique will result in less than 0.01g of material being removed, how this will not cause further damage to object SBF-31 and/or how potential further damage will be mitigate.
- Work applied for has not started

- Previous approval: 20012303AS0310E
- Proposed research is for invasive sampling of mastic (adhesives residues) from three artefacts from Steenbokfontein Cave with the use of the gas chromatography - Mass Spectrometry (GC-MS) analysis.
- Dating sample and sample to be destroyed: SBF16 artefact (Fig. 3) is a quartz flake mounted on mastic and appears to be part of a barb-like projection, SBF30 artefact consists of an adze mounted on a piece of mastic recovered from unit TWIG in square K3, SBF31 is an object made entirely of mastic and was retrieved from the stratigraphic unit 'Bottom ST' in square J3.
- Purpose of research: The research forms part of the Ancient Adhesives Project, which investigates how prehistoric glues were produced and used. By analysing wear patterns and microscopic residues on stone artefacts from Steenbokfontein Cave, researchers can determine how the tools were used, whether they were hafted, and what adhesive materials may have been involved. To accurately identify organic ingredients such as tree resins, gums, and tar, GC-MS analysis is required. Different adhesive types reflect varying levels of technological knowledge and production complexity, making their identification important for understanding the skills, resource use, and technological sophistication of precolonial people.
- Methodology: The report evaluates the safest and most effective method for obtaining a 0.01 g sample from SBF-31, the cigar-shaped mastic object from Steenbokfontein Cave, for GC-MS analysis. Replica objects made from pine resin, beeswax, ochre and quartz were used to test different sampling techniques. Three approaches were considered. Drilling was rejected because friction generated heat that softened the resin and could potentially alter its chemical composition. Hand-controlled scraping with a dental scaler and scooping with a dental excavator both successfully produced approximately 0.01 g samples while limiting damage. The experiments found that the excavator produced the least visually noticeable damage. The report therefore recommends two possible sampling locations:
Remove 0.01 g from the existing damaged area near the tip, avoiding additional surface damage; or
Remove 0.01 g from approximately one-quarter of the object's length up from the butt, on the same side as the existing damage. This would contain the damage to one side and preserve the other surfaces for display. The methodology concludes that removing 0.01 g is feasible, controlled and relatively limited, particularly given that the object has already been documented and 3D-printed replicas have been produced to preserve a record of its condition before sampling.
- Consultation:
 - West Coast Aboriginal Council did not provide comment within 30 days. Iziko provided a letter of support for the destructive analysis.
 - Professor Lyn Wadley provided a letter of support noting that the cigar-shaped object is large and the miniscule sample required from it will leave a mark that is hardly noticeable. The amount of scientific data that will result from this work makes it worthwhile to conduct the analysis.
 - University of Cape Town supported the analysis of the quartz flake and adze but objected to the analysis of SBF-31 noting that the object is unique, and while it has some damage, further sampling could cause additional harm and negatively impact its preservation
- HOMS Discussion:
- Louisa Hutton sought clarity regarding who the relevant authority is for the collection, UCT or Iziko, as it the samples were originally stored at UCT.
- The Committee clarified that the only recognised repository for archaeological material in the Western Cape is Iziko therefore Iziko bear the responsibility for the items/samples.
- Dr Jerardino clarified that what remains at UCT is 12 boxes of shell samples, the remaining approximately 100 boxes are at Iziko.
- Louisa Hutton: The original loan agreement is with UCT, are UCT still liable for the samples or has that changed since the collection has moved to Iziko?

- The Committee asked the question of whether the samples were transferred under a legal agreement between UCT and Iziko. Dr Jerardino clarified that she transported all of the boxes that are at Iziko under an email agreement between Wilhelmina Seconna (curator) and Louisa Hutton so there was an agreement that the boxes could be moved to Iziko.
- The Committee discussed that Miss Hutton's query also relates to a previous permit which involved UCT as some kind of responsible party in terms of that, but this would be a new permit application and not an extension to the existing permit. We can just treat it as a new application and process in terms of what is in front of us today.
- Geeske Langejans confirmed that only one sample is to be taken and asked for the Committee's advice regarding if the sample should be taken from the damaged part of the mastic object (SBF-31) or from a new area lower down.
- The Committee were in agreement that the sample should be taken from a new area of the object and not the damaged part considering the object's fragility and the general future preservation of the object.

DECISION

The Committee resolved to approve the Section 35 permit application and the report titled "Report on Experimental Extraction of GC-MS Sample", subject to the following conditions:

1. The sampling of SBF-31 (the cigar-shaped mastic object) must be limited to the removal of no more than 0.01 g of material.
2. The approved sampling must be undertaken in accordance with the submitted methodology and must be carefully controlled to minimise any further damage to SBF-31. The sample must be removed from approximately one-quarter of the object's length up from the butt, on the same side as the existing damage, but not from within the existing damaged area.
3. The sampling must be undertaken using the hand-controlled dental excavator method as described in the submitted methodology, as this method was demonstrated to result in the least visually noticeable damage. No drilling or other sampling method that may generate heat or otherwise alter or weaken the object is permitted.

CSI

12.7. TR033/4, between De Rust and Klaarstroom (Meiringspoort), Central Karoo, S34 – Emergency Interim Report Case No.: N/A

Mr Ruan Brand introduced the item.

DISCUSSION

- Within the Cape Floral Region Protected Areas (Swartberg Area) World Heritage Site (and one PHS is located on Meiringspoort - Herrie's Stone (Herrieklip).
- Completion report will be submitted once all emergency remedial work has been completed in line with the conditions. This report has been submitted to just report back in terms of general compliance.
- After the May storms, HWC issued a S30A NEMA directive comment in terms of Section 38(8) and as such HWC requires a report from the ECO on the status of the work.
- Current Activities:
 - Cleaning the road surface by removal of sand, gravel and biomass.
 - Demarcation of dangerous areas with danger netting and road delineators.
 - Removal of biomass / debris at culvert entry and exist points to reinstate water flow.
 - Utilising sand, gravel and rock material obtained through cleanup operations to backfill holes and areas washed away within the road footprint to provide safe access to the remainder of TR033/4 for clearing operations.
 - Cleaning of parking areas / rest stops by hand and utilising soil to fill sandbags which will be used to stabilise road delineators.

- All cleanup activities are confined to the road footprint with no vehicle entry into the watercourse system to date.
- General Observations:
 - All stationary construction vehicles supplied with drip trays.
 - Portable chemical toilets relocated as requested by the ECO.
 - Site supplied with refuse bins”

COMMENT

The Committee noted the interim report titled “MONTHLY ENVIRONMENTAL CONTROL REPORT #1 For MEIRINGSPOORT REMEDIAL WORKS on Trunk Road NO. 33/4”, dated 12 August 2026, and prepared by Sian Holder and Francois Byleveld of Cape EAPRac.

RB

- 12.8. Erf 973, Old Mamre Mission Station, S27 - Minor Works Interim Report**
Case No.: 27403CH0216 | 27405CH0215 | 27404CH0215 <https://www.sahris.org.za/node/408170>
 Mr Ruan Brand introduced the item.

DISCUSSION

- When HWC issued the comment on the first monitoring report, it was assumed that there is a change in material to the roof of the Old Barn. However, the initial permit was not like-for-like (existing metal sheeting to be replaced with thatch and not it is existing metal sheeting to be replaced with metal sheeting).
- The Committee discussed that the e-mail from the applicant provides clarity on the way forward with the project.

COMMENT

The Committee noted the clarification provided by Graham Jacobs in the email dated 7 August 2026. The Committee retracts the following part of its Comment, dated 6 August 2026:

“HWC notes that changes to the Old Barn are proposed therein that are different from the plans approved by HWC (CaseID 27405CH0215). All approved work may proceed under the other permit applications, but a new Section 27 application, inclusive of public consultation, must be submitted to HWC for the proposed changes to the roof of the Old Barn”.

The Committee is in agreement with the use of corrugated metal sheeting for the re-roofing of the Old Barn and a rider plan with this change may be submitted to HWC as part of an interim report *in lieu* of an application.

RB

- 12.9. Erf 97631, 41 Newlands Avenue, Newlands, S42 - Heritage Agreement Interim Report**
Case No.: HWC25111806RB1119
 Mr Ruan Brand introduced the item.

DISCUSSION

- Human remains were accidentally encountered during excavation for the underpinning of a house foundation in November 2025.
- Preliminary investigation suggested that the site was part of a church graveyard that was deconsecrated and exhumed during the 1960s prior to houses being built in the area.
 - It appears that some graves may have been left behind.
- HWC issued a stop works order on 28 October 2025 and HOMS endorsed the recommendations of the site inspection report:
 1. The site inspection and report be noted at HOMS on 3 November 2025.
 2. The owners must appoint a suitably qualified archaeologist to apply for a S35/S36 permit:
 - a. To sieve through the remaining spoils on site for other signs of remains, grave goods, and/or archaeological artefacts;

- b. carefully excavate around the area where the contractors found the remains to check for remains that may have been missed and to carefully exhume these if found;
 - c. to investigate whether the cast concrete blocks, which have been laid underneath the foundation might need to be moved to allow for confirmation of point 2b;
 - d. to monitor any further trenching deeper than the foundations of the extension to ensure that no further burials are disturbed or to intervene if some are encountered; and
 - e. to adhere to S36(5) of the NHRA in terms of potential public consultation to determine what will happen to the remains.
 3. A potential S35/S36 permit application may be treated as an emergency (i.e., without the need for adhering to S36[5]) on condition that the public consultation process occurs with at least a 60-day period with an on-site notice, consultation with the NCID, CoCT HRS team, the St Andrews Anglican Church, and the St Saviours Anglican church after the remains have been properly exhumed/spoil sieved for remains. Further consultative processes may be requested pending the outcomes.
 4. The location of any spoil that has been removed from site must be ascertained and the owners of the site where the spoil was dumped must be made aware of the fact that archaeological human remains were found in other spoil from the original site. That precinct's SAPS must also be informed to ensure that if remains are reported, their provenance may be understood to be linked to this site.
 5. That SAPS Claremont be kept informed of the process.
 6. The CoCT HRS team must be consulted by HWC on the situation so that they can flag this historical graveyard area as a high archaeological human remains potential area, especially when building applications are lodged that entail deeper earthworks (e.g., below-ground pool installations, below current foundation level trenching, sewer-line work in the vicinity, etc.). Ideally, a layer for this must also be added to the online City Maps EGIS Viewer (<https://citymaps.capetown.gov.za/EGISViewer/>).
 7. The CoCT HRS team must be consulted by HWC on general historical church graveyard areas, (to be identified via historical maps) to flag these areas more pre-emptively as having high potential for human remains.
 8. Pending the outcome of an application contemplated in recommendation 2, that the Stop Works Order, dated 28 October 2025, may be lifted.
- It was noted that the exposed remains that were at risk have been moved by HWC to a safe place.
 - The applicant mentioned in their application that there is a low chance of encountering further remains due to the depth of the work and as such, the 'disturbance to the grave' is likely completed.
 - As the site is secure and is not at risk of the remains in the spoil being disturbed, the application is not sufficiently motivated as an emergency.
 - The remains have also already been disturbed and after inputs from HWC's legal advisor, a mitigation agreement was deemed as a more appropriate way of handling the situation to ensure that the impacts to the remains, and the heritage site as a whole, are being properly mitigated.
 - HWC eventually entered into a mitigation agreement on guidance from legal that the work had been completed (i.e., remains had been disturbed already).
 - This agreement had a stepwise approach with interim reporting.
 - So far, all reports have been endorsed by HOMS with the most recent report highlighting the proposed final place of interment after consultation.
 - The proposed place is to have them cremated and interred into the wall of remembrance at the St Andrews Anglican Church (which is not the Church where other remains were removed to [St Saviours] but rather the original Church to which this graveyard belonged).
 - Comments received from CoCT E&HM, the church congregation, on site notice, etc. were all supportive of this approach.

- A Social Historical study must also be part of this, and it was submitted and it found that the Church graveyard was mainly for children's burials.
- The Committee is satisfied with the final place of internment and noted the support from the consulted parties.

COMMENT

The Committee noted the interim report titled "RE: REPORT BACK ON CONSULTATION REGARDING HUMAN REMAINS DISCOVERED ON ERF 97631, 41 NEWLANDS AVENUE, NEWLANDS, CAPE TOWN.", dated 18 August 2026, and prepared by Dr Jayson Orton of ASHA Consulting, as adhering to condition 4.2.4 of the Mitigation Agreement, dated 18 December 2025.

The Committee is satisfied with the consultation process and social historical study and is supportive of the final place of internment for the remains.

RB

12.10. Erf 14415, 124 Main Road, Hoog-En-Droog, Paarl, S34 - Additions & Alterations Case No.: 27805RB0313 <https://sahris.org.za/node/391337>

Mr. Ruan Brand introduced the item.

Zwelibanzi Shiceka obo Clive Theunissen (Drakenstein Municipality) was present and took part in the discussion.

DISCUSSION

- Outstanding information received 25 May 2026.
- Graded IIIA.
- Inside the SCPAOZ of Paarl.
- Work has not started.
- Proposal entails the demolition of the existing rear outbuilding, reconstruction of the existing rear addition, repainting of the main building, relocation of the side leaning boundary wall revitalisation of landscaping elements, and the restoration of walkways.
- DHF offered a comment of no objection.
- Paarl 300 offered a comment of support.
- DHAC offered a comment of objection specifically requiring that the openings between the foyer, and the showrooms 1,2, and 3, must not be widened.
- The one Showroom floor is a partitioning wall, and officer sees no issue with demolishing that.
- The provided internals are sparse so properly assessing the DHAC comment was difficult and as such HOMs resolved to issue FR on 8 June 2026:
 1. The applicant must respond to the DHAC comment regarding the openings between the foyer, and the showrooms 1,2, and 3, not being widened.
 2. The response must be in the form of either a design revision addressing this or a motivation for the proposed internal layout changes based on heritage grounds.
- A heritage statement compiled by Mr CM Maree of Historic Building Consultants notes the following proposed mitigation measures:
- The following mitigation measures are proposed:
 - The project will sensitively and comprehensively restore all the historic wood elements in the interior to their original condition. These wood elements have been painted over by previous owners.
 - The project will retain, repair and restore all other architectural elements in the interior.
 - The project will dedicate a space in the building as a permanent storage for all and any historically significant material that need to be removed as part of the project for future reference and usage.
 - The project has undertaken to thoroughly document the construction work and the results thereof to keep a record of the work done to assist future conservation efforts of the building.
- And concludes as follows:

- "... the proposed widening of the internal openings represents a limited intervention that is necessitated by the new function of the site and will not diminish the heritage significance of the building. The intervention is entirely internal, does not alter the public streetscape, is compatible with the applicable heritage guidelines, and incorporates extensive mitigation measures that will contribute greatly to the continued conservation of the site's heritage."
- Mr Zwelibanzi Shiceka insisted that DHAC still objects on heritage grounds and as such, HOMS does not have delegation.

REFERRAL

The Committee resolved to refer the application to BELCom on 23 September 2026 due to objections being raised on heritage grounds from DHAC.

RB

12.11. Erf 172877, 199 Main Road, Wynberg, S34 - Additions & Alterations

Case No.: 29331RB0714 <https://www.sahris.org.za/node/407512>

Mr. Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received 19 August 2026.
- Property is graded IIC in City Maps.
- Outside of any formal HPO but inside the proposed Main Road Wynberg PHA.
- Work has been completed.
- Work entailed various internal subdivisions to allow for new shop configurations.
- This would be the second Section 51 letter, since the HWC Section 51 Notice, for this property as it is for regularisation.
- The Committee deemed the work as likely not impacting on heritage resources but the disregard being shown for the NHRA needed to be explained by the applicant/owner.

FURTHER REQUIREMENTS

The Committee noted that this application is the second submission to regularize unauthorized work, with a previous Section 51 letter issued on 6 November 2024 (HWC24100710XM0710). HWC does not condone unauthorized work and as per the HWC Notice issued on 24 October 2024, Section 51 letters may NOT be issued in the following instances:

"Where there [sic] a Section 51 letter was issued in the past to the same person."

As such, the applicant must provide a motivation detailing:

1. Why work was enacted without a permit after having already received a Section 51 letter, and
2. Why charges should not be laid.

RB

12.12. Erf 85477-RE, 8 Northumberland Avenue, Muizenberg, S34 - Additions & Alterations

Case No.: 28877RB0607 <https://www.sahris.org.za/node/402813>

CASE SUMMARY

- Outstanding information received 18 August 2026.
- Not graded.
- Outside of any HPO.
- Work has not started.
- Proposal is for converting the existing garage into a store and then adding an extension in the driveway to the garage which will be the new garage.
- CoCT E&HM comment notes that the property is ungraded and that the garage has no heritage value, and support.
- Muizenberg Historical Conservation Society did not respond to request for comment within 30 days.

FOR NOTING

The application was dealt with under the ASD delegation under item 10.2. The ASD in consultation with the relevant specialist staff resolved to approve the application as the proposal does not negatively impact on heritage resources.

RB

12.13. Erf 2602, 84A Upper Maynard Street, Vredehoek, S34 - Additions & Alterations

Case No.: 28513EJV0512 <https://www.sahris.org.za/node/398066>

Mr. Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received 18 August 2026.
- Graded IIIC (Erven 2601, 2602, 1018, and 1019) and IIIC/NCW (Erf 2787) on CityMap Viewer.
- Outside of any formal HPO but inside the proposed Vredehoek HPO.
- Work has not started.
- Proposal is for internal alterations and adding an adjoining internal courtyard for the properties.
- CoCT E&HM noted the work as being minor but still offered formal comment of support.
- CIBRA do not support as the proposal is too complex to be compatible within the simplicity of the heritage group of structures and the arched feature of the centred door in Section A-A is cut off to accommodate the adjoining pergola.
- Applicant did not provide a response to this comment but the Committee noted that when looking at the structures, they have mostly been altered or layered with modern material (e.g., alu windows, arched features changed already, etc.) to the point where an enclosed courtyard in the middle not visible from the street does not seem like it would impact on any significance found within a IIIC (as well as IIIC/NCW) graded structures. The loss of the arched feature as per Section A-A is regrettable but currently, does not add heritage value in any case.
- All parties have been invited.

DECISION

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

RB

12.14. Erf 56151, 20 Newlands Road, Claremont, S34 - Additions & Alterations

Case No.: 29215RB0705 <https://www.sahris.org.za/node/406707>

CASE SUMMARY

- Outstanding information received 21 August 2026.
- Graded IIIC.
- Outside of any HPO.
- Work has not started. To note the applicant provided a statement in that some basic fittings have been removed only (nothing structural has started).
- Proposal is for adding a patio and new garage roof as well as fenestration changes as a result.
- CoCT E&HM offered a comment of support.
- UCRRA offered a detailed comment noting that the garage addition needs to be sympathetic to the IIIC resource and that the steel columns and beams of the new patio needs to be sympathetic to the resource as well.
- UCRRA also provided examples of how aluminium fenestration can be designed to add to the resource and not detract from it.
- The applicant offered minor design revisions such as the inclusion of timber elements in the pergola roof as well as thinner steel columns to accommodate this and changed the fenestration to a cottage pane look.
- UCRRA then responded to the above with "noted" and overall a comment of support.

FOR NOTING

The application was dealt with under the ASD delegation under item 10.2. The ASD in consultation with the relevant specialist staff resolved to approve the application as the proposal does not negatively impact on heritage resources.

RB

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

Case No.: 28843RB0604 <https://www.sahris.org.za/node/402492>

CASE SUMMARY

- Outstanding information received 25 August 2026.
- Not graded and outside of any HPO.
- Work has not started.
- The proposal is to re-reinstate wooden support beams removed by a previous owner, adding a lightweight upper deck/platform on the beams for seating for a proposed boutique restaurant/shop.

FOR NOTING

The application was dealt with under the ASD delegation under item 10.2. The ASD in consultation with the relevant specialist staff resolved to approve the application as the proposal does not negatively impact on heritage resources.

RB

12.16. Erf 28499, 9 Glencaird Road, Mowbray, S34 - Additions & Alterations

Case No.: 27605RB0204 | HWC25111003RB0204 <https://sahris.org.za/node/390171>

Mr. Ruan Brand introduced the item.

DISCUSSION

- Outstanding information submitted 19 August 2026.
- Graded IIIC on City Map viewer (Edwardian with layering - porch, gate and boundary but some original elements remain).
- Inside the Mowbray Rosebank HPOZ.
- Work has not started.
- Proposal is essentially minor works with internal alterations planned to add more ensuite bathrooms for use as student accommodation and increasing the width of the gap for the gate within the boundary wall.
- RAMPAC provided a comment of 'approved' and stamped the plans.
- CoCT E&HM noted the work as minor and that they will comment during the LUMS process as it falls within an HPOZ.

DECISION

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

RB

12.17. Erven 77325, 76982 to 76995 and 7700 to 77024, Totenes Road, Plumstead, S34 - Minor Works

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

CASE SUMMARY

- Outstanding information received 18 August (added to case tracking) regarding the sub-delegation document about Gerrit Coetzee.

- Proposal: maintenance and repair work to the Administration Building, Classrooms, Ablution facilities, and Hall forming part of the Plumstead Preparatory campus
- Grade: IIIC
- HPO: Outside
- Work status: Work has been completed (regularization).
- On page 23 onwards of the heritage report, it is noted that Hall Roof – Replaced with metal roof sheeting (completed). Planter box constructed around existing tree to preserve original vegetation (completed). Ablution servicing completed. Ceiling replacement completed (aminated timber beams installed to support ceilings). Tar works completed.
- Classroom Block B – Roof replacement still to be carried out(proposed) “Mid 20th century school precinct. Typical period architecture. Contextual and socio-historical significance. Well established green boundaries.”
- Applicant has confirmed that the only remaining work entails the replacement of the existing hall ceiling panels, as illustrated in the attached photographic record
- Fee waiver has been approved.

FOR NOTING

The application was dealt with under the ASD delegation under item 10.2. The ASD in consultation with the relevant specialist staff resolved to issue a S51 letter as the proposed work did not negatively impact the heritage resource.

SB

12.18. Erf 1819, 18 Van Der Merwe Street, Strand, S34 - Additions and Alterations **Case No.: 29149SB0707 <https://www.sahris.org.za/node/405956>**

CASE SUMMARY

- Proposal: Conversion of an existing enclosed stoep into two sunrooms and a new bathroom. Construction of a pergola and privacy wall designed in keeping with the traditional character of the building. Replacement of existing external windows and doors with new units matching the originals.
- Unauthorised work: The works were completed in 2016 without prior HWC approval, as the owner was unaware that approval was required. The alterations were undertaken to provide two separate sunrooms and a bathroom for the owner's growing children, as the existing stoep was underutilised.
- Work statues: Work has been completed (regularization).
- Grade: IIIC
- HPO: Outside
- Comments: HRF support
- Outstanding information received on the 18 August 26 that included CoCT comment of support, updated POA and updated plans.

FOR NOTING

The application was dealt with under the ASD delegation under item 10.2. The ASD in consultation with the relevant specialist staff, resolved to issue a S51 letter as the proposed work did not negatively impact the heritage resource.

SB

12.19. Erf 72, 33 Main Street, Riebeek Kasteel, S34 - Additions and Alterations **Case No.: 29137SB0630 <https://www.sahris.org.za/node/405939>** Ms. Stephanie Barnardt introduced the item.

DISCUSSION

- Proposal: As built plans, work was done in 1984, and they deviated from the plans slightly and now the municipality want a as build plan. The deviations include minor changes to window sizes and positions, omission and consolidation of some windows, replacement of approved openings with three double doors on the street elevation, and the construction of a storeroom on the eastern side. These changes were made during the original construction and have remained unchanged for over 40 years. The application does not propose any new alterations but seeks to update the approved drawings to reflect the building as it has existed since 1984
- Work statues: Work has been completed (regularization).
- Grade: IIIB
- HPO: outside
- Outstanding information received on 24 August that included POA that is signed by both owners to sign the POA, Municipality comment noting that the building is graded 3B and support the proposed work, and additional streetscape photographs.
- HO: This application is for regularisation, no work has been done to the building since 1984, still waiting for confirmation about how old the building in 1984 was but it was possible that it was older than 60 years then, if that's the case S51 put will need some committee input.
- The committee noted that regularisation of existing work, rather than proposed work. The committee noted that the work was reportedly completed in 1984, prior to the promulgation of the NHRA, and therefore does not trigger NHRA.

COMMENT

The proposal does not trigger the NHRA in terms of Section 34(1) / 38(1) etc. A letter of no trigger to be issued.

SB

12.20. Erven 2662 & 15653, Cathedral and Memorium Street, George, S36 - Interim Report Case No.: HWC26042901SB0408

Ms. Stephanie Barnardt introduced the item.

DISCUSSION

- Proposed action: Ground Penetrating Radar (GPR) survey of Erven 2662 and 15653
- Grading: Not graded
- Work status: Not started
- HPO: Outside
- PGS Heritage conducted archaeological test excavations to ground-truth the earlier GPR survey, which had produced uncertain results regarding possible unmarked graves. The work was undertaken under HWC Permit Case No. HWC260520SB0408.
- Erf B (2662): Test excavations in Blocks 7–15 found no evidence of graves. GPR anomalies in Block 8 were confirmed to be recent modern rubbish. The report concludes that Erf 2662 was not used as a cemetery.
- Erf A (30162): Evidence of graves was identified in Blocks 16–19, including Graves 8–33, with additional evidence of a former concrete palisade fence. No evidence of graves was found in Blocks 20–22.
- The findings, together with archival information, indicate that a cemetery is located on the western/north-western portion of Erf A (30162), consistent with the historical Ebenezer Cemetery. No graves were identified east of the former fence line.
- Recommendations: Development on Erf 2662 may proceed, subject to archaeological/heritage monitoring and a Chance Finds Procedure. For Erf A, the identified cemetery should be retained in situ with a 4.5 m buffer, with a Heritage Management Plan. If retention is not feasible, a formal grave relocation process in terms of Section 36 of the NHRA would be required.
- The committee noted the report and it's finding as adhering to permit conditions.

COMMENT

The Committee noted the interim report titled “Ground Truthing of Ground Penetrating Radar survey results to assess the possible presence of graves at Erven 2662 and 15653, Cathedral and Memorium Street, George, George Local Municipality, Garden Route District Municipality, Western Cape Province”, dated 17 August 2026, and prepared by PGS Heritage, as adhering to the conditions of the HWC issued permit, dated 31 July 2026.

SB

- 12.21. Erf 4949, 3 Musson Street, Eastcliff, Hermanus, S34 - Minor Works**
Case No.: 29063XM0623 <https://www.sahris.org.za/node/405422>

OUTSTANDING INFORMATION

Proof of ownership required

XM

- 12.22. Erf 1246-RE, 20 Vester Street, Paarl, S34 - Total Demolition**
Case No.: 28312XM0424 <https://www.sahris.org.za/node/396510>

Ms Sofia Briel presented the item on behalf of Ms. Xola Mlwandle.
Zwelibanzi Shiceka was present and took part in the discussion.

DISCUSSION

- The outstanding information was received on 24 August 2026.
- HOMS requested Internal images of the structure to be demolished and a demolition plan of only the demolition structure:
 - The demolition plan is required to clearly indicate the extent of the proposed demolition. If the structure consists of a single room with no internal walls, a simple plan is sufficient, provided it clearly identifies the structure to be demolished and distinguishes it from any existing structures that are to remain on site.
 - Then plan is required to: clearly identifies the structure proposed for demolition; indicates the extent of the demolition; and distinguishes the portions to be demolished from any structures that are to remain.
- The application is for proposed demolition of existing store and erection of new store and apartments. This structure is in a state of disrepair, is currently not used and constitutes a risk in terms of safety.
- Work has not started
- The property is graded IIIC
- Within the Paarl Special Character Protected Overlay Zone
- Drakenstein Municipality has no objection.
- The DHF supports the demolition of the existing store (historic garage), on condition that the new apartment building does not include a replica gable. The design of the new building should be modern to clearly distinguish it from the heritage resource (dwelling house now used as hearing centre).
- Paarl 300 did not provide a comment within 30 days

DECISION

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

XM

- 12.23. Erf 56057, 20 Talana Road, Claremont, S34 - Additions & Alterations**
Case No.: 29044XM0622 <https://www.sahris.org.za/node/405115>
Ms Sofia Briel presented the item on behalf of Ms. Xola Mlwandle.

DISCUSSION

- The outstanding information was received on 24 August 2026.
- The application is for additions and alterations for extension to the existing kitchen.
- The proposed extension is on the ground floor only, the design is in keeping with the existing building in terms of style and materials. The extension will be partially hidden from view from the street by existing boundary walls.
- Work has not started
- Graded IIIB
- Outside HPO
- HRS supports
- The UCRRA supports proposal and does not raise any concern or objections to the proposed alterations and additions

DECISION

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

XM

12.24. Erf 611, 40 Homestead Way, Pinelands, S27 - Additions & Alterations

Case No.: 29093XM0625 <https://www.sahris.org.za/node/405756>

Ms Sofia Briel presented the item on behalf of Ms. Xola Mlwandle.

DISCUSSION

- The outstanding information was received on 14 August 2026.
- The application is for additions and alterations for an extension to the existing garage and the creation of a new domestic/staff room, en-suite bathroom, scullery and store.
- Work has not started, work started and noted on the motivation as S51 letter issued by HWC Case Number HWC24022602CN0226, April 2024.
- Graded IIIC
- Inside HPO
- HRS supports
- The PRRA has no objections

DECISION

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

XM

12.25. Erf 3143, 21 Station Street, Paarl, S34 - Additions & Alterations

Case No.: 27778XM0312 <https://www.sahris.org.za/node/391064>

Ms Sofia Briel presented the item on behalf of Ms. Xola Mlwandle.

Zwelibanzi Shiceka was present and took part in the discussion.

DISCUSSION

- Outstanding information received 18 August 2026.
- Homs previous requirements; The applicant must provide revised drawings that detail any unauthorized work that has taken place and that clearly distinguish between unauthorized work that has already taken place and the proposed work. All unauthorized and proposed work must be coloured up on plan and elevation accurately, particularly with regard to new/changes to doors and windows.
- The proposal involves the conversion of an existing storage building into a bar. The project will retain the existing structure and character of the building, requiring internal alterations.

- Updated plans note that all work has been completed on site. The primary structure currently operates as a business occupancy, while the secondary structure - the subject of the proposed conversion - is presently used for storage but was previously utilized for business purposes.
- Graded IIIC
- Within the Special Character Protected Area Overlay Zone of Paarl.
- Previously issued S51 letter, October 2024. Case number HW24091703CH0904
- Drakenstein municipality notes the work being completed offers objection and requires the horizontal gable window, which is not indicated on the drawings must be removed and the drawings must be updated to reflect all the proposed work onsite.
- The DHF strongly objects to the new opening on the east elevation (first floor), as it is completely out of character with the building's architectural style. It should be noted that the supplied drawings do not correspond with the accompanying photographs and fail to indicate the newly created opening on the east elevation. Furthermore, this is not the first instance in which the DHF committee has received an application for this erf after work has already been carried out. We therefore recommend that HWC conduct a site visit as soon as possible to assess the full extent of the changes made to the property.
- Paarl 300 does not support notes that the Paarl 300 Foundation cannot comment on work already started or Completed without a permit.
- Response to Objections
- The opening on the east elevation previously served as a ventilation
- outlet and was not intended as an architectural feature.
- It is acknowledged that the ventilation outlet opening did not form part of the building's architectural style. The opening has therefore been bricked up. Please refer to the image below.
- The drawings have now been updated and correspond with the current east elevation.
- No new opening has been introduced on the east elevation.
- Any administrative penalty imposed will be forwarded to the client, who is aware of the current status and is prepared to make payment in respect of work undertaken without prior approval.
- The recommendation for a site visit by Heritage Western Cape (HWC) is duly noted.
- Drakenstein Heritage Advisory Committee (DHAC) Main Objections: Horizontal gable window not indicated on drawing must be removed. Drawings my be update to reflect all proposed work
- Response to Objections: Horizontal "window", removed and bricked up – see image below. Drawings updated accordingly to reflect no opening on east elevation.
- Paarl 300 Foundation main objections: Work has already commenced.
- Response to Objections: Any administrative penalty imposed will be forwarded to the client, who is aware of the current status and is prepared to make payment in respect of work undertaken without prior approval.

FURTHER REQUIREMENTS

The Committee noted that this application is the second submission to regularize unauthorized work, with a previous Section 51 letter issued in October 2024 (HW24091703CH0904). HWC does not condone unauthorised work.

As such, the applicant must provide a motivation detailing:

1. Why work was enacted without a permit after having already received a Section 51 letter, and
2. Why charges should not be laid.

XM

12.26. Erf 5601, 11 Union Street, Strand, S34 - Minor Works

Case No.: 28077XM0407 <https://www.sahris.org.za/node/395739>

Ms Sofia Briel presented the item on behalf of Ms. Xola Mlwandle.

DISCUSSION

- Outstanding information received on 20 August 2026. The proposal is for additions for an extension to the existing dwelling including carport addition.

- Work has not started
- Not Graded
- Outside HPO
- CoCT comment: The building on the application property has not been graded as yet and therefore no grading is indicated, the City therefore declines its opportunity to comment on this case from a heritage point of view and requests that HWC accepts and concludes without its comment.
- 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

12.27. Erf 1347, 6 Lingen Street, Gardens, S34 - Additions & Alterations

Case No.: 28950XM0612 <https://www.sahris.org.za/node/404754>

Ms Sofia Briel presented the item on behalf of Ms. Xola Mlwandle.

DISCUSSION

- Outstanding information received on 18 August 2026.
- The proposal is for additions for a proposed new loft conversion.
- The process of construction started as per the previously approved plans and HWC Permit, Case Number HWC24112011SVB1122 issued December 2024. During the construction process, the Engineer detailed several steel beams that are required to support the suspended timber floor adequately. Upon inspection of the existing roof structure, he also noted that the existing trusses were not structurally sound and the roof would need to be replaced.
- As a result, this opened a discussion about converting the approved loft storage space into a habitable loft conversion instead.
- The new design involves lifting the roof from the ridge line, to fall at a low pitch towards the front. This creates enough head height for a habitable room and will not be visible from the street. As the steel work was being installed, it made the most practical and financial sense to hoist these members through the open roof (which needed to be replaced anyway) and install the new raised roof concurrently. Thus, the new roof structure (steel members and roof sheeting) has been installed prior to HWC or CoCT approval. However, no other new alterations have started.
- The proposed alterations also include the addition of a timber and steel open deck over the existing roof to the rear of the dwelling. There is a setback on all neighbouring sides, creating privacy from neighbours. Work has not started on this section, and the owners will wait until all applications have been approved prior to continuing with any further additional construction.
- Work has started but has not been completed. Only roof sheeting and steel structure have been added. No other proposed work has been started as indicated on the plan in the heritage report.
- Graded IIIB
- Inside HPO
- CoCT supports
- CIBRA 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.

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

XM

- 12.28. Erf 105, 41 Forest Drive, Pinelands, S34 - Minor Works**
Case No.: 29282YO0713 <https://www.sahris.org.za/node/407022>
Mr. Yunus Ogier introduced the item.

DISCUSSION

- Outstanding Information received on the 25th of August which were the streetscape photos.
- Grading: IIIB
- HPO/Context: Falls within the Pinelands HPOZ
- Status of Work: The work has not started yet.
- Proposal: The proposal is for minor works which includes a covered deck with a braai facility towards the rear of the house. The covered deck and the braai will be away from street view thereby offering low visual impact to the streetscape.
- Heritage/Other Considerations: This is a minor works submission, and the covered deck and braai area will be obscured from view, therefore no impact on the streetscape nor the resource.

DECISION

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

YO

- 12.29. Erf 128, 12 Melkbaai Street, Strand, S34 - Additions & Alterations**
Case No.: 29205YO0702 <https://www.sahris.org.za/node/406401>
Mr. Yunus Ogier introduced the item.
X was present and took part in the discussion.

DISCUSSION

- Outstanding Information received on 20th August.
- Grading: Not Graded.
- HPO/Context: Falls outside an HPO.
- Status of Work: Work has started but not completed. In email correspondence dated 27th August, the applicant stated that the only work that was done was to prepare the *"building area by moving the shade port from the north-west corner to the basement area."*
- Proposal: The proposal is for a sunroom to be added to the rear of the property
- Consultation: The CoCT declined to comment on the proposed work as it deems the building NCW. The HRF has also declined to comment as the building is NCW and therefore exempt from comment.

DECISION

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

YO

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

DISCUSSION

- This item was held over for the 31st of August pending further clarification from the applicant. The applicant has responded stating that the photograph of the two men on ladders (which was queried at the last HOMs) were doing maintenance work. The applicant has uploaded a document explain this.
- Outstanding Information/Further Requirements received on the 18th of August
- 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 includes new steps, a pergola, a timber screen and the addition of a new singe 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.

DECISION

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

YO

12.31. Erf 24582, 43 Montague Street, Maitland, S34 – Total Demolition.

Case No.: 29218YO0707 <https://www.sahris.org.za/node/406726>

Mr. Yunus Ogier introduced the item.

DISCUSSION

- Outstanding Information received on the 24th of August, which were the streetscape photos.
- Grading: Not graded.
- HPO/Context: Although the building falls outside of an HPOZ, the primary heritage significance lies in the external architectural expression, the roof form and its contribution to the streetscape. The property falls within the proposed NHRA Exemption S34 area of Maitland.
- Status of Work: The work has not started
- Proposal: The proposal is for total demolition
- Consultation: The Maitland South ratepayers and residents' association supports the demolition and looks forward to the redevelopment of the area. The CoCT has commented that even though the building is over 60 years of age, it is no longer conservation worthy due to neglect and certain parts of the having broken down.

DECISION

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

YO

12.32. Erf 272, 6 Children's Way, Bergvliet, S34 - Minor Works

Case No.: 29204YO0703 <https://www.sahris.org.za/node/406400>

Mr. Yunus Ogier introduced the item.

DISCUSSION

- Background Information: The committee requested further requirements from the applicant as photographs on the site showed work being done.
- Outstanding Information: received on the 28 July 2026, 26th and 27th August. Which were the transfer letter, the amended building plans and the correspondence from the owner which included photographs and a lengthy statement.
- HPO/Context: The site and its immediate surrounds fall outside an HPOZ with the streetscape displaying no uniform architectural style

- Status of Work: The application states work has not started; however, we received the following correspondence from the owner via the applicant on the 27th of August.
- The owner states no structural work has taken place to date but lists the following:
 - Removed all flooring (parquet, laminate and tiles)
 - Removed all wall tiles in the kitchen and two bathrooms.
 - All the cupboards in the bedrooms, kitchen, bathroom and hallway have been removed.
 - All sanitaryware (bath, basins, toilet pans and shower enclosures) has been removed.
 - Most of the existing light fittings have been removed.
 - All existing door frames have been replaced with Meranti where possible.
 - The breaking down of the front patio as it was old and crumbling; however, it will be replaced.
 - Some paving has been removed in places, which will give way to grass.
 - Plumbing pipes have been replaced at the back of the house as they were old and bent.
 - Where possible, cement patching and skimming has taken place. They have also levelled the floor between the lounge and dining room, as there was a difference in height and the existing floor ran at a slope.
- In summary, the work undertaken to date has primarily been removal, replacement and preparation work. The owner fully understands that plans need to be approved before they proceed with any structural work, and they have not proceeded with such work.
- Proposal: Minor additions and alterations which includes shopfitting. The work consists of removing non-load bearing internal walls and windows.
- Previous Applications: No previous applications

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.

YO

12.33. Erf 58052, 8 Devon Street, Claremont, S34 - Additions & Alterations Case No.: 29199YO0702 <https://www.sahris.org.za/node/406375>

CASE SUMMARY

- Outstanding Information received on the 13th of August
- Grading: The building is graded as III on the City map viewer, with a proposed grading of IIIC.
- HPO/Context: Falls within a proposed HPOZ. The existing house is older than 60 years, and forms part the late 19th century residential development at Harfield Village. Although slightly altered, the facade still preserves the character of the streetscape of Harfield Village.
- Status of Work: The work has already been completed
- Proposal: "A dilapidated Wendy house at the rear of the property was removed and replaced with a new light timber-frame structure in the same location. The replacement structure is 1.5 meters wider and not visible from the road. No changes to facade of house."
- Consultation: The CoCT has commented that Harfield Village does retain a certain character which directly relates to its height, massing and scale of the buildings. Heritage is supported on the contextual nature of the area rather than the intrinsic value of the buildings. The City states that the proposed work will not have any effect on the existing heritage of the area or the site and therefore supports the proposed work.

FOR NOTING

The application was dealt with under the ASD delegation under item 10.2. The ASD in consultation

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

YO

12.34. Erf 2281, 65 Castle Street, Cape Town City Centre, S34 - Additions

Case No.: 28949SVB0615 <https://www.sahris.org.za/node/404753>

Ms. Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 07 and 20 August 2026.
- Grading: IIIC
- HPO: inside Central City HPOZ
- Status of work/completeness: work has not started
- Brief proposal description: The proposal is for a small second storey addition to the building, as well as alteration to windows leading to a existing rear patio.
- Previous approvals/decisions:
 - An application for this structure was submitted to HWC in 2022. The matter was last tabled at HOMs on 17 July 2023, where according to HWC records the following further requirements were requested (HWC22071206CN1110):
 - 1. *A method statement and specifications must be submitted to HWC for endorsement. HOMs support the recommendations made in the method statement, as prepared by the heritage practitioner Mr. Johan Cornelius dated 6 July: Recommendations:*
 - 1. *The architect must consult with a structural engineer, and the drawings need to be adjusted to reflect the outcome of the engineer's input.*
 - 2. *The drawings need to fully indicate with larger scaled details how the structural solution is proposed and how the structural forces will be supported by the historic structure.*
 - 3. *The drawings which will be resubmitted must be signed and endorsed by the structural engineer.*
 - 4. *The drawings are to reflect the correct colours for materials to be used.*
 - *The application was not concluded.*
- The current proposal is similar to the proposal contained within the 2022 application, with a reduced second storey footprint.
- Consultation:
 - CoCT support the proposal.
 - CIBRA did not respond.
- The committee noted the following:
 - The current proposal is a reduction from the proposal contained within the 2022 application.
 - The committee noted the further requirements requested in 2022 but determined that they are no longer applicable.
 - There is no anticipated impact on the IIIC grading of the resource or the HPOZ.

DECISION

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

SVB

12.35. 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.

Ashley Stone (consultant) was present and took part in the discussion.

DISCUSSION

- 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 matter was heard at HOMs on 17 August 2026 where the committee issued the following 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.
- The owner has provided the CV and appointment letter for Jayson Clarck.

DECISION

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

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

SVB

12.36. Erf 1220, 62 Bain Street, Wellington, S34 - Additions and Alterations

Case No.: 28413CN0506 <https://sahris.org.za/node/397658>

Ms. Corne Alexander introduced the item.

Lian Kruger (Applicant) was present and took part in the discussion.

DISCUSSION

- HOMs on 22 July 2026 previously held over the item due to the requested further requirements not being met. The applicants were requested to revise the plans to indicate all proposed work in colour and to annotate work that has started/been completed. The FR was received on 9 July in which the applicants revised the plan to clearly indicate all work proposed and completed in colour and marked accordingly i.t.o. new work and completed work.
- Grading: IIIB
- HPO: Inside
- Status of Work: From the annotated plan, it seems that more than half the work has been completed.
- Previous Applications: None
- Proposal: For converting the dwelling into a coffee shop. The works include internal reconfigurations, partial demolition of selected internal walls, conversion of existing spaces for customer seating, kitchen, storage and ablution facilities, a new entrance door, veranda extensions, a covered deck, pergola and painting.
- Consultation:
 - DHAC has no objection on condition that the new side door be consistent with the character of the building, and the current position of signage is not supported.
 - Paarl 300 does not support and state they cannot comment on work already started/completed without a permit but have no objection and will not be appealing.

- DHF 10 Oct 2025 - no objection in principle to the proposed change of use or the removal of the steel staircase but notes several discrepancies on the submitted plans requiring clarification and amendment.
- DHF 10 Dec 2025 - objects to the proposed wrap-around verandah extension and requests clarification on the retention or replacement of the Bain Street stoep columns. The committee also requests updated street elevation photographs and notes that the plans remain non-compliant with SANS 10400 Part A colour coding requirements, preventing a final comment.
- Response to comments:
 - The applicant revised the proposal in response to DHAC's comments by removing the proposed signage and replacing the previously proposed side entrance door with a design more consistent with the character of the building. In response to DHF's comments, the applicant confirmed that the existing Bain Street stoep columns will be retained, with new columns to be painted white to match the existing character. Updated street elevation photographs were submitted, and the plans were amended to comply with SANS 10400 Part A colour coding requirements. The applicant, however, retained the proposed wrap around verandah extension, noting that DHAC did not object to this aspect of the proposal.
 - Heritage Considerations: The proposal facilitates the adaptive reuse of the building while largely retaining its existing form and streetscape character. The revised plans have responded positively to heritage concerns raised during consultation except for DHF's objection to the wrap around verandah, and the proposed interventions are considered compatible with the character of the building and surrounding context
- All parties have been invited to the meeting of today.
- The Committee noted that the revised plans now indicate a proposed second-storey/rear roof extension which had appeared on earlier drawings but was not previously coloured up or clearly identified as proposed work.
- Paarl 300 noted that some members had not commented on the application because work had already commenced without a permit. It was further noted that the proposed second-storey addition is new work to a structure older than 60 years and should be properly considered as part of the heritage application.
- The owner confirmed that the proposed second-storey addition has not commenced. The completed work relates primarily to the stoep/rear works indicated on the plans.
- The Committee considered that the proposal previously circulated to I&APs did not clearly disclose the full extent of the application. The matter had initially been presented as minor works, whereas the revised plans now indicate a more substantial Section 34 application, including the proposed upper-level addition.
- It was noted that the second-storey addition is presently reflected in the elevations but not adequately shown in plan. The plans should therefore be made consistent and clearly distinguish between completed work and proposed work.
- DHF requested that completed and proposed works be clearly differentiated to assist with their assessment. The Committee confirmed that HWC will continue to process the matter as one application and that the consolidated plans must be appropriately annotated to distinguish completed and proposed work.
- The Committee agreed that the revised proposal must be recirculated to I&APs for a further 30-day consultation period so that all parties have an opportunity to comment on the full extent of the works.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. The plans must be revised to include the following:
 - a. A second storey plan with the proposed second storey extension coloured up.
 - b. Elevations must be labelled correctly.
 - c. Plans and elevations must be consistent.

- d. The completed and the proposed work must be clearly distinguishable from one another on plan and elevation.
 - e. A key must be included to clarify what the pink clouding is referring to.
2. The revised plan must be circulated to DHAC, DHF and Paarl 300 for a 30-days consultation period.

CN

12.37. 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.
 Ashley Lilly was present and took part in the discussion.

DISCUSSION

- HOMs previously referred the application to IACom on 19 Aug for Advice and IACom's response was that the new application for a S.38 SDP amendment is to be assessed by HOMs. HOMs to monitor compliance with all approved plans.
- 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 (I don't believe this was submitted to HWC) - permit dated;
 - 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.
- 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
 - 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 therefor the applicant recommends no HIA required.

REFERRAL

The Committee resolved to refer the application IACom on 16 September 2026 due to IACom being the original decision makers.

12.38. 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.

Stuart Hermansen (consultant) was 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. HOMs on 17 August 2026 requested 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.
- 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's previous findings regarding the deteriorated Wine Cellar masonry remain applicable. The updated assessment specifically considers the additional loading associated with the proposed Wine Cellar loft and Jonkershuis attic floors, staircases and rooflights. The engineer advises that the new upper floors should not be supported solely on the existing historic walls and foundations, as their dimensions and founding conditions are unknown. Instead, new steel or timber posts on independent reinforced concrete pad foundations are recommended to support the floors, while the proposed staircases are to have independent footings and the rooflights are considered to impose no significant additional loading. The assessment remains preliminary as no foundations were exposed and no material testing was undertaken.
- Further Requirements: Further Requirements 2 and 3 have been complied with. The applicant has responded to SHF's concerns regarding the landscape windows and submitted revised coloured-up drawings distinguishing approved, completed, deviated and proposed work. Further Requirement 1 has not been fully complied with, as the structural engineer does not confirm that the existing historic walls and foundations can accommodate the additional loading, instead recommending independent posts on reinforced concrete pad foundations.
- Heritage Considerations: The emergency stabilisation of the Wine Cellar northern wall remains an appropriate conservation response. The proposed landscape windows are located within new or altered fabric on the secondary northern elevation and are unlikely to materially affect the significance of the werf-facing elevations. The main outstanding concern relates to the proposed loft/attic floors in the Wine Cellar and Jonkershuis, as the engineer recommends an independent structural support system which is not yet sufficiently detailed on the submitted drawings and may have further heritage implications. The River Cottage and Hatchery/Garage deviations remain generally sympathetic.
- The Committee noted that the site inspection was useful in clarifying the extent of completed, deviated and proposed work and that the interventions to the River Cottage and Hatchery/Garage raised no significant heritage concerns.
- The emergency stabilisation and buttressing undertaken to the Wine Cellar was considered necessary to prevent further deterioration or possible collapse of the historic fabric. The use of reclaimed historic bricks and the approach taken to stabilise the structure were considered generally sensitive.
- The Committee had no significant concern with the proposed landscape windows, noting that the interventions are primarily located on elevations facing away from the werf and therefore have limited impact on the principal heritage character of the site.
- The proposed loft/attic interventions to the Wine Cellar and Jonkershuis were considered acceptable in principle. The Committee noted, however, that the structural engineer has advised that the existing historic walls and foundations should not carry the additional loading and that an independent structural support system is required.
- The structural engineer's report was considered sufficiently clear in this regard; however, the proposed steel/timber posts, independent foundations and their relationship with the historic fabric have not been adequately detailed on the submitted drawings.

- The Committee therefore required revised drawings detailing the structural support system, including how the columns/posts and foundations will be introduced without adversely affecting the historic fabric.
- It was confirmed that the appointment and CV of the monitoring heritage practitioner had already been submitted.
- The Committee clarified that the application is being considered as one consolidated proposal and that no individual components, including the landscape windows, are approved separately at this stage. No further work may commence until a permit and HWC-stamped approved plans have been issued and the applicable appeal period has expired.
- The applicant was reminded that no further unauthorised work is to take place on the property.

FURTHER REQUIREMENTS

The Committee resolved to request further requirements:

1. The applicant must provide a final set of plans that include structural details indicating how the steel columns are proposed to be integrated into the fabric of the Jonkershuis building.

CN

12.39. Erven 1737-RE, 1738 & 1745, 95 Kloof Nek Road, Oranjezicht, S38(1) - NID

Case No.: 29213CN0703 <https://www.sahris.org.za/node/406702>

Ms. Corne Alexander introduced the item.

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

DISCUSSION

- Outstanding information: Registered SG diagrams received on 17 August 2026
- Trigger(s): S38(1)(c)(ii)
- Decision making authority: HWC
- The properties measure approx. 613sqm combined. The current zoning is GR4 and SR1, with the existing land use being a nursery school. Surrounding land uses include residential dwellings.
- Previous applications: None
- Proposal: For the redevelopment of the properties, including the consolidation of the three erven and demolition of the existing circa 1930s residence currently used as a nursery school. The existing building will be replaced with a five-storey residential apartment building comprising 13 units, with parking at the lowest level and residential accommodation above.
- Heritage resources:
 - Grading / HPO: Not graded and outside HPO
 - Built Environment: The subject building was constructed between 1926 and 1935 and is described as an Edwardian residence that has been considerably altered through its conversion and continued use as a nursery school. The consultant considers its significance to be largely limited to the street facing façade and suggests that it could potentially be Grade IIIC. The immediate context contains a mixture of buildings older than 60 years and modern multi storey residential development. The consultant identifies No. 4 Cotswold Avenue as mapped Grade IIIC, although this grading is disputed in the report, and identifies Nos. 6 Cotswold Avenue and 2 and 14 Leeuwendal Road/Avenue as potentially Grade IIIC. The broader context is described as architecturally heterogeneous in terms of scale, period and architectural character.
 - Archaeo & Palaeo-sensitivity: The applicant does not identify any archaeological or palaeontological resources or sensitivities associated with the site, nor does it recommend further archaeological or palaeontological assessment.
 - Other: The historical assessment indicates that the area was predominantly agricultural gardens and orchards during the late 19th century, with the subject site remaining vacant in 1926 and developed by 1935. No other heritage resources are specifically identified on the subject properties.

- Consultant recommendation: The consultant considers the existing building insufficiently significant to warrant formal protection and supports its demolition, while arguing that the scale and bulk of the proposed replacement building are compatible with the heterogeneous and increasingly multi storey context along Kloofnek Road
- Heritage Considerations: The not graded building retains some contextual significance through its street facing façade, although its integrity has been reduced by later alterations. The surrounding streetscape is varied, comprising older residential buildings and modern multi storey developments. While the proposal introduces increased scale and massing, this is consistent with the evolving built form along Kloofnek Road and is unlikely to result in significant heritage impacts.

DECISION

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

CN

12.40. Erf 2139-RE, 213-217 Main Road, Paarl, S34 - Minor Works Close-Out Report

Case No.: 28340CN0429 <https://sahris.org.za/node/397324>

Ms. Corne Alexander introduced the item.

Zwelibanzi Shiceka (Drakenstein Municipality) was present and took part in the discussion.

DISCUSSION

- HOMs on 25 May 2026 resolved to approve the application and appointment of Ms. Fick as the monitoring practitioner. The close out report is tabled before HOMs today.
- Grading: IIIA
- HPO: Inside
- Status of Work: Not started
- Previous Applications: 21012103SM0127E - Section 51 issued; 21012103KB1005E - Further requirements issued, application deemed not finalised.
- Proposal: For the removal of the existing tenants' fit-out elements to restore the building to a neutral state including the removal of internal wall tiles, repainting of interior surfaces, removal of kitchen equipment and fixed extractor installations, as well as the removal of company signage installed.
- Close-out Report for 31 Aug 2026 HOMs:
 - The monitoring practitioner confirms that the tenant fit-out, kitchen equipment and signage were removed, and the interior was made good and repainted. Some wall cladding originally proposed for removal was retained and painted over to avoid unnecessary disturbance to the underlying historic fabric, while other cladding fixed to timber boarding was removed without affecting the walls beneath. The RocoMamas low counter wall was partially removed, with a portion retained due to existing electrical points and its proposed reuse. The report concludes that the works remained within the intent of the approval and that the approach adopted was, in places, more conservative than originally proposed. No negative impact to significant historic fabric was identified.
- Heritage Considerations: The close-out report confirms that the approved maintenance works were substantially undertaken in accordance with the approved methodology and the principle of minimum intervention. Minor changes occurred during implementation, including the retention and repainting of some later wall cladding and partial retention of a later low counter wall, however these changes are considered more conservative and did not result in additional impact to significant historic fabric. No negative heritage impact arising from the works was identified. Pre-existing deterioration and damage to the rear elevation and historic window are noted as separate maintenance matters and did not result from the approved works.

- The Committee noted that the close-out report generally confirms that the approved minor works were undertaken in accordance with the permit and without negative impact to significant historic fabric.
- During discussion, uncertainty arose from DHAC regarding whether any unauthorised work had been undertaken in relation to the current permit and whether all such work had been clearly recorded in the close-out report.
- The Committee noted that when the minor works application was originally considered, the status of work was recorded as not started. Reference to unauthorised work may therefore relate to an earlier application and not necessarily to the works approved under the current permit.
- The Committee considered that this distinction should be clarified before the close-out report is accepted.
- The Committee therefore resolved to hold the matter over for further investigation and for the applicant to confirm whether any unauthorised work was undertaken in relation to the current permit that has not been detailed in the close-out report.

UNDER INVESTIGATION

The Committee resolved to hold over the item in order for the applicant to confirm whether there is any unauthorized work that HWC has not yet been made aware of and that has not been detailed in the closeout report, excluding any work that formed part of previous applications to HWC.

CN

12.41. Erf 1847, 360 Hout Bay Main Road, Hout Bay, S34 - Minor Works Case No.: 29133CN0630 <https://www.sahris.org.za/node/405921>

Ms. Corne Alexander introduced the item.

Alberto Marcelloni (consultant) was present and took part in the discussion.

DISCUSSION

- Outstanding information: Plan indicating work started/been completed - received on 12 August 2026.
- Grading: IIIA
- HPO: Outside but noted as being part of the Constantia Winelands Cultural Landscape according to the City Map Viewer
- Status of Work: The majority of the proposed works have already been completed
- Previous Applications: HWC25042909SVB0430 (S34-MW Approved, Permit issued 13 May 2025; 15091504WD0916E (S34-Alterations, 2015); 15111707WD1118E 15091504WD0916M (S34-Supplementary Report Alterations, 2015);
- 15111707WD1118M (S34-Alterations and Landscaping, 2015) (referred to BELCom); 15111707WD1118E S34-(supplementary report, alterations, 2016); 15111707WD1118E (S34-additions plans, alterations, 2016); 16110405WD1104E 15111707WD1118E; 15091504WD0916E (S34-Close out report, alterations, 2016).
- Proposal: As built internal alterations to the existing restaurant, including reconfiguration of the kitchen, service, storage and staff areas; new lightweight partitions and sanitary facilities; altered doors, windows and openings; and removal of the previously proposed pergola.
- Consultation:
 - CoCT supports
 - CRRA did not provide comment in 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.

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

12.42. Erf 83724, 12 Victoria Road, Retreat, S34 - Additions & Alterations
Case No.: 29068CN0624 <https://www.sahris.org.za/node/405434>

CASE SUMMARY

- Outstanding information: PoP with reference number received on 18 Aug 2026.
- Grading: Not graded
- HPO: Outside
- Status of Work: Not started
- Previous Applications: None
- Proposal: For the construction of three new verandahs, a new carport, an enclosed braai area, and an extension to an existing bedroom, together with the demolition of the existing garage.
- Consultation:
 - CoCT supports

FOR NOTING

The application was dealt with under the ASD delegation under item 10.2. The ASD in consultation with the relevant specialist staff resolved to approve the application as the proposal does not negatively impact on heritage resources.

CN

12.43. Ptn 21 of Farm Klip Rivier 190, via the R60, Swellendam, S34 - Additions & Alterations
Case No.: 28806CN0602 <https://www.sahris.org.za/node/401816>

Ms. Corne Alexander introduced the item.

DISCUSSION

- Outstanding information: SG diagram, response to objections and WCC comments which was received on 19 June, 23 June & 20 July 2026.
- Grading: Not Graded
- HPO: Outside
- Status of Work: Started but not complete.
- Previous Applications: None
- Proposal: For alterations and additions to the existing farmhouse and cottage, including a new bedroom wing, covered patio, internal upgrades and bathroom renovations to the house, and the extension and restoration of the cottage with a new kitchen, bathroom and carport. Work undertaken was by the previous owner and include the internal alterations and bedroom wing to the main house. No work to the cottage has started.
- Consultation:
 - Swellendam Municipality noted that the heritage value of the main house has largely been lost due to extensive previous alterations. The committee generally supported the proposed alterations to the cottage, provided that the existing windows are retained and that the proposed aluminium doors and windows are replaced with timber or steel to better reflect the cottage's architectural character.
 - SHA raised no objections to the proposal and supported the restoration and renovation of the existing buildings.
- WCC supports the proposed renovations, subject to non-heritage related conditions such as avoiding indigenous vegetation, addressing fire safety, observing appropriate setbacks from the dam, and implementing flood-risk measures, including dam monitoring and a water-release plan.
- Response to objections:

- The applicant notes that while timber and steel are generally preferred from a heritage perspective, aluminium windows and doors were selected due to the cottage's exposed rural location, proximity to the R60, security concerns, reduced maintenance requirements, and the need to ensure the long-term viability and continued use of the building as rental accommodation.
- Heritage Considerations: The work started compared to proposed is about 50/50 but I'm leaning towards approval. The Mun comments relate only to the cottage. The cottage is a modest rural structure located outside an HPO and does not appear to be a particularly rare or intact example of its type. The proposed interventions retain the overall form and use of the buildings and seek to restore and secure the long-term use of the cottage. On balance, the proposal is not considered to result in an unacceptable impact on its limited heritage significance.
- All parties have been invited to the meeting of today.

DECISION

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

CN

13. NEW MATTERS

13.1. Erf 1115, 7 Ilford Street, Sea Point, S34 - Additions & Alterations

Case No.: 29431CSI0721 <https://www.sahris.org.za/node/407983>

OUTSTANDING INFORMATION

CoCT comment, SFB comment, email correspondence with SFA required, correct PoP required.

CSI

13.2. Erf 3232, 18 Bellevue Street, Oranjezicht, S34 - Additions & Alterations

Case No.: 29410CSI0720 <https://www.sahris.org.za/node/407897>

OUTSTANDING INFORMATION

Plans reflecting all previously completed work must be annotated in red is required.

CSI

13.3. Erf 51103, 66 Cook Road, Claremont, S34 - Additions & Alterations

Case No.: 29458CSI0723 <https://www.sahris.org.za/node/408084>

Ms Stephanie Barnardt Delpont on behalf of Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Not Graded
- Outside HPO
- Proposed work is for an extension to the existing dwelling for a new bedroom and bathrooms, new garage, internal alterations to the bedroom, bathroom, and kitchen and alterations to the existing boundary wall
- CoCT provided comment and support the application
- GLCA did not provide comment within 30 days.

FOR NOTING

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

CSI

13.4. Erf 8676, 57 Main Road, Paarl, S38(1) - SDP Amendment

Case No.: 29455CSI0723 <https://www.sahris.org.za/node/408079>

Ms Stephanie Barnardt Delport on behalf of Chiara Singh introduced the item.

Clive Theunissen (Municipality), Hannes Dijkstra and Chris Bakker (consultant team) were present and took part in the discussion.

DISCUSSION

- Proposed development: Proposed amendment to approved SDP to omit PV panels on the pergola over the surface parking & to be replaced by creepers to grow over the pergola structure. Consolidation of pedestrian stair from Alleman street from two separate stairs to one stair. Reduction of planters to roof terrace level and introduction of a new window facing Alleman street.
- Previous approvals: 21110808CN1109E
- Current zoning/land-use: Mixed-Use
- Built environment: In the Drakenstein Heritage Survey of 2010 the building was graded to be either of Provincial or National Significance. It should be noted that the survey consultants only assessed the exterior of most buildings including La Concorde.² Given the many internal alterations that have taken place over the life of the building, the interior is largely ungradable except for the entrance foyer, Boardroom and Roodeberg Room which are also of Provincial Significance. It was put forward in a Heritage Statement submitted to HWC in April 2021 (Case Number: 20111805) that the external facades of the 1959 building designed by an architectural master, Wynand Louw and the entrance foyer, Boardroom and Roodeberg Room are clearly of Provincial Significance. This finding was endorsed by HWC. The 1973 extension of the building and the 1973 recreational facilities are not of significance.
- Visual impacts: The proposed amendment will not have a negative impact, no negative visual impact expected.
- Palaeontology: Sensitivity on the SAHRIS palaeo map is insignificant

DECISION

The Committee resolved to approve the revised SDP as per the drawings numbered SI-0000SL ; SI-0001SL ; SI-0002SL; SI-0003SL; SI-0004SL; B1-0000PL; B2-0000PL; B-1501PL; B1-1000PL; B1-1001PL; B1-1002PL; B1-1500PL; B1-3000EL; B1-2000SE; SI-2000SE, dated 15 July 2026, and prepared by GASS Architecture Studios as being substantially in accordance with the previous HWC approval dated 22 February 2022.

CSI

13.5. Farm Derde Rivier 22-RE, off Divisional Road 1644, Riversdale, S38(8) - NID

Case No.: 29424CSI0721 <https://www.sahris.org.za/node/407941>

Ms Stephanie Barnardt Delport on behalf of 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; S38(1)(d) Rezoning of a site exceeding 10 000m² in extent.
- Proposed development: Establishment and operation of a strategic borrow pit which will provide a source of re-gravelling material for the required maintenance activities on gravel roads in the immediate vicinity of the borrow pit. The proposed site will be situated on the right (southern) side of DR1644 at approximately km 0.3 and have an operational footprint of 24 360m², producing 31 766m³ of re-gravelling material. Scope of works includes:
 - Fencing the perimeter of the mining area and securing the existing gateway.
 - Demarcation of the mining area with stone beacons (or other appropriate means).
 - Erecting appropriate signage.
 - Construction of drainage channels as indicated on mining plan.
 - Removal, stockpiling and demarcation of topsoil.

- Place and secure portable toilets and waste bins.
- Excavation of gravel aggregate, to be mined in phases as per the mining plan.
- Current zoning/land-use: Agricultural Zone 1 / Vacant
- Visual impacts: The borrow pit will not have a negative impact on the landscape. The borrow pit is located within a rural agricultural setting, surrounded by similar land uses and infrastructure typical of the area. The site is not visually prominent and is not visible from far distances or scenic routes. There are no sensitive visual receptors (e.g. residential areas, tourist viewpoints, heritage landscapes) in the immediate vicinity. The mining is temporary, with progressive rehabilitation that will reduce visual exposure over time. The borrow pit is associated with essential road maintenance infrastructure, which already forms part of the existing landscape character along DR1724.
- Archaeology: Sensitivity on the DFFE screener is low. The site occurs within an active agricultural landscape that has been subjected to repeated surface disturbance over an extended period. The borrow pit footprint does not extend toward known sensitive features such as historic farmsteads or settlements typically associated with archaeological material.
- Palaeontology: Sensitivity on the SAHRIS palaeo map and DFFE screener is very high. The proposed excavation depth is limited to approximately 2.5 m, primarily affecting weathered and previously disturbed near-surface material. The geological materials targeted for extraction are sandstone gravels, which occur in a heavily weathered context due to long-term surface exposure. The site has been altered by agricultural use, reducing the likelihood that intact fossil-bearing strata remain preserved.

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.

CSI

- 13.6. Multiple Erven, Multiple Farms, 17 Meul Street, Moorreesburg, S38(8) - NID**
Case No.: 29439CSI0722 <https://www.sahris.org.za/node/408008>
 Ms Stephanie Barnardt Delport on behalf of Chiara Singh introduced the item.

OUTSTANDING INFORMATION

Updated screening of the potential heritage impact on the townscape.

CSI

- 13.7. Multiple Erven, Multiple Farms, off the R46, Michells Pass Power Line Upgrade, Tulbagh & Ceres, S38(8) - NID**
Case No.: 29374CSI0716 <https://www.sahris.org.za/node/407779>
 Ms Stephanie Barnardt Delport on behalf of 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., (ii) involving three or more existing erven or subdivisions thereof;
- Proposed development: Eskom is proposing to build a new 20 km high-voltage overhead power line to boost the region's electricity supply. The project will feature a double-circuit design carried on "Kingbird" wires (thick, high-capacity electrical cables), running through the Dwars/Breede River Valley along Mitchells Pass to connect the existing Romansrivier and Ceres substations. By linking these two points, the new line will add much-needed extra power to the town of Ceres and its surrounding areas, helping to meet the rapidly growing demand and creating a reliable backup system to prevent future blackouts. Proposed infrastructure includes access roads, watercourse crossings, powerlines including pylons and conductors, substation extension, and temporary disturbance areas.

- Current zoning/land-use: Various / Vacant
- Built environment: Circa 1921 road bridge and a 19th century Cape Dutch house both lie outside the corridor. There is a tollhouse connected to Michell's Pass (opened 1848). The tollhouse is a PHS and lies within the corridor. It is in poor condition. It previously hosted a restaurant but has stood vacant for a number of years now with the result that it has been vandalised. A ruined/vandalised modern building stands behind the tollhouse. No impacts to built heritage resources are expected.
- Visual impacts: The valley through which the upper part of the Breede River (also known as Dwars River in this section) is very scenic and is overlooked by the formidable Castle Rocks. Michell's Pass (R46) is certainly a scenic route because of this. The powerline will cross the R46 (potentially three times) and will result in some visual intrusion.
- Archaeology: Rock art sites and a stone ruin occur in and near the northern end of the corridor. The remains of Mostert's Hoek Pass are archaeological and occur in sections of the corridor. Jose Burman (1963) reports that many initials are engraved into the sandstone rocks at the point where the steepest section of the old Mosterts Hoek Pass ended. He also shows a photograph of wagon tracks worn into the rocks. This area has not been seen by the heritage consultant but is suspected to fall within the northern part of the proposed corridor.
- Palaeontology: Sensitivity on the SAHRIS palaeo map is a mix of low, moderate, high, and very high. Because new excavations for pylons will be required, impacts to fossils are possible with the Cederberg Formation being a particular concern. However, during a previous assessment for the same project, Almond noted the following: "The 132 kV powerline route traverses the outcrop area of the Table Mountain Group for the most part, most of which is of low palaeontological sensitivity (Ordovician - Early Devonian fluvial to shallow marine sandstones of the Peninsula, Goudini, Skurweberg and Rietvlei Formations plus thin glacial tillites of the Pakhuis Formation). Where the route runs along the Skurweberg mountain front to the north of Ceres, as well as to the southwest of Michell's Pass, it overlies low sensitivity colluvial deposits (Late Caenozoic scree, sheetwash). The sector close to Romansrivier overlies unfossiliferous, tectonised sediments of the Late Precambrian Malmesbury Group. The only paleontologically sensitive sector of the powerline route is located in Michell's Pass close to the Ou Tol where the route crosses the narrow outcrop band of the Cederberg Formation (Late Ordovician marine mud rocks, very high palaeontological sensitivity). However, the Cederberg mud rocks here are likely to be mantled with colluvial deposits and weathered near-surface, so I doubt that significant fossil impacts would occur."
- The above is quoted in Halkett's (2017) HIA and he notes that HWC did not request a palaeontological study at that time.
- Consultant recommends HIA with AIA and VIA

INTERIM COMMENT

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

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

CSI

- 13.8. Multiple Erven, Tandazo Drive, Pama Road, & Central Railway Line, Khayelitsha, S38(8) - NID**
Case No.: 29355CSI0715 <https://www.sahris.org.za/node/407723>

OUTSTANDING INFORMATION

POP is required

CSI

- 13.9. Portion 1 of Farm De Kykuit 1405, Wellington, S34 - Additions & Alterations**
Case No.: 29476CSI0724 <https://www.sahris.org.za/node/408154>

OUTSTANDING INFORMATION

WHF comment required.

CSI

13.10. Portion 1 of Farm Winkel Haak 224, off Winkelhaak Road, Ceres, S38(8) - NID

Case No.: 29399CSI0717 <https://www.sahris.org.za/node/407838>

Ms Stephanie Barnardt Delport on behalf of Chiara Singh introduced the item.

DISCUSSION

- Trigger: (i) exceeding 5 000m² in extent;
- Proposed development: The expansion of crop production activities. The farm has a total extent of approximately 1,215 hectares (ha). Of this area, approximately 24 ha has already been authorised for cultivation, and BV Jeena Farming is proposing an additional 476 ha to be utilised for agricultural crop production. The expanded cultivation area will therefore amount to approximately 500 ha in total. The proposed agricultural expansion will include the establishment and operation of the following infrastructure and associated activities:
- Cultivation of onions and potatoes; establishment of lucerne as a rotational crop during fallow periods; construction and operation of a change house for farm workers; installation of portable toilet facilities; utilisation of existing internal farm roads for access and transportation; establishment of a site office; construction and/or utilisation of instream dams for water storage and irrigation purposes; construction of drying storage facilities and/or warehouses; construction and operation of a packhouse for handling, sorting, packaging, and temporary storage of harvested produce.
- Current zoning/land-use: Agriculture
- Built environment: The farmhouse dates to 1938. There are also some outbuildings of which a barn and attached kraal are of similar age (all predate the 1948 aerial photography (attached)). No changes to the farmhouse are proposed and thus no impacts will occur.
- Visual impacts: The wider landscape has considerable aesthetic significance, but the proposed agriculture is in line with the current land use both here and on adjacent farms and will thus not result in new visual impacts, despite the transition from natural veld to cultivated lands.
- Archaeology: Many rock art sites occur on the farm and in the surrounding areas. There are also artefact scatters and possible small deposits associated with some of the painted sites. Some historical stone walled sites, a trapvloer and some artefact scatters also occur and likely indicate 19th or early 20th century use of the area prior to the 1938 farmhouse being built. Some of these sites occur in close proximity to, or even within, the areas proposed for cultivation, although it is envisaged that during the course of the assessment they would be excluded from the final footprint. Three family graves occur close to the farmhouse and will not be impacted. A stone-packed pre-colonial grave occurs in the dune field to the north. It lies within the study area and will need appropriate management measures to ensure its preservation.
- Palaeontology: Sensitivity on the SAHRIS palaeo map is a mix of moderate and very high. John Almond provided a comment regarding palaeontology and identified two very small areas of potential significance. Both of these were examined in the field by the archaeologist and found to be completely covered in sand. Almond's summary comment is as follows (please see full comment attached): ""Given the small extent of the project area, much of which is already disturbed and which is almost entirely mantled by Late Caenozoic superficial sediments of generally low palaeosensitivity, further palaeontological heritage input for this development is not considered necessary.""
- Consultant recommends HIA with AIA

INTERIM COMMENT

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

1. Archaeological Impact Assessment

CSI

13.11. Erf 411, 19 Brommeart Avenue, Constantia, S34 - Total Demolition

Case No.: 29415RB0720 <https://www.sahris.org.za/node/407912>

CASE SUMMARY

- Not graded although CoCT comment notes it as likely being NCW.
- Outside of any HPO.
- Work has not started.
- Proposal is to demolish all structures on site, and the plans seem to indicate that the main structure predates 1966, and as such a heritage permit has been sought.
- CoCT E&HM, CRRA, and Parkscape provided comments of support.
- FoCVGB re-iterated that they do not want to comment on these kinds of applications as conservation body.

FOR NOTING

The application was dealt with under the ASD delegation under item 10.2. The ASD in consultation with the relevant specialist staff resolved to approve the total demolition as there is insufficient heritage significance to warrant retention.

RB

13.12. Erf 57072, 203 Milner Road, Claremont, S34 - Additions & Alterations

Case No.: 29477RB0724 <https://www.sahris.org.za/node/408155>

CASE SUMMARY

- Not graded on City Maps but CoCT E&HM comment notes it as NCW.
- Outside of any HPO.
- Work has not started.
- Proposal is for adding a second storey onto the existing dwelling.
- CoCT E&HM offered a comment of support.

FOR NOTING

The application was dealt with under the ASD delegation under item 10.2. The ASD in consultation with the relevant specialist staff resolved to approve the application as the proposal does not negatively impact on heritage resources.

RB

13.13. Erf 56753, 3 Paradise Road, Claremont, S34 - Total Demolition

Case No.: 29425RB0721 <https://www.sahris.org.za/node/407946>

OUTSTANDING INFORMATION:

UCRRA comment and streetscape images required.

RB

13.14. Remainder of Erf 1088, Vredendal, S38(8) - HIA

Case No.: HWC25052107RB0522

Mr. Ruan Brand introduced the item.

DISCUSSION

- On 02 June 2025, HOMS requested an HIA with an AIA and VIA.
- The authorising authority is DEA&DP under NEMA and the NEMA process is currently in the Final EIAR phase, with expected submission in September 2026.
- The proposal is for the constructions of a mineral separation plant of approximately 6.7 ha in extent on currently vacant land on a prominent hill in Vredendal.

- The separation plant will be 15.4m in height with a 10m high raw material shed and other infrastructure such as workshops, warehouses, offices, internal roads, etc.
- As the site falls within an industrial area, no alternative was considered.
- The HIA consisted of an AIA, VIA, and, although not requested, also a PIA.
- Desktop literature surveys were conducted and there were site inspections over the last year by the various specialists.
- The site falls within the Urban Edge and has been earmarked for this kind of development in the SDF.
- The site is currently flat and covered in low vegetation with multiple 'heuweltjies' – presumed as palaeo-termite hills.
- In terms of Palaeo:
 - The SAHRIS Palaeosensitivity Map shows the site to be of unknown sensitivity. The geological map of SA indicates the geology to be Quaternary-aged calcareous and gypsiferous soil.
 - Fourie's PIA (2025) considers the site to be of moderate palaeontological sensitivity or high palaeontological sensitivity (due to the presence of Karoo Supergroup deposits). Almond and Pether (2008) present a simplified geological map of South Africa showing the site to be in an area underlain by Gariep Supergroup which they rate as being of low palaeontological sensitivity or possibly at the southern edge of the Vanrhynsdorp Group which is rated by them as of high palaeontological sensitivity.
- In terms of Archaeology:
 - Several nearby assessments found ESA and MSA scatters and deposits.
 - This particular site's visit found several low-density scatters, likely being ESA and MSA, and perhaps even a handful of LSA lithics. All were considered to be NCW.
 - No graves are expected given the substrate being particularly hard.
- In terms of built environment and social history, the following is noted in the HIA:
 - *"Farm Vredendal 292, on a portion of which the development is proposed, was the original farm in the area. It was granted in 1732 to Pieter van Zyl (Bulpin 2001). It was very large stretching 17km from northeast to southwest and 8km from northwest to southeast. The survey diagram suggests that the dwelling house at that stage was near the north end of the bridge over the Olifants River (Figure 45). Its location is not known to the present author but, according to Fransen (2004), it is no longer extant. Fransen (2004:365) notes that at the time of his writing there was a longhouse present in the same area which he said, "is of limited architectural interest". He considers it to have not been older than about 1840. Whether this house still exists is also not known to the present writer."*
- In terms of Cultural Landscapes and VIA:
 - *"The rural parts of Namaqualand are highly valued for their pristine landscapes and sometimes very extreme sense of remoteness. The Knersvlakte in particular, which stretches northwards from the study site, is a relatively accessible area where this remoteness can be experienced by anyone passing through. The Knersvlakte has long been regarded as an inhospitable, harsh and unforgiving landscape ever since the first European explorers crossed its plains in the late 17th century. It is also significant that the colonial frontier essentially skipped the Knersvlakte moving from the Olifants River directly to the Kamiesberg Mountains and Bokkeveld to the north and northeast respectively (Penn 1995).*
 - *To the south of the study site lies the Olifants River valley with its extensive tapestry of agricultural lands, most of which are vineyards. This is a visually significant landscape which Winter and Oberholzer (2013) consider to be worthy of Grade II for a number of reasons including:*
 - *Its natural setting with mountain backdrop, desert plain and unique flora;*
 - *Its demonstration of long-term human modification of the landscape;*
 - *The scenic value of the intensive cultivation of the floodplain;*
 - *The local scenic routes passing through the valley and supporting the Olifants River wine route;*
 - *The historical water distribution scheme; and*
 - *The highly legible settlement pattern which has responded to the locations of roads and water."*
- The VIA determined that while the plant of 15.4m will be visible across parts of the recommended Grade II Olifants River winelands landscape to the south, its location within an existing industrial area and small footprint means it will not dominate the visual landscape which is a concern that HWC had at the NID phase.

- The recommendations therein are incredibly basic mitigation measures such as retaining existing vegetation as much as possible and nothing noteworthy is recommended such as extra planting/landscaping for screening.
- Applicant recommends that the HIA be endorsed with the following conditions:
 - *The Fossil Chance Finds Procedure must be included in the project EMPr;*
 - *If any archaeological material or human burials are uncovered during the course of development then work in the immediate area should be halted. The find would need to be reported to the heritage authorities and may require inspection by an archaeologist. Such heritage is the property of the state and may require excavation and curation in an approved institution.*
- Due to NEMA timeframes and no visual mitigation measures being required, HOMS has delegation to process the HIA.
- The Committee noted no major concerns and that the HIA's recommendations are sufficient for the identified heritage resource.

FINAL COMMENT

The Committee resolved to endorse the S38(8) Heritage Impact Assessment (HIA), titled "HERITAGE IMPACT ASSESSMENT: PROPOSED MINERAL SEPARATION PLANT ON REMAINDER OF ERF 1088, VREDENDAL NORTH, WESTERN CAPE", dated 31 March 2026, and prepared by Dr Jayson Orton of ASHA Consulting, as having met the provisions of Section 38(3) of the National Heritage Resources Act (NHRA), with specific reference to the following recommendations on page iii:

1. The Fossil Chance Finds Procedure must be included in the project EMPr;
2. If any archaeological material or human burials are uncovered during the course of development then work in the immediate area should be halted. The find would need to be reported to the heritage authorities and may require inspection by an archaeologist. Such heritage is the property of the state and may require excavation and curation in an approved institution.

The endorsement contained in this comment is valid for 5 years from the date of this comment. This period may be extended on good reason being shown and at the discretion of HWC, provided that application for extension must be made prior to the effluxion of the 5-year period.

RB

13.15. Farm Bontheuvel No 518, near Klawer, Matzikama, S38(8) - NID

Case No.: 29436RB0722 <https://www.sahris.org.za/node/408002>

Mr. Ruan Brand introduced the item.

DISCUSSION

- S38(8) with DMR as the authorising authority.
- S38(1)(c)(i) triggered.
- Proposed mining right on the farm Bontheuvel 518, Vanrhynsdorp Registration Division.
- Thirty-year mining right in an area of 7.6 hectares for clay and is an expansion of an existing mining permit (20080704SB0817E).
- Gravel overburden will be a secondary product used for nearby road maintenance.
- The Olifants River winelands comprise a highly significant landscape in the local context. Although a mine is already present on the farm, the proposal will result in a larger excavation with the western wall being further up the slope. This will result in a slightly increased visual impact as seen from the east which is where Klawer town and the highly significant N7 scenic route lie. The attached photographs show the visibility of the site from these locations. The increase in visual impact is not considered significant enough to warrant further consideration since the mine has been in operation for many decades already.
- The site lies in an area known to contain precolonial archaeological materials. May surveys have revealed Early and Middle Stone Age artefacts and occasionally Later Stone Age sites on the hardpan deposits. The survey (see attached tracks) revealed many such artefacts to be present on the site (see attached location mapping), but only a small area of hardpan was actually exposed which meant that

the absolute number of artefacts present is too small to be academically meaningful. The artefacts consist of flakes and cores in quartzite, silcrete and quartz with the first two dominating. Diagnostic ESA and MSA artefacts were observed.

- Archaeological materials in the form of ESA and MSA artefacts will be damaged and/or destroyed and/or moved from their original locations during clearing of topsoil and overburden. The density and absolute number of artefacts are too low to be meaningful. There is a very small chance of fossil bones being impact, but such bones would be virtually impossible to recover if present. As such, no significant impacts to heritage resources are expected.
- SAHRIS Palaeosensitivity is low and unknown.
- Applicant recommends NFS.

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

13.16. Portion 23 of Farm Joostenberg Vlake No 727, off Waarburgh Road, Paarl Farms, Cape Town, S38(8) - NID

Case No.: 294800RB724 <https://www.sahris.org.za/node/408179>

Mr. Ruan Brand introduced the item.

DISCUSSION

- S38(8) with DEA&DP as the authorising authority.
- S38(1)(c)(i) triggered.
- Proposed Olive Packing and Storage Building on Portion 23 of Farm 727, Joostenbergvlakte.
- The proposal comprises the construction of a new olive packing and storage building with associated access road and ancillary infrastructure on Portion 23 of Farm 727, Joostenbergvlakte, to support the existing agricultural operations on the farm. Existing land uses include olive cultivation, associated agricultural activities and supporting farm infrastructure. The proposed olive packing and storage building and associated access road are intended to support the existing agricultural operation and will be developed within the existing agricultural unit.
- The applicant has not identified any heritage resources other than the Joostenbergvlakte Cultural Landscape, which is noted in the Northern district spatial plan but is not graded on City Maps.
- However, this would not add much bulk and would fit into the existing agricultural character but would still be a change in character as it is an industrial building.
- The site is heavily characterised by agriculture and as such, archaeological finds are expected to be minimal.
- Palaeosensitivity is unknown but nearby is blue/low.
- CoCT has commented on the LUMS process and has indicated non-support due to first requiring NEMA and NHRA clearance.

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

13.17. Erven 74721, 7552, 75609, 75601, and Remainder of Erf 75602, off Prince George Drive, Southfield, Cape Town, S38(8) - NID

Case No.: 29364RB0715 <https://www.sahris.org.za/node/407735>

Mr. Ruan Brand introduced the item.

DISCUSSION

- S38(8) with DEA&DP as the authorising authority.
- S38(1)(c)(i) triggered.
- Section 24G Application for the Development of Princess Vlei Informal Settlement, Southfield, Cape Town, Western Cape Province.
- The development proposal entails the subdivision of the property into 59 single residential erven, with the intention of formalising and upgrading the existing informal settlement, as well as accommodating beneficiaries who require relocation in line with a recent Constitutional Court ruling. The Applicant, the City of Cape Town Metropolitan Municipality (Informal Settlements Department: Human Settlements Directorate), also known as the 'Proponent', intends to develop a portion of the Princess Vlei / Victoria Lodge Informal Settlement area located on Erven 75609, 75602, 75601/RE and 75572/RE, in Southfield, City of Cape Town (CoCT), Western Cape. The development of the Princess Vlei Housing Area in Southfield, was prioritised by the CoCT to cater to the residents who have been living in informal structures on this site for an extended period of time. The area already serves as a Temporary Relocation Area (TRA).
- The only relevant nearby heritage resource identified is the Princess Vlei PHS to the south-west of the area, but there is no discernible cultural landscape here other than the punctuated nearby Vleis.
- Palaeosensitivity is blue/low.
- Archaeologically, a 2002 AIA for Princess Vlei found nothing noteworthy here nor did any nearby assessments or the field assessment by the applicant.
- Somewhat noteworthy is that opposite the M5 is the Klip Road cemetery but the sites seem spatially unlinked.
- Applicant recommends NFS.
- The Committee noted that it is a NEMA 24G and the only work to still be completed is the actual subdivision as people already live there and the infrastructure has been set up.

FINAL COMMENT

The Committee resolved that no further studies are required, as heritage resources were not impacted. The HWC Chance Finds Procedure and Accidental Finds protocol must be included in any form of EMPPr and/or potential Environmental Authorisation.

RB

- 13.18. TR08303, R323 between Ladismith and Laingsburg, S34 - Minor Works**
Case No.: 29383RB0717 <https://www.sahris.org.za/node/407804>

OUTSTANDING INFORMATION:

Delegation document for person to sign obo DOI, SG diagram, Drawing set or document to be stamped if approved, streetscape images, and clarity on S38(1) NID submission required.

RB

- 13.19. Remainder of Erf 9291, Paarl Girls High School, 1 High Street, Paarl, S38(1) - NID**
Case No.: 29434RB0722 <https://www.sahris.org.za/node/407999>

Mr. Ruan Brand introduced the item.

Merwe van Niekerk was present and took part in the discussion.

DISCUSSION

- S38(1) submission with the applicant claiming S38(1)(c) is being triggered.
- Proposal is for adding a new block of about 700sqm to the Paarl Girls High School for:
- 8x New classrooms
- Male and female ablutions
- 2x Cloakrooms

- Covered and uncovered circulation areas
- HWC in an email response noted that this is not a S38(1)(c)(i) trigger.
- The Committee agreed with this view.

COMMENT

The proposal does not trigger the NHRA in terms of Section 38(1). A letter of no trigger to be issued.

RB

13.20. MR00289, Red Bridge, between Robertson and Wakkerstroom, S38(8) - NID

Case No.: 29462RB072 <https://www.sahris.org.za/node/408100>

CASE SUMMARY

- The famous Red Bridge, that lies about 16km South of Robertson was completely washed away by the May storms.
- The bridge cannot be restated in its original form and it was decided to focus on constructing a bridge that can better service the needs of the local communities (mainly agricultural).
- Due to the main heritage resource having been washed away (i.e., Red Bridge), HWC via the ASD in consultation with the specialist staff determined that Section 34 is no longer being triggered and in terms of the S38 process, that reinstating a bridge would not impact.
- This was then dealt with in the week via an expedited process as part of the HWC and DOI MOU for the May Storm damaged.

FOR NOTING

The application was dealt with in the week in consultation between the ASD and specialist staff as part of the Department of Infrastructure (DOI) May 2026 storm damage emergency interventions.

RB

13.21. Erf 302, 1 King Langalibalele Drive, Langa, S34 – Total demolition

Case No.: 29397SB0728 <https://www.sahris.org.za/node/407835>

Ms. Stephanie Barnardt introduced the item.

DISCUSSION

- Proposal: Redevelopment of the property through the construction of ten affordable rental flats and an outbuilding on a site previously occupied by a single-storey terrace dwelling.
- Background: The site formed part of the early residential development of Langa (c. 1925–1929), which has been nominated as a Grade I heritage resource. The former dwelling was graded IIIC by the City of Cape Town. The original structure has already been demolished without heritage authorisation, preventing further inspection or recording.
- Work status: Redevelopment has not started; however, the original dwelling has already been demolished without prior heritage approval. This application seeks retrospective heritage approval under Section 34 to regularise the process.
- Grade: IIIC
- HPO: outside
- Outstanding information received on 13 August 2026 that includes demolition plan of the structures that were once there, comments from City Of Cape Town comment of support.
- The committee notes that Langa hostels carry significant associational and living heritage value, despite the City's current Grade 3C classification. SAHRA previously identified these hostels as potential Grade 1 sites, highlighting their historical importance and the complex relationship between heritage conservation and social development in impoverished areas.
- However, City of Cape Town (CoCT) survey lacks sufficient information to evaluate the heritage significance lost due to the unauthorized demolition. While the area falls within a proposed Heritage Protection Overlay Zone (HPOZ) surrounded by Grade 3B/3C properties, the survey lacks details explaining the specific protection criteria for the HPO.

- The committee considered the referral to BELCom (Built Environment and Landscape Committee) to provide the necessary expertise without placing an undue financial burden on the applicant.

REFERRAL

The Committee resolved to refer the application to BELCom on 23 September 2026 due to potential heritage impact that occurred as a result of the unauthorised demolition.

SB

13.22. Erf 6215, 131 York Street, George, S34 - Minor Works

Case No.: 29408SB0728 <https://www.sahris.org.za/node/407883>

CASE SUMMARY

- Proposal: replacements of window, like-for-like replacements in the kitchen for better ventilation.
- Work status: Work has not started
- Previous permit: HWC24070201CH0705 (alteration)
- Grade: not graded
- HPO: outside
- Comments: George Heritage Trust has no objection.
- Outstanding information received on 16 August 26 that included POA and coloured up plans that include elevations.

FOR NOTING

The application was dealt with under the ASD delegation under item 10.2. The ASD in consultation with the relevant specialist staff resolved to approve the application as the proposal does not negatively impact on heritage resources.

SB

13.23. Erf 2715, 16 Irene Park Road, La Colline, Stellenbosch, S34 - Additions and Alterations

Case No.: 294790728 <https://www.sahris.org.za/node/408176>

OUTSTANDING INFORMATION

Company resolution, streetscape images, Stellenbosch Interest Group comment) and Stellenbosch Heritage Foundation comment is required.

SB

13.24. Erf 869, 17 Gousblom Road, Milnerton, S34 - Additions and Alterations

Case No.: 29463SB0728 <https://www.sahris.org.za/node/408101>

OUTSTANDING INFORMATION

Friends of Blaauwberg Conservation Area (FoBCA) comments required. Confirmation if work has started is required.

SB

13.25. Erf 693, 70 Forest Drive, Pinelands, S34 – Additions and Alterations

Case No.: 29417SB0728 <https://www.sahris.org.za/node/407918>

Ms. Stephanie Barnardt introduced the item.

DISCUSSION

- Proposal: extension to previously approved garage
- Work status: Work has not started
- Previous permit: 26954CN0106 (additions and alteration)
- Grade: IIIC
- HPO: Inside

- Outstanding information received on the 12 August that included CoCT comment of support on condition no trees to be removed. Pinelands Ratepayers & Residents Association has stamped the plans in support.
- The committee noted that the tree is to be retained as marked on the plan, and that the extent of the proposed extension disqualifies the submission from being treated as Minor Works.
- It was furthermore, that trees will be managed separately by the City of Cape Town during the Land Use Management (LUMs) Heritage Protection Overlay Zone (HPO) process.

DECISION

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

SB

13.26. Ptn 1 of Farm Brakke Rivier 34, access from Divisional Road 1658, George, S38(8) - NID

Case No.: 29427SB0728 <https://www.sahris.org.za/node/407974>

Ms. Stephanie Barnardt introduced the item.

DISCUSSION

- Proposed: Establishment and operation of a borrow pit on Portion 1 of Farm Brakke Rivier No. 34, at approximately km 3.9 of DR1658 (Heimersrivier Road), George. The borrow pit will have a total disturbance footprint of approximately 15 983m square, with an operational mining area of approximately 10 982m square and extraction of approximately 21 984m cubed of shale gravel. Mining will occur in phases, with excavation to approximately 1.5–2.5m depth.
- Trigger: S38(1)(a) Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length., S38(1)(c) Any development or activity that will change the character of a site -, (i) exceeding 5 000m² in extent; S38(1)(d) Rezoning of a site exceeding 10 000m² in extent. The NID is submitted in terms of S38(8) as the development also triggers NEMA.
- Other: NEMA, relating to activities requiring a mining permit in terms of the MPRDA.
- Grade: Not stated.
- HPO: Outside
- Heritage resource: No heritage resources have been identified within the proposed disturbance footprint. The NID states that no buildings, structures, cultural landscapes or places of historical/architectural significance occur within the footprint. The site has historically been used for agriculture and has also been previously disturbed by mining activities, access tracks and fencing.
- Archaeology: Low sensitivity according to the DFFE Screening Tool. The site has been extensively disturbed through agricultural practices and previous mining. No archaeological resources have been identified, and the NID considers the likelihood of intact archaeological deposits to be low. No AIA is recommended. A chance-finds procedure is proposed for inclusion in the EMPr.
- Palaeontological: Very High sensitivity according to the SAHRIS and DFFE Screening Tool. Proposed excavation will reach approximately 2.5m and target shale gravels in a weathered and previously disturbed context. The NID considers the likelihood of encountering fossils to be low and does not recommend a PIA. A Fossil Chance Finds Procedure is proposed for inclusion in the EMPr.
- Visual/Cultural: The site is located within a rural agricultural landscape and is reportedly not visually prominent or visible from far distances/scenic routes. No sensitive visual receptors are identified. The development is temporary with progressive rehabilitation, and no Visual Impact Assessment is recommended. No lasting change to the cultural landscape is anticipated.
- Consultant: no further studies.
- The committee noted that the site within the very High palaeontological sensitivity area, the applicant argues that previous disturbance and the shallow excavation depth reduce the likelihood of impacts and recommends only a chance-finds procedure.
- The Committee expressed ongoing concerns regarding poor palaeontological screening by EAPs in borrow pit applications, making it difficult to clearly identify geological formations.

- The Committee highlighted the need for EAPs to improve upfront palaeontological screening or submit a formal Palaeontological Statement (similar to standard practice when dealing with areas of high or very high sensitivity) rather than relying on the Committee to fill gaps.
- However, based on the information provide, there is no reason to believe heritage will be impact.

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.

SB

13.27. Erf 48784, 13 Kent Road, Newlands, S38(1) - NID

Case No.: 29368SB0728 <https://www.sahris.org.za/node/407757>

OUTSTANDING INFORMATION

Section 34 application is required

SB

13.28. Farm Lourensford 730, 741-RE, Ptn of 741, Lourensford Estate, Lourensford Road, Somerset West, S38(1) - NID

Case No.: 29432SB0728 <https://www.sahris.org.za/node/407987>

Ms. Stephanie Barnardt introduced the item.

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

DISCUSSION

- Proposed: Erection of a zipline exceeding 3 km from the upper slopes of the Helderberg Mountains and (below the Dome Peak) to an open field adjacent to the Clay Pigeon facility on Lourensford Estate. An upper platform and lower station will be constructed, with users transported to the upper platform via existing estate roads. The stated development footprint is approximately 44m².
- Trigger: S38(1)(a) – construction of a linear development exceeding 300m in length. The zipline is more than 3km long.
- Other: No NEMA application required.
- Grade: Grade IIIA – Fleur du Cap homestead, approximately 750m from the lower station. The NID also identifies the significant heritage context of the Lourensford/Vergelegen area.
- HPO: Outside
- Heritage resource: The proposal occurs within a historically significant agricultural/cultural landscape associated with Lourensford and the neighbouring Vergelegen werf. The Fleur du Cap homestead (Grade IIIA) is approximately 750m from the lower station. The applicant states that the homestead is oriented away from the site and screened by existing structures and trees. The Vergelegen werf is also identified as a potential visual receptor, although the applicant states that the zipline stations will not be visible from the werf due to distance, tree screening and the modest scale of the structures.
- Archaeology: No archaeological resources are identified in the NID and no archaeological impacts are anticipated.
- Palaeontological: According to SAHRIS, the lower station will be moderate sensitivity however given the scale, anticipating impact is low.
- Visual/Cultural: Main heritage concern is visual impact. The NID acknowledges that the upper and lower stations could potentially be visible within the cultural landscape. The lower station will be approximately 8m high, which the applicant compares to the existing Lourensford cellar/tasting-room structure. The applicant considers the stations modest in scale and states that they will not be visible from the Vergelegen werf. The Fleur du Cap homestead is approximately 750m away but is reportedly screened by existing vegetation and structures. No visual impact assessment is recommended.
- Consultant: no further studies.

- The case officer noted that main concern is visual/cultural landscape consideration rather than archaeology. The key issue is the 3+ km linear zipline traversing the Helderberg slopes within a highly significant historic cultural landscape, rather than just the 44m² footprint of the stations. The applicant's visibility argument focuses mainly on the stations, but the actual zipline itself and its associated infrastructure should also be considered in terms of its effect on the landscape character.
- The committee discussions on whether requiring a full Visual Impact Assessment (VIA) and Heritage Impact Assessment (HIA) was justified or excessive for a zipline cable, noting that conditions cannot be imposed on an NID decision.
- The committee obtained clarification from the applicant in the meeting regarding the evolution of the surrounding landscape and existing infrastructure. This helped resolve concerns about the base stations and line visibility.
- The Committee determined that the applicant chose a location with minimal heritage impact and that additional studies were unnecessary as the impact on the landscape would be minimum.
- Since there is no reason to believe that heritage resources will be impacted.

DECISION

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

SB

13.29. Ptn 344 of Farm Vredendal 292, Off local road R362, Vanrhynsdorp, S38(8) - NID

Case No.: 29454SB0728 <https://www.sahris.org.za/node/408069>

Ms. Stephanie Barnardt introduced the item.

DISCUSSION

- Proposed: Mining right for sand mining on Portion 344 of Farm Vredendal 292, Vanrhynsdorp Registration Division. The proposed mining right area is approximately 24.8387 ha, with mining planned for 30 years. The site will be divided into approximately 1 ha mining blocks, with concurrent mining and rehabilitation. Sand will be excavated using a front-end loader, with topsoil stockpiled and the final areas rehabilitated for continued small-stock grazing.
- Trigger: S38(1)(c)(i) – development/activity that will change the character of a site exceeding 5 000m² in extent.
- Other: NEMA – mining right application. Decision-making authority listed as DMR.
- Grade: Not graded
- HPO: outside
- Previous application: (15012101GT0128E) sand mine – approved and (20080705SB0827E) sand mine – approved.
- Heritage resource: The site lies within the Knersvlakte, identified as a highly significant landscape for scientific/botanical reasons and of considerable aesthetic value. The site is already partially disturbed by an existing sand mine. Archaeological resources are present: a site visit identified quartz and quartzite/silcrete artefacts, including cores and flakes, with one bifacial artefact possibly representing an incomplete ESA handaxe. Artefacts occur in association with the hardpan beneath the sand and include ESA/MSA material.
- Archaeology: Archaeological resources are present and will be damaged/destroyed by the proposed mining. Previous mining applications were limited to 5 ha and did not include fieldwork. The current, substantially larger proposal allowed for a site visit, which identified LSA material on the surface and ESA/MSA artefacts associated with the hardpan. The consultant considers the artefact density too low to be of scientific value and therefore recommends no further archaeological assessment.
- Palaeontological: The SAHRIS Palaeosensitivity Map indicates Low sensitivity. The consultant considers that any fossils present would likely be relatively recent Holocene material such as snails, tortoises, dune mole rats and ostrich eggshell, with no scientifically significant fossils identified during the field survey. No PIA is recommended.

- Visual/Cultural: The Knersvlakte is identified as a highly significant scientific/botanical landscape with considerable aesthetic value. The consultant states that the existing sand mine means no new impact is expected. Concurrent rehabilitation is proposed, with the land ultimately returned to small-stock grazing.
- Consultant: No further studies,
- The committee noted that the archaeological material is of fairly low significance and has no associated finds and lack associated contextual finds. The primary heritage resource is the Olifants River Cultural Landscape located to the south. However, given that the proposed development has no significant height/elevation profile, no visual impact on the landscape is anticipated.
- The committee note that implementation of standard Chance Finds Procedures is considered sufficient to address any unmapped or unexpected subsurface discoveries.
- Since there is no reason to believe that heritage resource will be impacted.

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 EMP and/or potential Environmental Authorisation.

SB

13.30. Erf 1027-RE, 6 Rhodes Drive, Constantia, S34 - Additions & Alterations Case No.: 29406SVB0720 <https://www.sahris.org.za/node/407880>

CASE SUMMARY

- Outstanding information received on 21 August 2026.
- Grading: IIIC
- HPO: outside of any HPO. Although it is not a designated scenic drive, the CoCT note in their grading notes that it has very high scenic qualities and refer to the scenic drive guidelines.
- Status of work/completeness: work has been completed (regularization)
- Brief proposal description: The completed work is the addition of a new free-standing Boma that does not trigger the NHRA; conversion of an existing structure into a third dwelling including alterations to the ground floor, a second storey and a deck and pool at the rear; and lastly construction of a third dwelling with a roof deck adjacent to but separate from the main dwelling. No alterations or additions have been made to the main dwelling.
- Consultation:
 - CCRA do not object to the proposal.
 - CoCT support the proposal.
- Heritage (or any other considerations):
 - CoCT grading notes: "Very high scenic qualities. Scenic Drives guidelines"
 - CoCT statement of significance: *"Mid-20th century dwelling with some Arts and Crafts elements, but not particularly conservation worthy. Site of high contextual and environmental significance. Large erf with mature trees contributing to sylvan character of area and scenic qualities of Rhodes Drive."*

FOR NOTING

The application was dealt with under the ASD delegation under item 10.2. The ASD in consultation with the relevant specialist staff resolved to issue a S51 letter as the proposed work did not negatively impact the heritage resource.

SVB

13.31. Erf 148638, Cnr Adderley & Strand Streets, Foreshore, S38(4) - SDP Amendment Case No.: 29411SVB0720 <https://www.sahris.org.za/node/407898>

OUTSTANDING INFORMATION

Updated power of attorney and resolution/sub-delegation/letter of authority required.

SVB

- 13.32. Erf 16182, Diemersfontein Estate, off Piet Retief Street, Wellington, S34 - Additions & Alterations
Case No.: 29441SVB0722 <https://www.sahris.org.za/node/408027>

OUTSTANDING INFORMATION

Company resolution and proof of payment required.

SVB

- 13.33. Erf 2008, 47 9th Street, Hermanus, S34 - Total Demolition
Case No.: 29442SVB0722 <https://www.sahris.org.za/node/408034>

OUTSTANDING INFORMATION

Demolition plan and streetscapes images required.

SVB

- 13.34. Erf 275, 7 St Stephens Road, Pinelands, S34 - Additions & Alterations
Case No.: 29452SVB0723 <https://www.sahris.org.za/node/408057>

OUTSTANDING INFORMATION

Local authority / municipality comment required.

SVB

- 13.35. Erf 3363, 153 Loop Street, Cape Town City Centre, S34 - Additions & Alterations
Case No.: 29486SVB0727 <https://www.sahris.org.za/node/408201>

OUTSTANDING INFORMATION

Company resolution required.

SVB

- 13.36. Erf 3715, 4 Gorge Road, Oranjezicht, S34 - Minor Works
Case No.: 29468SVB0723 <https://www.sahris.org.za/node/408120>
Ms. Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 25 August 2026.
- Grading: IIIA
- HPO: within the Upper Table Valley HPOZ
- Status of work/completeness: work has not started
- Brief proposal description: The proposal is for an alfresco dining courtyard with access from the dining hall into the main building. The alfresco dining courtyard will be made up of terraces with hard landscaping. The proposal includes conversion of two existing windows to doors, to allow access into the dining hall of the main building.
- Previous approvals/decisions:
 - An HIA for this site was endorsed by HWC in 2017 (16041101KR0420M)
 - There have also been various other applications for this site over the years.
- Heritage (or any other considerations):
 - The 2017 HIA included 4 heritage-related criteria for decision-making. The current proposal is consistent with these criteria. The final criteria is worth noting and may necessitate archaeological monitoring for any earth works: *"given the history of use of the property and the surrounds, it is possible that archaeological relics of such past use are hidden, in particular the possibility of pre-colonial uses along the stream and, possibly but less likely, relics of agricultural practices below the much manipulated terraces now covered in tarmac and concrete: certainly, archaeological*

monitoring should take place when any excavations are undertaken in these areas; the rest of the site is so extensively traversed by modern building and services that meaningful archaeological relics are unlikely to remain."

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 archaeologist with the appropriate heritage experience to monitor the proposed earth works and to submit a close-out report within 30 days practical completion of the earth works.
 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

13.37. Erf 377, 13 Rochester Road, Bantry Bay, S34 - Total Demolition
Case No.: 29464SVB0723 <https://www.sahris.org.za/node/408105>

OUTSTANDING INFORMATION

Power of attorney, local authority/municipality comment and registered conservation body comments required.

SVB

13.38. Erf 607, 29 Alexandra Avenue, Oranjezicht, S34 - Minor Works
Case No.: 29489SVB0727 <https://www.sahris.org.za/node/408207>

OUTSTANDING INFORMATION

External and streetscape/contextual photographs required.

SVB

13.39. Farm Groene Rivier 572-RE, Alto Wine Farm, Annandale Road, Stellenbosch, S34 - Additions & Alterations

Case No.: 29390SVB0720 <https://www.sahris.org.za/node/407818>

Ms. Sofia Briel introduced the item.

Nicolene Visser (applicant/architect) was present and took part in the discussion.

DISCUSSION

- Grading: IIIB (Stellenbosch Heritage Survey)
- HPO: within the Grade II Eerste River Helderberg Landscape Unit and adjacent to the Annandale Road Scenic Route
- Status of work/completeness: work has not started
- Brief proposal description: In November of 2024, an application was made to HWC, pertaining to this Outbuilding, to use it as offices for Alto Wine company. These alterations were never acted upon, and the proposal now is to convert it into farm employee housing. The current proposal is more extensive than what was approved in 2025, as in addition to internal alterations and alterations to doors and windows, it includes the addition of a covered braai stoep, as well as a drying yard with pergola and connected double garage, as well as a new low werf wall.
- Previous approvals/decisions:
 - On 24 January 2025, HWC issued a permit for additions and alterations to convert the subject building (HWC24121108CN0113)
 - There is currently an active application with HWC for demolition of the tractor shed, which has been scheduled to be heard at HOMs on 31 August 2026 (29472CN0724).

- Among other applications.
- Consultation:
 - Stellenbosch Municipality did not respond.
 - SIG did not respond.
 - SHF did not respond.
- Heritage (or any other considerations):
 - Stellenbosch Heritage Survey Statement of Significance: "This farm werf is a good example of an early 20th century werf. The homestead is a good example of a Cape Dutch revival building. The werf as a whole has a good sense of place within the valley. The site has historical, architectural and contextual/scenic significance."
 - The structure that is the subject of this application is the long outbuilding / storage building which is dated 1919.
 - The heritage consultant Ms Anne-Marie Fick notes in her report no foreseen negative impacts as a result of the proposed work and she recommends the application for approval.
- The committee agreed that the maximum height of 1.2m for the werf wall proposed to the north-west of the Longhouse, needs to be clearly indicated on the plans. Given the minor changes required to the plans, the committee agreed to proceed with approving the application. However, the applicant must provide these revised plans before the permit can be drafted and stamped, and the case officer must ensure that the plans have been updated to correctly indicate the maximum 1.2m height of the proposed werf wall located north-west of the Longhouse.

DECISION

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

SVB

13.40. Ptn 2 of Farm 496, Forest Hill Road, The Craggs, Plettenberg Bay, S27 – Additions & Alterations

Case No.: 29391SVB0720 <https://www.sahris.org.za/node/407819>

Ms. Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 27 August 2026.
- Grading: II (<https://www.sahris.org.za/node/39205>)
- HPO: outside of any HPO.
- Status of work/completeness: work has not started
- Brief proposal description: the proposed alterations involve minor internal changes relating to the master bedroom and ensuite (first floor) as well as the kitchen and study (ground floor). External alterations relate largely to the proposed new solarium kitchen extension and the new covered verandas (east and west) to match and connect the existing verandas on the north and the south of the building.
- Previous approvals/decisions:
 - In 2010/2011 an application was submitted to HWC for regularization of unauthorized work to the Forest Hall structure and its immediate context (X110810TG15):
 - On 17 May 2011 BELCom noted that *"The committee resolved to approve the architect's conceptual proposal including the creeper elements in accordance with the drawings submitted subject to: The omission of the raised canopy referred to on the drawing as the 'entrance skylight' over the entrance and the built-in bench seat, and; the submission of a revised plan and detailed drawings to HWC for final approval."*
 - On 29 August 2011, BELCom resolved to approve the revised proposal subject to: *"1. The removal of the raised section of the verandah canopy at the front entrance; and 2. The amended drawings being submitted to HWC for checking for compliance by the case officer."*

- On 14 December 2011 BELCom approved the proposal and a permit was issued. (I have not been able to find the plans that were stamped with this permit; however, I have requested records from registry).
- Consultation:
 - Bitou Municipality Economic Development & Planning Department, a Town Planning Official from Bitou Municipality and a Building Control official from Bitou Municipality were contacted but did not respond.
 - The following parties were also contacted for comment but did not respond:
 - The executive mayor
 - Simon Van Der Stel Foundation
 - The Van Plettenberg Historical Society
- The case officer noted that the plans stamped along with the 2011 application have been requested from registry, in order to compare the approved plans with the current proposal and ascertain whether the *“raised section of the verandah canopy at the front entrance”* was removed in accordance with BELCom’s 2011 requirements.
- The committee agreed that the information from registry does not need to delay the application, and that the application can be referred to BELCom in the interim.

REFERRAL

The Committee resolved to refer the application to BELCom on 23 September 2026 due to the complicated application history and BELCom’s expertise being required.

SVB

13.41. Erf 1151, Unit 104 ,11 Marais Road, Sea Point, S34 - Minor Works Case No.: 29440XM0722 <https://www.sahris.org.za/node/408011>

OUTSTANDING INFORMATION

Locality Map, Motivation, Streetscape photographs, Proof of Payment required.

XM

13.42. Welvanpas Farm RE-238, Old Mill, Bovlei Road, Wellington, S34 - Additions & Alterations Case No.: 29413XM0720 <https://www.sahris.org.za/node/407903>

Ms Sofia Briel presented the item on behalf of Ms. Xola Mlwandle.

Anika Smit (Architect) was present and took part in the discussion.

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

Uryke du Preez (Architect) was present and took part in the discussion.

DISCUSSION

- The proposal is for partial demolition with the restoration of the existing original Mill building. removal/ demolition of the existing moder addition, such as the bathrooms, garages and werf wall. Additional new extension to the existing Deli.
- Scope of work:
 - Existing Deli and old mill to be restored to a thatch roof structure.
 - Proposed reconstructed timer mill, as per specialists’ instructions.
 - Proposed new pergola for outdoor seating area.
 - Proposed new construction for the extension of the existing Deli.
 - Proposed new ablutions for extended Deli.
 - Water channel to waterwheel, as per specialists’ instruction.
 - Existing garden wall to be repositioned.
 - New column to match existing.
- Work has not started.
- Previous Applications Applicable to the Site for various alterations, deviations, restoration and repair.
 - HWC Reference Number: HWC25052112CH0522, Decision Date: 23/05/2025

- HWC Reference Number: HWC2506309XM0604- Decision Date: 19/06/2025
- HWC Reference Number: HWC25060404SJ0627- Decision Date: 15/07/2025
- HWC Reference Number: HWC25040717SJ0526-Decision Date: 02/07/2025
- HWC Reference Number 28053CH0408- Decision Date: 22/05/2026
- Proposed PHS
- Within the Bovlei Heritage overlay Zone
- Drakenstein Municipality has no objection.
- Paarl 300 supports
- Wellington Heritage Foundation has no objection
- The Drakenstein Heritage Foundation has no objection

UNDER INVESTIGATION

The application has been placed under investigation pending a meeting with the owners and their consultants regarding the future development intent of the property.

XM

13.43. Erf 2306, Flat 8, Section 8, Scheme Ray Mansions, Vredehoek, S34 - Additions & Alterations Case No.: 29376XM0716 <https://www.sahris.org.za/node/407782>

CASE SUMMARY

- The application is for minor internal additions and alterations for a new en-suite bathroom to be added. doors and windows replaced with aluminium and floors restored.
- Work has not started
- Graded IIIC
- Outside HPO
- CoCT supports
- CIBRA supports
- Recommendation to approve.

FOR NOTING

The application was dealt with under the ASD delegation under item 10.2. The ASD in consultation with the relevant specialist staff resolved to approve the application as the proposal does not negatively impact on heritage resources.

XM

13.44. Erf, 98768, 6 Ian Road, Rondebosch, S34 - Additions & Alterations Case No.: 29385XM0717 <https://www.sahris.org.za/node/407810>

DISCUSSION

- The application is for the regularization of work completed without approval including the building of an entertainment room, fireplace and the en-suite bathroom and all other work undertaken by previous owners. The conversion of the bathroom has not yet been undertaken.
- Work has been completed- regularization
- Not graded
- Outside HPO
- HRS supports the proposal

FOR NOTING

The application was dealt with under the ASD delegation under item 10.2. The ASD in consultation with the relevant specialist staff resolved to issue a S51 letter as the proposed work did not negatively impact the heritage resource.

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

XM

13.45. Erf 957, 42 Jan van Riebeeck Street, Wellington, S34 - Minor Works

Case No.: 29465XM0723 <https://www.sahris.org.za/node/408106>

OUTSTANDING INFORMATION

Power of Attorney, Trust Resolution Letter, Locality Map, Local municipality and Conservation body comments, Streetscape photographs required.

XM

13.46. Erf 720, 32 Queens Road, Sea Point, S34 - Additions & Alterations

Case No.: 29430XM0721 <https://www.sahris.org.za/node/407977>

CASE SUMMARY

- The application is for internal alterations to make all bedrooms en-suite, enlargement of a door opening to courtyard,
- Work has not started
- Not Graded
- Outside HPO
- Sea Point for All has no objection to the internal alterations. The proposed external aluminium door is street-facing, which is potentially problematic, but the existing aluminium window has already negatively affected the streetscape, so any improvement will benefit the facade.

FOR NOTING

The application was dealt with under the ASD delegation under item 10.2. The ASD in consultation with the relevant specialist staff resolved to approve the application as the proposal does not negatively impact on heritage resources.

XM

13.47. Erf 1425, 28 Ambleside Road, Pinelands, S34 - Additions & Alterations

Case No.: 29372XM0716 <https://www.sahris.org.za/node/407769>

OUTSTANDING INFORMATION

Locality Map and Local municipality comments required.

XM

13.48. Erf 28748, 22 Rose Street, Paarl, S34 - Additions & Alterations

Case No.: 29493XM0726 <https://www.sahris.org.za/node/408218>

Ms Sofia Briel presented the item on behalf of Ms. Xola Mlwandle.

DISCUSSION

- The application is for the proposed additions to the existing building including a double-storey addition on the eastern side of the house to accommodate two bathrooms.
- Work has not started
- Graded IIIB
- Inside the Paarl Special Character Protected overlay zone of Paarl.
- Drakenstein municipality has no objection
- DHF has no objection
- Paarl 300 supports
- Recommend approval

DECISION

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

XM

13.49. Erf 89674, 16 Rosmead Road, Kalk Bay, S34 - Minor Works

Case No.: 29459XM0723 <https://www.sahris.org.za/node/408088>

OUTSTANDING INFORMATION

Streetscape photographs, Locality Map, Motivation, Local municipality and Conservation body comments required.

XM

13.50. Erf 3549, 140 Runciman Drive, Simons Town, S34 - Minor Works

Case No.: 29378XM0716 <https://www.sahris.org.za/node/407792>

OUTSTANDING INFORMATION

Streetscape photographs and Proof of Payment required.

XM

13.51. Erf 2529, 12 Willow Way, Pinelands, S34 - Additions & Alterations

Case No.: 29377YO0720 <https://www.sahris.org.za/node/407791>

Mr. Yunus Ogier introduced the item.

DISCUSSION

- Outstanding Information received on the 11th of August 2026.
- Grading: Not graded
- HPO/Context: Falls outside an HPOZ
- Status of Work: Work has not started yet.
- Proposal: The proposal is to erect a 2nd dwelling which will be 60m² and a carport which will be 25.5m². The new dwelling will be for additional occupants on the property, and the new carport will be used to serve this second dwelling.
- Consultation: There is a notice of no objection from PRRA (Pinelands Ratepayers and Residents Association). The CoCT commented that the building is ungraded and does not fall within an HPOZ, therefore the proposal is supported by the city's E&HM branch.
- Heritage/Other Considerations: The area is situated east of Forest Drive, and falls within the denser aspect of Pinelands, and according to the City Map Viewer, the whole eastern section has not been earmarked as an HPOZ yet.

DECISION

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

YO

13.52. Erf 3549, Unit 6 Holiday Court, 140 Runciman Drive, Simons Town, S34 - Minor Works

Case No.: 29428YO0722 <https://www.sahris.org.za/node/407975>

Mr. Yunus Ogier introduced the item.

DISCUSSION

- Outstanding information received on the 28th of August, which were the streetscape photographs.
- Grading: IIIC

- HPO/Context: Falls within the Simon's Town HPOZ. Falls within the Simon's Town HPOZ. The 20th century Art Deco building forms part of a pair of largely intact apartment complexes.
- Status of Work: the work has not started.
- Proposal: The work proposed is to remove 3 internal non-loadbearing walls. There are no proposed external changes. Therefore, there will be no negative impact to the existing heritage on the property or surrounding areas.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. The internal walls proposed for demolition must be coloured up on the plans.
2. Confirmation if any unauthorized work has taken place, including but not limited to painting and removal of tiles.
3. If any unauthorized work has taken place, the applicant must provide revised plans that identify the unauthorized work that has been carried out to the property without prior approval from Heritage Western Cape. Both the unauthorized work and the proposed work must be coloured up on the plans, and the plans must clearly distinguish between the unauthorized work and the proposed work.
4. The Sectional Title Plans for the sectional title scheme referred to as Holiday Court.

YO

13.53. Erf 74002, 20 Ferguson Street, Plumstead, S34 - Additions & Alterations

Case No.: 29350YO0715 <https://www.sahris.org.za/submissions/47743>

Mr. Yunus Ogier introduced the item.

DISCUSSION

- Grading: The CoCT has labelled the site as potential IIIC (IIIC/NCW)
- HPO/Context: Falls outside an HPOZ.
- Status of Work: Work has started but not completed. It has also not been halted.
- Proposal: Addition of 2nd bathroom for children, a shower adjoining the existing staff toilet for the gardener's use, a covered veranda for family entertainment and existing timber covered entrance.
- Consultation: According to email correspondence with a city official, there is no comment required from the Plumstead ratepayers' association.
- The CoCT has commented that they support the proposal.
- Heritage/Other Considerations: The house does display some basic typology; however, CoCT EHM notes as part of the significance statement that the loss of fabric has impacted its heritage value. NB: the structure is a semi-detached dwelling hence why only rear; front and streetscape photos were supplied.

DECISION

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

YO

13.54. Erf 2002, 22 Berg Street, Gordons Bay, S34 - Additions & Alterations

Case No.: 29461YO0723 <https://www.sahris.org.za/node/408098>

Mr. Yunus Ogier introduced the item.

DISCUSSION

- Outstanding Information/Further Requirements received on 14th of August.
- Grading: The house has not been graded.
- HPO/Context: Falls outside an HPOZ
- Status of Work: The work has started but not completed. And work has been halted on site.
- Proposal: The proposal states the addition of two en-suite units to the house. This is to enlarge the overall living space. However, the proposal does not give any indication of what sort of work will be done within those living spaces.

- Consultation: The HRF has commented that the applicant/ architect should refer to the City Map viewer to check the grading of the building. And then further stated to contact the CoCT. The CoCT has commented that because the building is not graded nor has any heritage value, they declined to comment.

FURTHER REQUIREMENTS

The committee resolved to request the following further requirements:

1. The applicant must submit revised plans that identify the unauthorized work that has been carried out to the property without prior approval from Heritage Western Cape. Both the unauthorized work and the proposed work must be coloured up on the plans, and the plans must clearly distinguish between the unauthorized work and the proposed work.
2. Comment or Proof of consultation from HRF is required.

YO

13.55. Erf 45686, 6 Queen Road – Section 62, Rondebosch, S34 - Minor Works

Case No.: 29437YO0722 <https://www.sahris.org.za/node/408004>

Mr. Yunus Ogier introduced the item.

DISCUSSION

- Outstanding Information/Further Requirements received on the 26th of August.
- Grading: IIIB
- HPO/Context: Does fall within an HPOZ
- Status of Work: The work has not started
- Proposal: The proposal is to remove non-structural internal walls to create a larger living space. The balcony will be enclosed with aluminium glazing which also matches units that have already enclosed their balconies. The wall that intersects the balcony and the lounge will be removed.
- Previous Applications:
- Consultation: The complex does not fall under any registered conservation body; therefore, no comments were submitted. The CoCT has noted that this is a MW application and therefore did not comment.
- Heritage/Other Considerations: This is a common practice in older apartment complexes, where some residents will enclose their balconies. The mixture of open and closed spaces therefore detracts from the original buildings character and therefore has no visual uniformity.

DECISION

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

YO

13.56. Erf 133376, 65 Argyle St, Woodstock, Cape Town, S34 - Additions & Alterations

Case No.: 29446YO0723 <https://www.sahris.org.za/submissions/48020>

OUTSTANDING INFORMATION

CB Comments and Internal photos

YO

13.57. Erf 163, 4 Flemming Way, Meadowridge, Cape Town, S34 - Additions & Alterations

Case No.: 29407YO0720 <https://www.sahris.org.za/node/407881>

Mr. Yunus Ogier introduced the item.

DISCUSSION

- Outstanding Information received on the 19th of August and the 31st August (POA signed by co-owner).
- Grading: The house is not graded.

- HPO/Context falls outside an HPOZ
- Status of Work: The work has not started.
- Proposal: The proposal is for the addition of a double garage to house, an en-suite to the main bedroom and an indoor entertainment area.
- Consultation:
- There is no conservation body which oversees this area; therefore, no comments were included. Regarding the CoCT comment, they stated that the house has undergone various additions and alterations over time and does not display any noteworthy features to retain. They do recommend however, that the garage faces the street to avoid a blank wall on the street boundary. The CoCT therefore has no objections to the proposal.

DECISION

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

YO

13.58. Erf 41591, 1 Vosmaar Street, Paarl, S34 - Minor Works

Case No.: 29414YO0720 <https://www.sahris.org.za/node/407906>

Mr. Yunus Ogier introduced the item.

DISCUSSION

- Outstanding Information/Further Requirements received on the 25th of August, which was a statement and photographs clarifying what work has already been done on site.
- Grading: not graded
- HPO/Context falls outside an HPOZ
- The site is along Drommedaris Street scenic route.
- Status of Work: Work has started but not complete. The applicant has stated that the work done is an internal temporary structure and will be removed after the tenant lease agreement expires. The temporary structure needs to be completed to building plan form, and that the section which is currently evident was approved before.
- Proposal: The proposal is for minor additions and alterations including shop fitting.
- Previous Applications: HWC24101416XM0906. According to the case review there was a previous application where HOMs decided to issue an S51 letter on the 28th of October 2024, which would have been the second S51 as there was also one issued in April of the same year.

FURTHER REQUIREMENTS

The committee resolved to request the following further requirements:

1. The applicant must submit revised plans that identify the unauthorized work that has been carried out to the property without prior approval from Heritage Western Cape. Both the unauthorized work and the proposed work must be coloured up on the plans, and the plans must clearly distinguish between the unauthorized work and the proposed work. Work that formed part of prior S51 letters, should not be coloured up on this plan.

YO

13.59. Erven 1250-RE, 1280, 1282, 1333, 1283, 1291-RE, & 1292-RE (Unregistered Erf 1319), 9 Harrington Road - Simon's Town High School, Simon's Town, S34 - Minor Works

Case No.: 29450CN0723 <https://www.sahris.org.za/node/408053>

OUTSTANDING INFORMATION

Confirmation of property description & corresponding Title Deed, Streetscape photos and fee waiver approval required

CN

- 13.60. Erf 173738, 22 Gordon Street, Gardens, S34 - Emergency**
Case No.: 29702CN0812 <https://www.sahris.org.za/node/408897>

OUTSTANDING INFORMATION

Motivation/report and plan to correspond in regard to the proposed works and specs and methods to be defined required.

CN

- 13.61 Erf 24305, 432b Main Road, Paarl, S34 - Additions & Alteration**
Case No.: 29433CN0722 <https://www.sahris.org.za/node/407996>
Ms. Corne Alexander introduced the item.

DISCUSSION

- Grading: IIIC
- HPO: Inside Paarl Special Character Protected Area Overlay Zone
- Status of Work: Not started
- Previous Applications: None
- Proposal: Includes internal reconfiguration of the existing dwelling, alterations to existing openings and windows, a new covered braai patio to the side, and double storey development to the rear linking the dwelling to the outbuilding.
- Consultation:
 - DHAC has no objection on condition that the fenestration must be in keeping with the character of the existing style of the building.
 - DHF has no objection however notes the width of the chimney that will be visible on the east street elevation is very prominent and should preferably be made narrower. Applicant Response: After receiving the comments, we made the proposed chimney as narrow as possible.
 - Paarl 300 does not support and state that: 1. The street façade, building typology, scale and detail of the two symmetric halves of the building constitutes the significance on Main Street. By changing the entrance door and stoep window into two wooden double doors breaks the typology and rhythm of the significant façade. 2. The existing openings should not be ignored but rather respected. There cannot be a change to this half of the façade without the mirror image considered in depth. Applicant Response: All proposed work on the street facing facade was removed to adhere to the comments
- Heritage Considerations: In response to Paarl 300, all proposed alterations to the Main Street façade have been removed, retaining the existing openings, symmetry and established streetscape rhythm. DHF's concern regarding the prominence of the chimney has been addressed by reducing its width, while DHAC's fenestration concern is reflected through the use of traditionally proportioned casement windows, with mock shutters where indicated. The remaining additions are largely confined to the side and rear with the first-storey addition remaining below the existing roof ridge, and are not considered to negatively impact the heritage significance of the building or HPOZ.

DECISION

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

CN

- 13.62 Erf 25649-RE, 1A Lower Scott Road, Observatory, S34 - Total Demolition**
Case No.: 29418CN0721 <https://www.sahris.org.za/node/407922>
Ms. Corne Alexander introduced the item.
Mark Turok (Observatory Civic Association) was present and took part in the discussion.

DISCUSSION

- Grading: IIIC/4

- HPO: Outside any declared HPO. However, noting the property it's inside a proposed HPO and borders Upper Observatory HPOZ along the northwestern boundary and a portion of the property is situated within the HPO along the southwestern boundary.
- Status of Work: Not started
- Previous Applications: 16121408HB1214E - Approved alts and ads, permit dated 24 August 2015, IIC grading noted on previous permit.
- Proposal: For the total demolition of all existing structures on the property, including all boundary walls and fencing. The replacement development does not form part of this application and is intended to follow a phased approval approach: 1. Section 34-TD Application; 2. Building Plan application for the portions of the redevelopment outside the HPOZ; and 3. a separate land use application for the limited portion within the HPOZ, proposed as a modest single-storey retail component addressing Lower Main Road.
- Consultation:
 - CoCT advised that they had missed the formal commenting period but, following a site visit, confirmed that their comment would have been in support of the proposed total demolition. She also confirmed that the correspondence could be submitted as proof that the City had been afforded an opportunity to comment.
 - OCA advised that it was unable to support or oppose the demolition application without information on the replacement development, as the desirability of demolition could not be properly assessed in isolation.
 - CTHF did not comment in 30-days.
- Heritage considerations: The existing building is a mid-20th-century light-industrial/commercial structure that has undergone several alterations and additions, resulting in some loss of architectural integrity. Its significance is considered to lie primarily in its association with the historical industrial development of the Lower Main Road corridor rather than in its intrinsic architectural value. The property is, however, contextually sensitive given its prominent corner position, partial location within the Upper Observatory HPOZ and location within a proposed HPO. The significance of the HPO lies in its rich texture of largely intact Victorian housing, ranging from decorated villas to working-class row housing, interspersed with institutional and commercial buildings.

FURTHER REQUIREMENTS

The Committee is supportive of the proposed total demolition as there is insufficient heritage significance to warrant retention of the structure. However, the Committee acknowledges the context to be of heritage significance and therefore the following is required:

1. Heritage design informants for the replacement structure compiled by a suitably qualified heritage practitioner must be submitted to HWC.
2. The above must be circulated to I&APs for the 30-day consultation period and comments or proof of consultation must be submitted to HWC.
3. Plans for the replacement structure must be submitted to HWC in alignment with the heritage design informants.

CN

13.63 Erf 2605, 97A & 99 Main Street, Paarl, S27 - Additions & Alteration

Case No.: 29402CN0720 <https://www.sahris.org.za/node/407866>

Ms. Corne Alexander introduced the item.

DISCUSSION

- Grading: II - PHS described on SAHRIS as a rectangular house with its narrow side towards the street. This end has a 6-panelled door flanked by louvred sashes, mid-19th century. On the clipped end appears the date 1889, which probably refers to the roof alteration. The declaration notes that the properties (four properties within declaration) form an integral part of the historical and architectural nucleus of Paarl. The houses on these erven, the majority of which date from the nineteenth century, are representative of the Georgian and the Victorian building styles.

- HPO: Inside Paarl Special Character Protected Area Overlay Zone
- Status of Work: Not started
- Previous Applications: 19080505LB0807E - Noted as Alts and Ads, Permit dated 14 August 2019.
- Proposal: Comprises the conversion of the attic into two additional bedrooms with en suite bathrooms and a kitchenette, together with a new lightweight internal staircase. The attic works include lightweight partitioning, strengthening of the existing roof structure, replacement of the leaking corrugated iron roof sheeting with matching-profile material, and replacement of three deteriorated north-facing loft windows with powder-coated aluminium windows. A new dormer is proposed on the eastern/rear roof slope. The existing rear timber deck and pergola will also be enclosed to form a contemporary conservatory/sun lounge.
- Consultation:
 - DHAC has no objection
 - Paarl 300 supports
 - DHF has no objection
- Heritage Considerations: The proposal is acceptable as the principal historic form, street-facing façade and significant fabric are retained. The new interventions are largely confined to the attic and rear and are sufficiently recessive so as not to detract from the PHS building or its contribution to the historic Paarl streetscape. All I&APs also noted support or had no objection.

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 or architect with the appropriate heritage experience to submit a close out report within 30 days practical completion.
 2. HWC must be provided with the details of the consultant and their CV confirming suitability to compile the report.
 3. A letter of appointment must be signed by the applicant and consultant.
- Once the above has been fulfilled, HWC will provide the required permit.

CN

13.64 Erf 3383-RE, 67 Lourens River Road, Strand, S34 - Additions & Alterations
Case No.: 29401CN0720 <https://www.sahris.org.za/node/407863>

OUTSTANDING INFORMATION

CoCT & HRF Comment and internal photos required.

CN

13.65 Erf 3470, 49 Montagu Street, George, S34 - Minor Works
Case No.: 29467CN0723 <https://www.sahris.org.za/node/408118>
 Ms. Corne Alexander introduced the item.

DISCUSSION

- Grading: IIIC
- HPO: Outside
- Status of Work: Not started
- Previous Applications: 120702TG03 - Alts and Restoration, Permit dated 26 July 2012.
- Proposal: For storm-damage repairs comprising replacement of the damaged roof and roof structure to match the previously approved form, replacement of damaged ceilings, cornices and laminate flooring, and repair of damaged wall-top mouldings and external ceiling boards to match the existing profiles. The works are intended to restore the building to its pre-storm condition in accordance with the previously approved 2012 plans,

DECISION

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

CN

13.66 Erf 3863, 5 Protea Street, Paarl, S34 - Minor Works

Case No.: 29471CN0724 <https://www.sahris.org.za/node/408140>

Ms. Corne Alexander introduced the item.

Nicolene Visser (Applicant) and Suzanne Coetzer obo MRA (Architect) was present and took part in the discussion.

DISCUSSION

- Grading: IIIA
- HPO: Inside Paarl Special Character Protected Area Overlay Zone
- Status of Work: Not started
- Previous Applications: HWC24112214EJV0107 - Application withdrawn as the dwelling was destroyed by a fire; HWC25061002CN0612 - Application withdrawn due to deceased applicant; 27048CN0114 - Restoration, Permit dated 2 April 2026
- Proposal: The proposal is for deviations to the previously approved reconstruction. The applicant proposes replacing the approved natural slate roof with a concealed-fixed standing seam steel roof at the same 45° pitch, together with a white rounded metal ridge detail and revised seamless aluminium gutters and downpipes. The motivation states that all other elements of the approved proposal remain unchanged.
- Consultation:
 - DHAC has no objection
 - DHF objects to the suggested roof material change (corrugated metal); a thatch roof would be more appropriate to the style of house. At the same time, the committee is aware that the previous thatch roof was the reason for the damage to the building.
 - Paarl 300 supports
- The Committee supported the proposed standing seam steel roof and did not consider a return to thatch necessary, particularly given the previous fire and the recently approved slate roof.
- The proposed roof profile and ridge detailing were considered an appropriate contemporary interpretation that retains the character of the building. The applicant confirmed that the roof finish would be a darker grey.
- The Committee was satisfied with the proposed deviations, including the revised roof construction, and considered that the changes would not negatively impact the heritage significance of the Grade IIIA building.

DECISION

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

CN

13.67 Erf 442, 59 Kerk Street, Paarl, S34 - Additions & Alterations

Case No.: 29422CN0721 <https://www.sahris.org.za/node/407932>

CASE SUMMARY

- Grading: Not graded
- HPO: Outside
- Status of Work: Not started
- Previous Applications: None
- Proposal: Includes internal reconfiguration to accommodate a new kitchen, scullery, bathroom, en suite and bedroom, together with an enlarged living area and new braai/dining room. External works include alterations to selected windows and doors, removal of the existing lean-to structure and a new chimney.

- Consultation:
 - DHAC has no objection
 - DHF no objection
 - Paarl 300 supports

FOR NOTING

The application was dealt with under the ASD delegation under item 10.2. The ASD in consultation with the relevant specialist staff resolved to approve the application as the proposal does not negatively impact on heritage resources.

CN

13.68 Erf 815, 9 Church Street, George, S27 - Minor Works

Case No.: 29357CN0715 <https://www.sahris.org.za/node/407725>

Ms. Corne Alexander introduced the item.

DISCUSSION

- Grading: II
- HPO: Inside the proposed Heritage Precinct Boundary in the Draft George CBD Special Heritage Character Area Guidelines, A component of the George Heritage Strategy dated September 2023.
- Status of Work: Not started
- Previous Applications: 16110305HB1208E - Landscaping;
- Proposal: For external maintenance and conservation works to the Church, including controlled cleaning of the slate roof and removal of biological growth; localised repair, preparation and repainting of external plastered walls, parapets and window sills; sealing of window frame junctions; repair and recoating of existing timber windows and doors; and the removal of existing asbestos-containing rainwater goods, where confirmed, and replacement with aluminium gutters and downpipes along the existing drainage routes. No changes to the building footprint, roof form, openings or overall architectural character are proposed.
- Heritage Considerations: The proposed works are primarily maintenance and conservation interventions and generally follow an appropriate minimum intervention approach, with the retention and repair of the existing slate roof, historic plaster, timber windows and doors, and architectural detailing. The use of controlled low-pressure cleaning and localised repairs is considered appropriate. Concerns are, however, noted regarding the compatibility of the proposed modern coatings, waterproofing products and polyurethane sealant with the historic plaster and masonry, particularly in relation to breathability and long-term performance. The proposed replacement of the existing rainwater goods with aluminium gutters and downpipes also requires consideration to ensure that the profile, dimensions, finish and visual character are appropriate to the Grade II heritage resource.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. The applicant must consult a suitably qualified heritage consultant regarding appropriate methodologies and materials. The Method Statement must be updated to incorporate the advice obtained from the consultant and the consultant must be referenced in the method statement.

CN

13.69 Farm Groene Rivier 572-RE, via Annandale Road - Alto Wine Estate, Stellenbosch, S34 - Total Demolition

Case No.: 29472CN0724 <https://www.sahris.org.za/node/408141>

Ms. Corne Alexander introduced the item.

Nicolene Visser (Consultant) was present and took part in the discussion.

DISCUSSION

- Grading: IIIB graded Werf and Proposed Grade II cultural landscape in Stellenbosch Heritage Survey. Tractor shed/store is not graded.

- HPO: Outside
- Status of Work: Not started
- Previous Applications:
 - HWC24091917SJ0926 - Alts & adds to Wine Cellar, approved, Permit dated 28 August 2024;
 - HWC24121108CN0113 - Alts & Adds to convert outbuilding to offices, approved, Permit dated 24 January 2025
 - HWC25040802SJ0409 - Alts & Adds to manor house, approved, Permit dated 28 May 2025
 - 29390SVB0720 - Alts & Adds to convert outbuilding into dwelling, in process, application submitted on 19 July 2026.
- Proposal: For total demolition of the existing tractor shed/store, which was originally the old kraal.
- Consultation:
 - Stellenbosch Municipality, SIG and SHF did not comment in 30 days

DECISION

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

CN

14 Other Matters

None

15 Adoption of Resolutions and Decisions:

SVB moves to adopt and RB seconds the adoption of resolutions and decisions of the meeting of 31 August 2026.

16 Closure: The chairperson, Corne Alexander, officially closed the meeting at 17:45

17 Date of Next Meeting: 14 September 2026

MINUTES APPROVED AND SIGNED BY:

Corne
Alexander

Digitally signed by Corne
Alexander
Date: 2026.09.29 14:32:16
+02'00'

CHAIR:

Nosiphiw
o Tafeni

Digitally signed by Nosiphiwo Tafeni
DN: cn=Nosiphiwo Tafeni, o=HRMS,
ou=Heritage Western Cape,
email=Nosiphiwo.Tafeni@westernca
pe.gov.za, c=ZA
Date: 2026.09.14 08:22:48 +02'00'
Adobe Acrobat Reader version:
2026.002.21901

SECRETARY:

Annexure A – HWC: Heritage Officers’ Meetings

Abbreviations

APHP - Association of Professional Heritage Practitioners	ASAPA - Association of Southern African Professional Archaeologists
AHP - Agulhas Heritage Society	ABHC - Associated Bibeys 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 Lynfrae 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	

SITE INSPECTION REPORT
HM / CAPE TOWN METROPOLITAN / CAPE TOWN / REMAINDER OF ERF 67984
Prepared by Ruan Brand

Date of site inspection: 18 August 2026
Applicable Application: 28056RB0402 | <https://sahris.org.za/node/395634>
Cadastral unit and address: Erf 67984-RE, 11 Salisbury Road, The Cotswolds Section 6 (Unit 2), Kenilworth
Registered owner: Jadelee Holdings Proprietary Limited
Property/site extent: 218m²
Zoning (if known): Single Residential 1 (SR1)
Current use: Residential
Grading: IIIB (Cotswold Block)
HPO status: Outside but noted as within the proposed Kenilworth PHA
Applicable NHRA section: Section 34(1)
Type of heritage resource: Built Environment (unit within Edwardian Complex)
Conservation Bodies: None
Stop works order: None issued
HWC representatives: Ruan Brand (Specialist Heritage Officer)
Met on site by: Anastasia Messaris (Architect)
Debbie Whittaker and Glenn Whittaker (Owner representatives)

Locality:

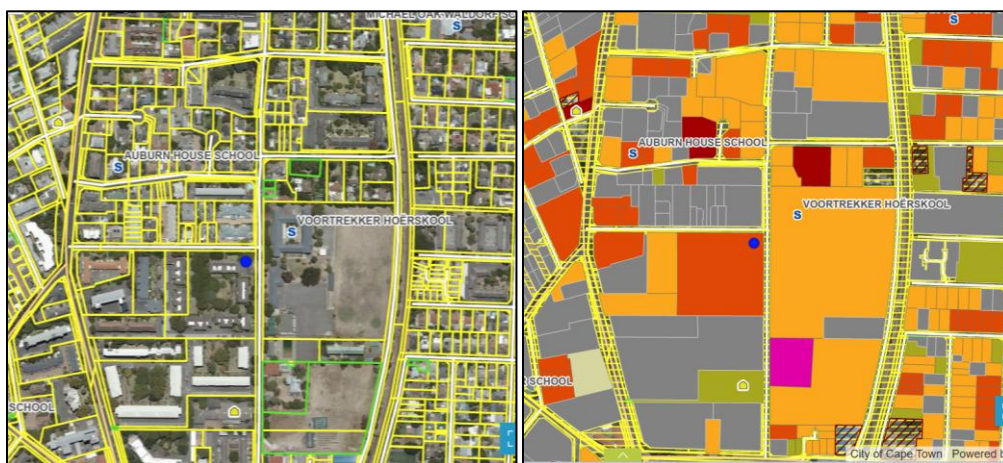


Figure 1. Subject property marked with pin (left) and heritage context (right). Data source: <https://citymaps.capetown.gov.za/EGISViewer/>

Reason for Site Inspection:

Heritage Western Cape (HWC) received an anonymous complaint regarding work being done at the subject property that had not been approved by Heritage Western Cape (HWC). In particular, concerns were raised regarding:

1. Conversion of a balcony to a bathroom, and
2. The addition of a doorway.

Findings and Discussion:

Work had started and was in progress during the inspection.

It was noted that an already enclosed balcony (or 'sunroom') had been converted to a bathroom. This was indicated on the HWC approved set of plans and the complaint seems to relate to the conversion of a designated balcony via the Sectional Title Scheme associated with the property. This issue was not deemed a heritage concern, as during the HWC application process, the conversion of a 'sunroom' to a bathroom had already been approved.

The owners indicated where a doorway had been inserted at the rear of the kitchen, to a service room/scullery, that was not on the HWC approved plans. The owners explained that they appreciated the look of this doorway more than the current one and replaced it. This door is timber, painted white, with stained glass, and this material and artistic glass style is clearly distinct in typology (3x8 with diamond/geometric stained-glass motifs typical of Art Deco to Arts and Crafts style), as the other internal doors follow earlier Art Nouveau to Arts and Crafts styles with flower-stained glass motifs (Figure 2). The IIIB graded complex known as the Cotswolds follows a typical Edwardian architectural style with a large internal courtyard. Any Arts and Crafts style fittings and finishings, such as this one, is acceptable with this style and this door change reads as clearly distinct from the others, in line with Burra charter principles (making new distinct from old and not fully imitating). Architecturally, this may read as pastiche, but, from a heritage point of view, this is merely an internal fitting being changed and is acceptable as there is still distinct stylistic flow (Arts and Crafts) but differing expressions thereof (diamond/geometric motif compared to floristic motifs and differing configurations and colours).



Figure 2. Various internal doors being used on site. The left door is the unapproved door, the middle door is a door being used elsewhere on the subject property, and the right door is the main entrance door for the subject property. Note that these similar but distinct typologies, as discussed above, are considered compatible for use on site from a heritage point of view.

One further deviation was noted in that the approved location/placement of the aircon condenser units had also changed. The HWC approved plans placed them on the roof, but the owners noted on site that after discussion with the Trustees, the roof is envisioned for potential solar panel installation by the Trustees in the future and as such their location was moved to a shared internal courtyard space and they remain as not visible from the external views of the block. This location for the aircon condenser unit is also acceptable from a heritage point of view and is considered as not having an impact on heritage as this specific shared courtyard space does not contribute to the heritage value of the larger block.



Figure 3. Aircon condenser location is within a shared internal courtyard area and is not visible from external views of the property.

These deviations were completed already and the ongoing work was in line with the HWC approved permit and stamped plans. As such, no stop works order was issued.

Recommendations:

The officer recommends the following:

1. The site inspection report be noted at HOMS.
2. The two noted minor deviations (aircon condenser location change and insertion of a doorway/door) are considered substantially in accordance with what HWC has already approved and that a deviation application is not required for evaluation of a drawing set/plan with these two items as revisions during the CoCT municipal submission process.
3. If any further deviations are required, before being actioned, HWC must be contacted for guidance on whether point 2 above would still remain applicable.

Report prepared by: Ruan Brand (Specialist Heritage Officer)
Date: 20 August 2026

HERITAGE WESTERN CAPE

SITE INSPECTION REPORT

HM / CAPE TOWN METROPOLITAN / SEA POINT / ERVEN 1554 & 1555

Prepared by Chiara Singh

28 August 2026



Inspection Details:

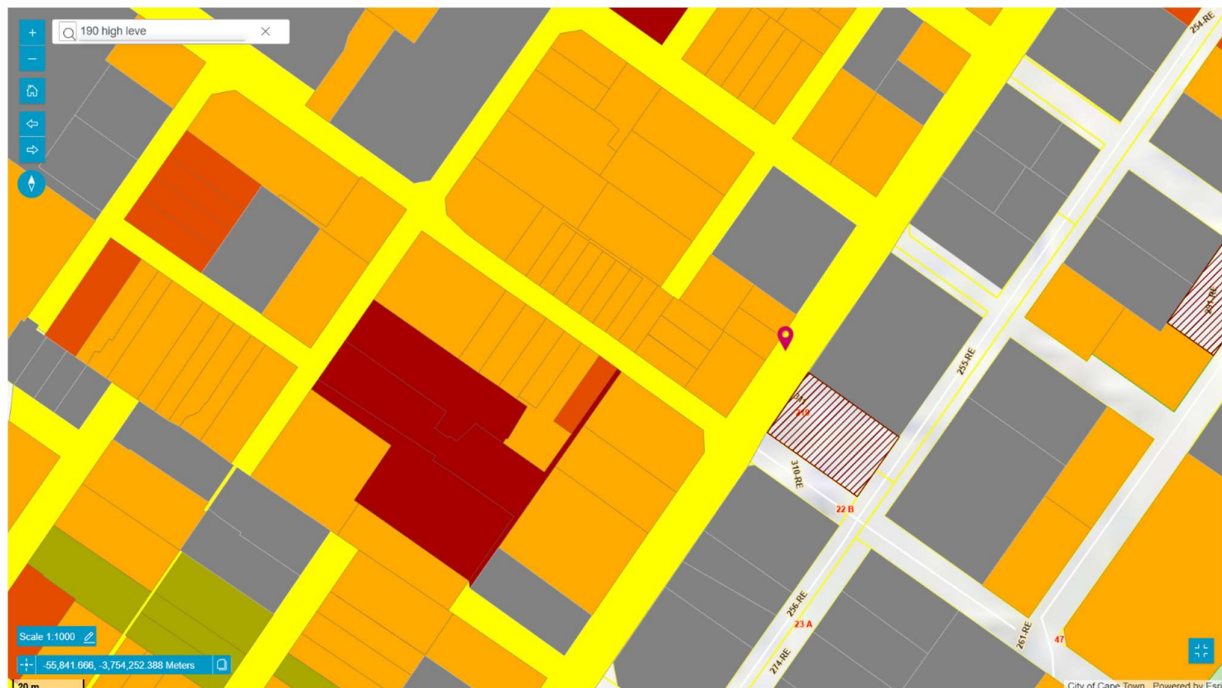
Date of Inspection	Thursday, 13 August 2026, 12:30 pm
Site of Inspection	Erven 1554 & 1555, 188 & 190 High Level Road, Sea Point
HWC Representatives	Chiara Singh, Heritage Officer Yunus Ogier, Heritage Officer Stephanie-Anne Barnardt-Delport, Specialist Heritage Officer

Site and Application Details:

Current Land-Use	Residential
NHRA Trigger	Section 34
HWC Application	N/A – In progress
Grade	IIIC, Inside Sea Point HPOZ
Conservation Bodies	Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents' Association & Sea Point For All

Locality & Grading:

Map 1: Pinpoint location from Google Maps



Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • **Postal Address:** P.O. Box 1665, Cape Town, 8000
• **Tel:** +27 (0)21 483 5959 • **E-mail:** ceoheritage@westerncape.gov.za

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Background:

HWC received a complaint regarding possible illegal works ongoing at the property. There was no evidence of an application being submitted on the case review and further investigation was warranted considering the property is inside the HPOZ.

Reasons for Site Inspection

It was agreed that a stop works order was warranted given that:

1. Work had started and was ongoing on site.
2. A stop works order ensures that no work can continue as it would be an offence.

Findings on site

On Thursday 13 August, Heritage Western Cape officials Chiara Singh, Yunus Ogier, and Stephanie-Anne Barnardt undertook a site inspection to Erven 1554 & 1555, 188 & 190 High Level Road, Sea Point. The site inspection commenced at approximately 12:30 pm and the owner of the property met us on site a few minutes later.

Work was ongoing when we arrived on site and the stop works order was issued immediately after talking on the phone to the construction manager. The construction manager notified the owner who said that he will meet us there in a few minutes. Whilst waiting for the owner work had stopped and we observed that extensive internal alterations were ongoing. We noted that there was no visible work to the front façade of the property, but windows had been removed and openings possibly made bigger on the sides and to the rear.

The owner joined us on site and informed us that they were being as sympathetic as possible to the historical significance of the structure and that they do not intend to alter the front façade of the building. He noted that an application had been made to HWC a week or two ago and had assumed that because they had gotten the City's approval, it meant that work could commence. He was concerned about turnaround time because the floors and roof trusses had rotted and were in the process of being replaced so that work could continue safely. We informed him that work could not commence without a valid HWC permit and that the City are a commenting authority hence their support is a comment that needs to be submitted to HWC. We also informed him that he would need to annotate all of the work that has started and/or been completed on the plans which had been submitted to HWC. All work on site had stopped and the construction workers were in the process of securing the site, especially the large openings for windows and doors, until approval can be obtained.

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Recommendations:

1. The site inspection and report to be noted at HOMs on 31 August 2026.
2. For a Section 34 application including a set of annotated plans indicating the ongoing and completed work to be submitted to HWC.

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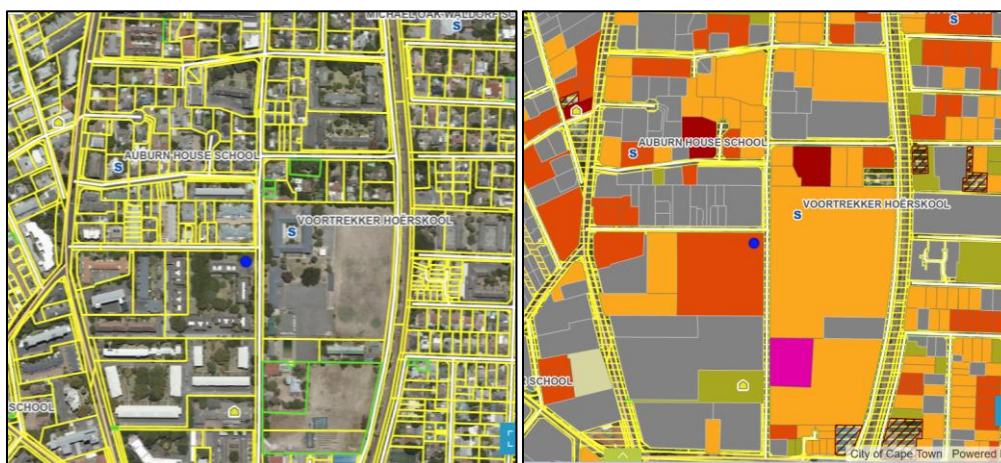


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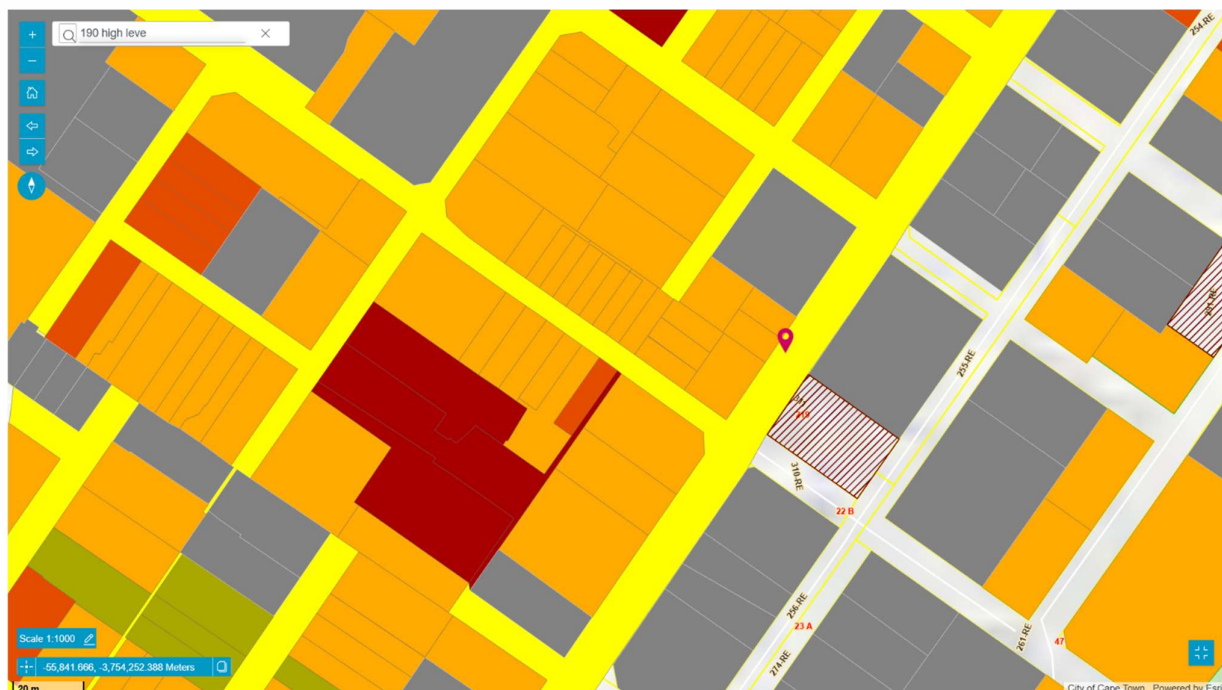
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