

APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE
HERITAGE OFFICERS' MEETING
Held on Monday, 8 June 2026 at 08:30 via MS Teams



1. Opening and Welcome

The Chairperson, Ms. Corne Alexander, officially opened the meeting at 08:30 and welcomed everyone present.

2. Attendance

Members

Ms. Corne Alexander	Chairperson, Specialist Heritage Officer	CN
Ms. Stephanie Barnardt-Delport	Specialist Heritage Officer	CH
Mr. Ruan Brand	Specialist Heritage Officer	RB
Ms. Xola Mlwandle	Heritage Officer	XM
Ms. Chiara Singh	Heritage Officer	CSI

Staff

Ms. Nosiphiwo Tafeni	Secretariat	NT
Mr. Olwethu Dlova	Backup Secretariat & I&AP	OD

Legal Advisor

Ms. Penelope Meyer	Deputy Director	PM
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Observers

Ms Samantha Satisfied
Mr Dayallan Naidoo
Mr Steve Kretzmann

Visitors

Visitors	Capacity	Item
Ms Katherine Robinson	Stellenbosch Municipality	14.5
Ms Lize Malan	Consultant	14.5, 14.6, 14.7
Ms Corlie Smart	Consultant	13.15
Mr Clive Theunessin	Drakenstein Municipality	Drakenstein Items + 14.6
Ms Nicolene Visser	Consultant + Paarl 300 Representative	14.31 + Drakenstein Items
Ms Nazeem Duarte	Consultant	13.20
Ms. Gemma Poretti	Consultant (CTS Heritage)	13.18
Mr. Johan Malherbe	Consultant	13.18
Ms Nelia Bakker	Consultant (Revel Fox Architects)	Observing
Mr Regan James	I&AP	14.28
Ms Cindy Postlethwayt	Heritage Practitioner	14.28
Mr Danni Fransman	I&APS	14.25
Mr Edmund Stuurman	I&APS	14.28
Janine-leen James	I&APS	14.28
Ms Lize Malan	Consultant	14.6 + 14.7

3. Apologies

Emily Jane Vowles	Heritage Officer	EJV
Ms. Sofia Briel	Heritage Officer	SVB
Ms. Waseefa Dhansay	Assistant Director	WD
Ms Aneeqah Brown	Secretariat	AB

Absent

None.

4. Acceptance of the Code of Conduct

Members and staff raised their hands on the MS Teams platform to indicate acceptance of the Code of Conduct.

5. Approval of Agenda

The Committee resolved to approve the agenda of 8 June 2026 with the following additions:

- Adding item **9.10.3** - Portion 5 of Farm 119, Worcester (RB)
- Holding over item **9.3.2** – Erf 96655-RE, Newlands Swimming Pool, Newlands (RB)
- Holding over item **9.3.1**. Erven 829, 830,832, 831, 828, 18 Victoria Street, Somerset West (SB)
- **10.4** Erf 189, 61 Main Road, Wellington (CSI)
- **10.5** Erf 922, Hotagterklip Heritage Terrain, Struisbaai (CSI)
- **10.6** PM Delegations Discussion

CSI moved to adopt the agenda and RB seconded.

6. Approval of Minutes of the Previous Meeting

6.1. The Committee resolved to approve the minutes dated 25 May 2026 and 1 June 2026 with minor edits.

CSI moved to adopt the approval of the agenda and RB seconded the minutes of the meeting held on 25 May 2026.

6.2. Minutes 1 June 2026 held over to the next HOMs meeting 15 June 2026.

7. Disclosure of conflict of interest

7.1. None

8. Confidential matters

None.

9. Standing Items

9.1. Site inspections undertaken

9.1.1 None

9.2. Proposed Site Inspections

9.3. Site Inspection Reports

Item 9.3.1 and item 9.3.2. was removed from the agenda.

9.4. Preparation for upcoming Committee meetings

9.4.1. Appeal 10 June 2026

9.4.2. IACom 17 June 2026

9.4.3. BELCom 24 June 2026

9.5. Tribunal Updates (Legal)

9.5.1. PM feedback

9.6. Interim and Close-Out Reports

9.6.1. None

9.7. Incomplete Applications

9.7.1. Matters Arising: 13.14, 13.16, 13.17, 13.26

9.7.2. New Matters: 14.11, 14.15, 14.16, 14.18, 14.20, 14.21, 14.24, 14.32, 14.33, 14.34, 14.35, 14.36, 14.37, 14.38, 14.39

9.8. Decisions taken under ASD delegation

9.8.1. Matters Arising: None

9.8.2. New Matters: None

9.9. Exemption Notice 9051 of 2025: NCW graded within CoCT

9.9.1. Matter Arising: None

9.9.2. New Matters: 14.14

9.10. Archaeological Matters

9.10.1. Herold's Bay Country Estate - Portion 7 of Buffelsfontein No 204 (SB)

- It was confirmed that the archaeologist has been appointed by the developer to manage heritage-related matters for the project as seen in the attached email.
- It was noted that heritage comments issued by HWC in 2007 were reportedly not incorporated into the Environmental Authorisation or Record of Decision, and consequently no archaeological monitoring or specialist input has been undertaken to date.
- A recent site inspection found that the development footprint is limited to the southern/south-eastern portion of the property previously assessed in 2007.
- The development area has been substantially disturbed by existing services, roads, agricultural activities, and imported fill material from surrounding developments.
- Only a single possible ESA artefact was observed on a spoil heap of uncertain origin, with no archaeological material identified in exposed profiles or spoil heaps of known origin.
- Further inspections of ongoing excavations will be undertaken; however, long-term archaeological monitoring is not currently anticipated.
- A report with findings and recommendations will be submitted to HWC for consideration in due course.

FOR NOTING

The committee noted that the archaeologist has been appointed and the development has now been monitored hence the 2007 conditions of the RoD has been complied with and no further action required. HWC awaits the final reports.

9.10.2. Erf 97631, Newlands Ave, Newlands (RB)

- The appointed archaeologist has consulted with the church where the other remains from the exhumation were taken for reinterment.
- They discussed a way forward in that the remains would be cremated and interred at their garden of remembrance.
- This proposed way of internment will go out for public consultation. An advertisement space has been taken out for the local Newspaper (Southern Suburbs Tatler) and the advertisement will go out with the 11 June issue.
- There will also be on site notices and direct consultations with already identified I&APs as per the Heritage Agreement.
- HWC will await the outcome of the consultation process and the report outlining the proposed reinterment as per the Heritage Agreement.

9.10.3. Portion 5 of Farm 119, Worcester (RB)

- Further information has been provided.
- Earliest burial is from 1934 (92 years of age).
- At least four formal graves (two cremations and two burials)
- Three plaques in the walls with likely urns/cremated remains.
- Burial Ground has essentially been cut in half with some of the remains, headstones, and plaques recoverable.
- Applicant has been advised that *ex situ* material can be recovered so long without a permit (as per HOMS discussion on 1 June 2026) but any *in situ* remains and the relocation of the burial ground will require a S36(3)(b) permit. HWC awaits this submission.

9.11. Illegal Works Database: Stop Works Orders issued

9.11.1. None

9.12. Permit deadline:

9.12.1. Tuesday, 9 June 2026 COB.

9.13. SAHRIS rollout feedback (RB)

9.13.1. New header notification has been added on the applications forms to inform applicants about the current operational delays.

S35/S36 form is being worked on. A rough draft to be shown middle of next week.

There are extra, non-relevant information being uploaded to cases. RB will look into adding something to the webforms to speak to particular irrelevant information being uploaded. The following has been flagged by officers as being irrelevant: Copies of identity documents, old application forms, and rates and taxes accounts.

10. Administrative Matters

10.1. Case Review Updates (SB)

- How to Doc for reading the Case Review
- Standardise the case review.
- Case officers to populate the case review and keep up to date every week.
- Require a HOMs meeting to discuss the issues and the best way forward.
- CS & WD to join the meeting and discussions.

10.2. HOMs SOP (SB)

- Matter to be discussed at the next management meeting.

10.3. HOMs Reasons for Decision - Erf 2067, 75 Kloof Road, Fresnaye (SB)

- The reason has been approved, and it is for noting.

10.4. Erf 189, 61 Main Road, Wellington (CSI)

- The application was heard at HOMS on 13 April 2026 whereby the Committee resolved to issue the following further requirements:
 - The Committee is supportive of the proposed total demolition as there is insufficient material 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. Plans for the replacement structure must be submitted to HWC in alignment with the heritage design informants.
 3. 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. "
- The applicant is now motivating for the structure to be demolished as it poses a health and safety risk to its surrounds. HWC will then receive the further requirements accordingly.

COMMENT

The applicant must comply with the further requirements.

10.5. Erf 922, Hotagterklip Heritage Terrain, Struisbaai (CSI)

- Concern was raised in IGIC on 7 May by a member of the public regarding human remains that were discovered on Erf 922.
- Upon further investigation, the member of the public provided images of the remains which consist of two bone fragments, one loose molar, and a partial mandible with molars and lateral incisors still attached.

- The discovery had been made by a member of the public doing historical research at the Hotagterklip Fisherman Village. They had found the remains on top of a mole hill.
- The remains were covered up at the location in which they were found. A hole approximately 30cm deep was dug and the remains were placed back.
- SAPS were not called to site because it was in a known burial site, expelled to the surface by a Dune Mole Rat on its mole heap – so no accidental uncovering of recent bones by human activity, and no foul play. The assumption is that the bones were old bones in an ancestral graveyard.
- The graveyard is situated on private property (Erf 922-RE) that adjoins the proclaimed SAHRA Hotagterklip houses on Erf 1400.
- An email was sent to HWC on 15 April 2026 noting the remains that were found motivating for formal protection of the Hotagterklip terrain. The discovery was made on 24 April according to the person who reported it.

UNDER INVESTIGATION

The Committee noted the discovery, and the official will be in further communication with the person who reported the remains and the person who made the discovery.

10.6. HOMs Delegations (PM)

- Ms Penelope Meyer reminded officers of the principle of legality and the importance of exercising delegated powers within the limits of the authority granted under the NHRA and Council delegations. Decisions must be based on heritage grounds and within the scope of the relevant delegation.
- Officers exercise public powers and that decisions taken outside delegated authority, regardless of intention, may be unlawful and susceptible to review and setting aside.
- It was noted that applicants and interested parties are entitled to lawful, properly reasoned decisions. Unlawful decisions can result in delays, reputational damage and prejudice to all parties involved.
- Officers were advised to exercise caution when dealing with matters that may fall outside their delegation and, where uncertainty exists, to refer matters to the appropriate committee rather than risk exceeding delegated authority.
- Officers noted the need to distinguish between matters that require committee consideration and those that can be dealt with administratively in accordance with delegations.
- It was agreed that examples of matters that experience lengthy delays at BELCom should be documented and provided to management for discussion with BELCom.
- Officers can include HOMs' and their recommendations and comments when referring matters to committees, to ensure committees are informed of the views and concerns identified during officer review noting that this provides useful guidance to committees and assists in ensuring that officer concerns and technical assessments are placed on record.

11. Monitoring by practitioner

11.1. None

12. Discussion of the Agenda

The following items have been referred to other committees:

- 12.1.** Item 13.21 Erf 33030, Cressy Road, Garlandale, S38(4)-HIA (IACom on 24 June 2026)
- 12.2.** Item 13.3. Erf 237, 4 Kerk Street, Elim, S27-Additions & Alterations (BELCom on 17 June 2026)
- 12.3.** Item 14.12. Erf 9547, 160 Dorp Street, Stellenbosch, S27-Additions & Alterations (BELCom on 17 June 2026)

MATTERS TO BE DISCUSSED

13. MATTERS ARISING

13.1 Erf 1136, 21 Tindall Street, Robertson, S34-Total Demolition

Case No: 27718CN0309 <https://sahris.org.za/node/390594>

Ms Corne Alexander introduced the item.

DISCUSSION

- Outstanding information was requested for PoP, Demolition Plan, Streetscape photos, Langeberg Municipality comments and motivation - received on 3, 19 & 23 March, 15 April & 20 May 2026.
- Grading: Not graded
- HPO: Outside
- Status of Work: Not started
- Previous Applications: None
- Proposal: To demolish the building on the property
- Consultation:
- Langeberg Municipality supports
- McGregor Heritage Society supports and notes the building from Google Streetview to NCW.
- Montagu Heritage Association states the building is not worth saving
- Heritage Considerations: The building is assessed to be NCW and not worthy of retention. No intrinsic significance present.

DECISION

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

CN

13.2 Erf 170700, 72 Main Road, Mowbray, S34-Additions & Alterations

Case No: 28177CH0414 <https://sahris.org.za/node/396016>

Ms Corne Alexander introduced the item.

DISCUSSION

- Outstanding information: CoCT comment and RMCA comment - received on 3 June 2026.
- Graded IIIC inside HPO
- Proposal is to remove the existing roof, add four new duplex units to the existing building and alterations to the facade of the building.
- Work has not started.
- CoCT supports
- RMCA did not comment in 30 days.

DECISION

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

CN

13.3 Erf 237, 4 Kerk Street, Elim, S27-Additions & Alterations

Case No: 27510CN0223 <https://sahris.org.za/node/389890>

Ms Corne Alexander introduced the item.

CASE SUMMARY

- Outstanding information: POA, Municipal comments and a response to the objections from Agulhas Heritage Society received on 27 & 28 May and 2 June 2026. Proposal is for a new build, thus no internal photos submitted.

- Grading: Proposed grade IIIB Elim Survey. Statement of significance notes Contextual, architectural and historical significance and intrusive elements noted detracting from significance. Elim Guideline Type 2 house.
- HPO: Located within Zone 1 (Historic Core) of Elim.
- Status of Work: Started but not complete The applicant confirmed telephonically that only foundations were started to be laid by owner, but work has since stopped.
- Previous Applications:
- Proposal: For the construction of a new free standing double garage to the front of the property.
- Consultation:
 - Agulhas Municipality supports the proposed double garage and loft, subject to approval by the Elim Overseers Council and Heritage Western Cape. The municipality notes that the proposal is not considered to negatively affect the architectural character of Elim, but that a formal building plan application will still be required should heritage approval be granted.
 - FOE did not comment in 30 days
 - Agulhas Heritage Society objects and states that previous additions to the rear of the property have already impacted the character and views within the conservation area. The Association argues that further alterations, particularly the proposed northern elevation with a garage door and double-storey component, are overly modern and not in keeping with the cultural and heritage indicators applicable to the area. They express concern that the proposal would constitute overdevelopment of the site and further erode the historic character of the street and surrounding area. The Association therefore raises a formal objection, stating that the proposal does not align with the spirit and cultural context of the neighbourhood.
 - Elim Mission Station Overseers Council initially supported the proposal in their 22 Dec 2021 letter. However, the council has sent a letter to HWC dated 22 May 2026 objects to unauthorised building activities at 4 Church Street, Elim, stating that preparatory work for a proposed double-storey structure commenced without the required approvals and continued despite instructions to cease work. The EOC requests that HWC investigate the matter, take enforcement action, consider penalties in terms of the NHRA, require reinstatement of the affected area, and protect the heritage character of the Elim Moravian Mission Station.
- Response to objections:
- The owner responded to the objections and stated that the required approvals and permissions were obtained before work commenced and that they followed the prescribed processes. They argue that the proposed garage is located behind the existing dwelling, will not negatively impact the character of the area, is compatible with surrounding development, and does not constitute overdevelopment of the property.

REFERRAL

The Committee resolved to refer the application to BELCom on 24 June due to HOMs not having delegation to deal with the matter.

CN

13.4 Erf 15387 (Erf 2001-PTN), Site 5-6, Pinnacle Point, Boplaas, Mossel Bay, S27/35–Destructive Analysis Case No: HWC25052619EJV0602

Mr Ruan Brand introduced the item on behalf of Emily Jane Vowles.

DISCUSSION

- Outstanding Information received on 3 June 2026
- Graded II
- Outside HPO
- Work has not started
- Previous application 14021203TS0225M for the excavation of PP5-6 was approved in 2014.
- The proposal is for the stratigraphic analysis and micromorphology studies of the sedimentary record of PP5-6N and PP5-6S in order to enhance the understanding of the site formation processes. The latter study focuses on biogenic and anthropogenic influences on the deposits and their deposition

through the study of petrographic thin sections. These studies aim to answer the following: are there any major hiatuses across the stratigraphic boundaries at the site and are there any changes in hearth use across the long-time span of the site. The study will include 71 samples which have been viewed in person by both Iziko and the Case Officer.

- Iziko and Heritage Mossel Bay support the application.
- It was agreed that as long as Iziko have seen the material in question, that HWC and SAHRA would continue to permit the export and analysis of material under Dr. Marean's temporary care from this site, until such time as a loan agreement is in place or the material is handed over permanently to Iziko.
- The Committee noted that the blanks also hold little intrinsic value but are rather of contextual/associational value so destructive analysis is acceptable so that this data can be extracted.

DECISION

The Committee resolved to approve the Section 27/35 permit application.

EJV

13.5 Erf 1613, 17 Leinster Road, Green Point, S34–Additions & Alterations

Case No: 28589EJV0518 <https://sahris.org.za/node/398619>

Mr Ruan Brand introduced the item on behalf of Emily Jane Vowles.

DISCUSSION

- Outstanding Information received on 1 June 2026
- Graded IIIC
- Inside the Proposed Somerset Road HPO
- Work has not started
- The proposal is to convert the storeroom into a study and install a covered terrace above this structure
- CoCT support and GPRRA have no objection

DECISION

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

EJV

13.6 Erf 178626, 50 Newlands Road, Claremont, S34–Additions & Alterations

Case No: HWC25080408EJV1016

Mr Ruan Brand introduced the item on behalf of Emily Jane Vowles.

DISCUSSION

- Outstanding Information received on 2 June 2026
- Graded IIIB
- Outside HPO
- Work has been completed
- The proposal is to regularise additions and alterations to the main dwelling and the addition of a first storey flat above the garage
- CoCT support.
- The UCRRA stated that they would not have supported the proposed works if they had had the opportunity to comment beforehand, based on the following grounds:
 - The bulk / size and form of the addition above the garage is not sensitive to or in keeping with that of the existing building and has had a negative impact.
 - The roofscape, both in form and materials (i.e. sheeting vs tiles) is not sympathetic, in keeping or in context with that of the existing structure and has a negative impact.
 - The fenestration in the new addition, and especially the new pergola facing Newlands Rd, are not in keeping or sensitive to that of the existing structure and has a negative impact.

- In summary, the unapproved additions and alterations have unfortunately had a negative impact on the heritage value and significance of the existing heritage resource, namely the structure and site.
- In response to this objection, the applicant states that the apartment was not designed in disregard of heritage considerations. Rather, it was heavily influenced by the heritage approval process undertaken in 2018 and 2019 and by discussions held with Heritage officials at the City. During those discussions it was consistently conveyed that the principal heritage significance of the property lay in the original dwelling and, in particular, the north-eastern elevation visible from Newlands Road. The completed apartment is located on secondary garage and outbuilding structures situated in the south-western corner of the property and does not alter the principal heritage façade or streetscape presentation of the house. The architectural language adopted for the apartment was based largely on elements that had already received Heritage approval on the property, including low-pitched corrugated roofing, timber pergola structures, larger glazed openings and the use of practical modern window systems where replication of the original imported 1930s Burmese teak windows was not realistically possible. Similarly, the original roof tiles used on the dwelling are no longer readily available. The choice of materials therefore reflected both practical realities and design approaches that had previously been accepted during the heritage approval process. The former garage and outbuildings over which the apartment was constructed were secondary structures with aging flat asbestos roofs. Following consultation with neighbouring owners, a deliberately low-profile design was adopted so as to minimise height, preserve neighbouring views and reduce visual impact. The shallow roof pitch and associated roof sheeting were selected specifically for this purpose. Therefore, the original dwelling remains the dominant architectural feature on the property. The tiled roofscape, chimney, massing, architectural character and relationship to Newlands Road remain substantially unchanged. Importantly, the visual analysis and photographic evidence previously submitted demonstrate that the completed apartment is largely concealed from the primary public viewpoints from which the property is experienced. The heritage-significant north-eastern elevation remains substantially intact and continues to define the public perception of the property. The majority of the disputed works are situated behind that heritage resource and do not materially alter the primary street-facing elevation. Furthermore, the immediate context has evolved considerably over time having altered the architectural context of the area. Against this backdrop, the completed apartment remains subordinate to the original dwelling and has a limited impact on the broader heritage character of the streetscape.
- All parties were invited to HOMs today.
- The Committee ventilated the matter and noted that the Spanish revival architecture is quite unique in this area and context with the surrounds predominantly being graded NCW. The Committee noted that the proposal found a way to integrate the Spanish revival style by also screening this addition with the timber fenestration. Given the limited views of the property from the street in any case and that the addition was done appropriately, the Committee saw no impacts to the heritage resource.

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.

EJV

13.7 Erven 13853-RE and 144052-RE, 22 Lawley Street, Woodstock, S34–Additions & Alterations

Case No: 28346EJV0430 <https://sahris.org.za/node/397353>

Mr Ruan Brand introduced the item on behalf of Emily Jane Vowles.

DISCUSSION

- Outstanding Information received on 28 May 2026
- Graded IIIA
- Inside the Roodebloem Road HPO
- Work has not started

- The proposal is for internal alterations to accommodate a change in office layout, universal access bathrooms, an atrium, and external alterations inclusive of a new pergola and garden walls
- CoCT support. WRA has no heritage comments other than suggesting the new door on the NW elevation be timber rather than aluminium which has been incorporated in the revised design. WAAB Approved.

DECISION

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

EJV

13.8 Erf 2846, 15 Hope Street, George, S34–Additions, Alterations, & Demolition

Case No: 28612RB0519 <https://www.sahris.org.za/node/398742>

Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received 2 June 2026.
- Not graded although the heritage report recommends IIIC and the GHT comment IIIB.
- Outside of any HPO.
- Work has not started.
- Proposal is to demolish the outbuilding and to add a double garage to the house.
- George Municipality did not respond to request for comment within 30 days.
- SvDSF supported on condition as follows:
 - 1. The building is regarded as significant within its immediate context, as it represents the last remaining example of its kind in the area. The committee therefore considers it important that any alterations or additions respect the character and visual prominence of the original structure.
 - 2. The committee supports the demolition of the rear outbuildings.
 - 3. With regard to the proposed double garage to the left of the house (when facing the building), the committee recommends the following:
 - a. The garage should be recessed behind the main façade line of the house so that it does not compete visually with the historic structure.
 - b. The garage doors should be designed as two single doors rather than one large double door, in order to reduce the visual impact and prevent the garage from dominating the streetscape or overshadowing the historic character of the house.
 - 4. The committee therefore supports the application subject to the above recommendations, which are intended to ensure that the historic character and streetscape presence of the building are maintained.
- GHT supported on condition as follows:
 - 1. The building is considered to be one of the last remaining examples of its type within the George area.
 - 2. It represents a class of modest residential cottage that was once common, constructed during a period of global economic constraint where building resources were limited. Notably, it is rare to find a structure of this nature that remains in such an unaltered condition.
 - 3. The iron-clad exterior privy located on the property is likely one of the last remaining examples of its kind in George.
 - 4. It is recommended that the heritage grading assigned in the report (referenced on page 5) be reconsidered and elevated to Grade IIIB, in recognition of the building's contextual and typological significance.
 - 5. Notwithstanding the above, the Trust has no objection to the proposed development, subject to the following recommendations and design considerations being incorporated:
 - a. Garage Placement: It is recommended that the proposed garage be repositioned further back on the site to ensure that it does not visually dominate or conflict with the primary dwelling. This adjustment is also necessary to retain both end windows on the existing stoep.
 - b. Integration with Existing Roof Structure: While the proposal to position the garage under

the eaves of the existing building is supported in principle, careful consideration must be given to site levels and slope to ensure that the required parapet height is achievable. Under no circumstances should the existing roof structure, including gutters, be altered or cut into to accommodate the new addition.

- c. Demolition of Outbuilding: Although the existing privy holds historical interest, no objection is raised to its demolition, together with the storeroom and carport. The removal of these structures would facilitate the potential subdivision of the property (including panhandle access), which is considered beneficial for ensuring the long-term viability and continued preservation of the primary dwelling.
- d. Roof Treatment: The current Harvey Tile roof covering detracts from the building's historic character. It is strongly recommended that these tiles be removed and replaced with traditional 'S'-profile corrugated iron sheeting, which would significantly enhance the architectural integrity and authenticity of the structure.
- 6. In conclusion, the proposal is supported subject to the incorporation of the above recommendations, which are considered necessary to safeguard and enhance the heritage value of the property while allowing for appropriate development.
- The Committee noted that the applicant revised their design in line with these comments. In terms of the proposed garage, the design was revised to move it back and doors changed to two individual doors. It is proposed to be attached under the existing eaves. The proposal also includes the change from the Harvey Tile roof to S profile corrugated iron sheeting.

DECISION

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

RB

13.9 Erf 3931, 8 Hout Street, Paarl, S34–Additions & Alterations

Case No: 28622RB0519 <https://www.sahris.org.za/node/398872>

Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received 2 June 2026
- Graded IIIC.
- Inside the SCPAOZ of Paarl
- Previous work was approved under permit HWC25072107XM0729
- Then some deviations happened and were regularised under a S51 letter via 28277RB0422
- This proposal is now for a new carport/garage.
- DHF, Paarl 300, and DHAC offered no objection.
- The Committee noted that although the carport/garage is quite large, it is in keeping with the street's style.

DECISION

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

RB

13.10 Erf 68863, 21 Batts Road, Wynberg, S34–Minor Works

Case No: 28500RB0512 <https://sahris.org.za/node/398040>

Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received 27 May 2025.
- Graded IIIC.
- Outside of any HPO but inside the proposed Wynberg East PHA.

- Proposal is for a carport and covered veranda which are both lightweight structures that constitute minor works.
- Work is complete.
- The City grading notes its verandah (West one) as contributing to the streetscape.
- The Committee noted this streetscape facing verandah/facade as unaffected by the completed work and as such saw no impacts to the heritage resource with the completed work.

COMMENT

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

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.

RB

13.11 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.

Clive Theunissen joined

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 proved difficult for the Committee.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

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.

RB

13.12 Erf 1740, 4 Leeuwendal Crescent, Oranjezicht, S34–Extension

Case No: 28567RB0515 <https://www.sahris.org.za/node/398495>

Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received 3 June 2026.
- Previous permit claimed a grading of IIIC but not graded by the CoCT.
- Outside of any HPO.

- Proposal is for a permit extension for HWC23011206CM0119 (which was approved on 16 May 2023 - and this was submitted on 15 May 2026, so it was within time).
- NHRA triggering work entails the boundary wall alteration, bathroom extension, and internal rearrangements.
- Work has started and is underway in line with that permit.

DECISION

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

RB

13.13 Erf 3670, Fancourt Golf Estate Clubhouse, Blanco, George, S34–Additions & Alterations

Case No: 28604CSI0518 <https://www.sahris.org.za/node/398728>

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 29 May for streetscape photos.
- Work applied for has not started
- Not Graded
- Outside HPO
- Proposed work is for the refurbishment of two structures currently serving as the clubhouse including internal reconfiguration for spatial flow, and new pitched roof. The applicant recommended that the buildings be assigned a grading of NCW, as they appear to have been altered to such an extent that restoration to their original form, reportedly as stables, is no longer feasible or possible. The structures are believed to have been erected as horse stables in 1924 but currently function as administrative offices for the Fancourt Golf Estate.
- GHT provided comment and support the application noting the change in use of the structures from stables to commercial use in 1990.
- George Municipality and SvDSF did not provide comment within 30 days

DECISION

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

CSI

13.14 Erf 673, 6 Glenwood Way, Pinelands, S34–Additions & Alterations

Case No: 28562CSI0515 <https://www.sahris.org.za/node/398477>

OUTSTANDING INFORMATION:

Power of attorney with both signatures of title deed holders required.

CSI

13.15 Erf 975-RE, 42 Wellington Street, George, S34–Minor Works

Case No: 28424CSI0506 <https://sahris.org.za/node/397679>

Ms Chiara Singh introduced the item.

Ms Corlie Smart joined for the item.

DISCUSSION

- Outstanding information received 27 May and 3 June for PoP
- Work applied for has been completed
- Not Graded
- Outside HPO
- Completed work is for replacement of windows and a carport. Applicant has graded the building as NCW.

COMMENT

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

CSI

- 13.16 Erf 981, 23 Musson Street, Hermanus, S34–Additions & Alterations**
Case No: 27493CSI0222 <https://sahris.org.za/node/389825>

OUTSTANDING INFORMATION:

External photos of all elevations and roof coloured up to show regularisation of the thatch roof replacement required.

CSI

- 13.17 Erven 3779-RE & 3774, Multiple Roads, Langa, S38(1)–NID**
Case No: 28546CSI0514 <https://www.sahris.org.za/node/398423>

OUTSTANDING INFORMATION:

Power of Attorney required.

CSI

- 13.18 Portion 16 of Farm 197, Farm Sandkraal, Thembaletu, George, S38(8)–NID**
Case No: 27711CSI0309 <https://sahris.org.za/node/390415>
Ms Chiara Singh introduced the item.
Gemma Poretti (CTS) was present for the item.

DISCUSSION

- Outstanding information received June 1 for clarification regarding the proposed development and the installation of irrigation or pipelines
- Placed under investigation at HOMS on 23 March for further clarification regarding the revised proposed development including proposed infrastructure that will trigger Section 38.
- Trigger: (i) exceeding 5 000m² in extent
- Proposed development: livestock (broilers, goats, cattle, sheep), crops (limited cultivation of onions, cabbage, spinach, legumes, maize, carrots), infrastructure (livestock housing), storage (including cold units), wastewater facility, reservoirs, office block, and use of 5 existing houses). The correct layout is 1.6ha not 0.8ha, with additional tracts added at either end -- it is the same location and portion previously assessed, just a bit larger. There will be no irrigation or pipelines which exceed 300m.
- Current zoning/land-use: Agricultural
- Built environment: No impacts to any historical structures are anticipated
- Visual impacts: No visual impacts are expected as it is an agricultural initiative
- Archaeology: No archaeological resources were identified
- Palaeontology: Palaeo sensitivity on the SAHRIS palaeo map is unknown

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.

CSI

- 13.19 Erf 13262 (formerly Erf 805-RE), Helderberg University Residence, Piet Retief Street, Stellenbosch, S34-Minor Works**
Case No: 28509SVB0512 <https://sahris.org.za/node/398059>

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

DISCUSSION

- This matter was on the agenda of the HOMs 25 May meeting, however it was marked as incomplete, as the committee required a resolution from the university.
- The property is Not Graded and is within Stellenbosch Historic Core.
- Work has not started.
- The proposal is for various balcony enclosures and internal door replacements.
- A previous permit was issued for this property in February 2026 (27298CH0205) Stellenbosch Municipality & Helderberg Alumni Association objected to aspects of this proposal, however HOMs resolved that there was no impact to heritage resources.
- Stellenbosch Municipality did not respond.
- Stellenbosch Interest Group acknowledged receipt but did not issue a comment.
- Stellenbosch Heritage Foundation did not respond.
- Helderberg Alumni did not respond.
- CIFA did not respond.

DECISION

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

SVB

13.20 Erven 2662 & 15654, Cathedral & Memorium Street, S35-GPR
Case No: HWC26042901SB0408

HELD OVER

The application is being held over to the Heritage Officers' Meeting (HOMs) on 15 June 2026 to provide case officer with more time to review the matter.

SB

13.21 Erf 33030, Cressy Road, Garlandale, S38(4)-HIA
Case No: HWC24101108XM0304
Ms Stephanie Barnardt introduced the item.

CASE SUMMARY

- The revised HIA dated 2026
- IACom previous further requirements:
 - The development as proposed cannot be considered as the HIA does not meet the requirements of S.38(3) of the NHRA for the following reasons:
 - 1. The recommendations of the archaeological impact assessment have not been fully integrated into the HIA report or interrogated in the HIA and there is a lack of clarity how and when recommendation 3 in particular is to be complied with.
 - 2. There is a lack of clarity how the HIA recommendation regarding monitoring is to be implemented, including resolving the issue of exhuming and reburial. It should be noted that that these issues can only be resolved once the recommendation set out above has been addressed. The above information must be compiled in a revised integrated HIA that complies with Section 38(3) and is subject to a further 14-day consultation period which includes all identified interested and affected parties (including all parties making representation at IACom meeting 18 February 2026).
 - The HIA dated June 2026 version incorporates the additional archaeological reports requested by HWC, including the 2025 Louisa Hutten and PGS assessments. It now expressly says all three archaeological recommendations were integrated, and it adds a monitoring method The report further says the archaeological implications of previous studies were integrated into chapters 10.4, 12, 13, 16 and 17. (3 - The registered, and identified next-of-

kin, whose known relatives are buried on the Study Site, should have their wishes honoured regarding the reinternment of their family at the new Columbarium at St Marks in Athlone).

- Then regarding requirement 2, revised HIA was circulated to all IAPs for another 14-day consultation period. The Black River Interest Group submitted comments raising concerns regarding the timing of the revised HIA, access to burial and cremation records, the possibility of remaining human remains on site, the adequacy of public consultation, and the significance of a previously identified stone artefact.
- In response, the consultant noted that these matters had been raised and considered during previous IACom meetings and no new information was provided. The issue of access to burial records was previously determined to be a matter between the interested parties and the Anglican Church, as custodian of the records. Concerns regarding the presence of remaining human remains were addressed through the archaeological assessments and scientific analyses undertaken by the specialists, which provided explanations for discrepancies between burial and exhumation numbers. The adequacy of public participation had previously been accepted by the committee, and the significance of the stone artefact had been assessed by archaeological specialists, who concluded that it was not of sufficient significance to affect the findings of the HIA.
- The consultant concluded that no new information had been submitted by the I&APs that would warrant reconsideration of the findings or recommendations of the revised
- The committee notes that the HIA has responded to the requirements issued by IACom on 26 February 2026, including the incorporation and assessment of the archaeological recommendations and the provision of a methodology for archaeological monitoring.
- Concerns were raised regarding whether all previous requirements, particularly Recommendation 3 and residual burial concerns, had been adequately addressed. Members noted that the sufficiency of these responses falls within IACom's mandate to assess.
- It was agreed that the procedural requirements have been met and that the matter should be referred to the in-person IACom meeting scheduled for 17 June 2026 for further consideration and determination.

REFERRAL

The Committee resolved to refer the revised HIA to IACom on 17 June 2026 as the applicant has responded to the further requirements of IACom.

SB

13.22 Erven 264 & RE/248, 3 Goosen Road, Prince Alfred Hamlet, S34-Additions and Alterations

Case No: 28591SB0518 <https://www.sahris.org.za/node/398621>

Ms Stephanie Barnardt introduced the item.

DISCUSSION

- Proposal: Maintenance and Repair as per the Structural Engineer's Report for rehabilitation, restoration, and stabilisation of building. The report proposes remedial action for the walls, roofs and floors.
- The heritage building was possibly built between 1910-30 and the outbuilding 1960.(barn and residential). Significant structural defects noted in barns, including bulging walls and roof deflection. The residence shows signs of rising damp and compromised timber floors.
- Proposed Remedial and Rehabilitation Works: Barns require stabilization of walls and roofs, including buttressing and mechanical ties. Residence floors need treatment for rising damp and potential restoration of timber floors. Lean-to is slated for demolition, while stoep requires slab repairs.
- Work start: No
- Grade: not graded, suggested 3C
- HPO: outside
- Historical significance is linked to Johannes Cornelis Goosen, who played a key role in the town's development and naming.
- Comments: Witzenberg Municipality viewing it as minor works with no further comments.

DECISION

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

SB

13.23 Erf 114521, 14 High Street, Woodstock, S34-Additions & Alterations

Case No: HWC25072115CN0805

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 28 May 2026.
- Previously HOMs requested for comment from WRA as it was outstanding from the application.
 - Prior discussions requested the applicant to address the conservation body concerns and the applicant has submitted revised plan/ response to the concerns. the Noted that the illegally built brick wall along the west side of the property will be demolished and that the unauthorised wooden slats on the steel balustrade above the existing boundary wall will be removed.
- The proposal is for additions and alterations to the existing house.
- The work has partially started building the garage area on the corner for concerned
- safety and security concerns as had been burgled a few times. The area started building
- will now be part of the extended bedrooms. The owner requires the additional spaces, and we are also improving the layout of the house to suit the extended family's requirements.
- Graded IIIC
- Inside HPO
- CoCT comment: The proposal has been amended in such a way that the western extension of the house towards Ravenscraig Road now forms part of modified bedrooms rather than a garage extension as before. The introduction of windows along this edge allows for a much-improved street interface. A 50mm plinth has been added to the lower portion of the wall to visually break up the vertical extent of the height. A carport addition is provided to the north of the site. It is noted that the unauthorised wooden slats on the steel balustrade above the existing boundary wall will be
- removed. E&HM is supportive of the amended proposal as being sufficiently sensitive to the heritage value and character of the terrace and the context.
- WAAB does not support with amendments to entrance doors, notes elevation to be setback to allow for continuation of the heritage style boundary wall, windows to be set back and height to be taken into consideration
- applicant has submitted revised updated plan with notes indicating adjustments to respond to the concerns around entrances, boundary wall continuation, and window setbacks/height concerns raised by WAAB, the majority of work shown has been initiated but not completed with no major impact.
- WAC latest comment: We do not support the works along the western boundary and encourage you to find a solution through keen and inventive design.
- However, it is noted that the E&HR Branch support your proposal – as noted in their comments 2025.06.03.
- WRA comment: WRA has no heritage comments. notes that the proposed high-level window on the western side of the South Elevation doesn't seem to fit with the other windows and the heritage pattern

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 resources.

XM

13.24 Erf 1176, 158 Milton Road, Sea Point, S34-Additions & Alterations

Case No: HWC25102115XM1027

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The outstanding information was received on 29 May 2026.
- The application is for additions and alterations for the refurbishment of the interior for a pizza outlet.
- The work has been completed
- Graded IIIB
- The subject property is not located within the Sea Point HPOZ.
- CoCT supports
- SFA and SFB did not provide comment within 30 days

COMMENT

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

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

13.25 Erf 2423, 4 Handel Road, Somerset West, S34-Additions & Alterations

Case No: 28452XM0508 <https://www.sahris.org.za/node/397946>

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The outstanding information was received on 25 May 2026.- locality map submitted separately
- The application is for additions and alterations for a proposed second dwelling on the existing property.
- Work has not started
- Not Graded, City graded NCW
- CoCT comment: Proposed Grading: Not Conservation Worthy (NCW) This building is not conservation worthy. The City therefore declines its opportunity to comment on this case from a heritage point of view and requests that HWC accepts and concludes this permit application without the City's comment
- HRF supports

DECISION

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

XM

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

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

OUTSTANDING INFORMATION:

Streetscape photographs required.

XM

13.27 Erf 10383, 15 Tokai Road, Tokai, S34-Minor Works

Case No: 28599XM0518 <https://www.sahris.org.za/node/398714>

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The outstanding information was received on 03 June 2026.
- The application is for minor additions and alterations to change the position of the front door.
- Work has not started

- Not Graded
- Outside HPO

DECISION

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

XM

13.28 Erf 54303-RE, 14 Queen Victoria Road, Claremont, S34-Additions & Alterations

Case No: 28280XM0422 <https://www.sahris.org.za/node/396305>

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The outstanding information was received on 01 June 2026.
- The application is for minor additions and alterations for an additional storey as well as internal alterations.
- Work has not started
- Graded IIIC
- Outside HPO
- CoCT supports
- GLCA has no objections

DECISION

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

XM

14. NEW MATTERS

14.1 Erf 2125, 12 Second Avenue, Paarl, S34-Additions & Alterations

Case No: 28656CSI0521 <https://www.sahris.org.za/node/399134>

Ms Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Previous application: 27271CN0203 - S51 letter issued for minor internal alterations, solar panels and a new carport.
- Not Graded
- Outside HPO
- Proposed work is for an enclosed stoep and new roof sheeting and converted bedroom with en-suite
- DHAC and Paarl 300 provided comment and support the application
- DHF provided comment and support the application but noted that the provided documentation included a lack of photos, particularly external elevations and streetscape photos, which made the application difficult to assess.

DECISION

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

CSI

14.2 Erf 46507, 179 Main Road – Unit 7, Section 34, Rondebosch, S34-Minor Works

Case No: 28642CSI0520 <https://www.sahris.org.za/node/398920>

Ms Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Not Graded
- Outside HPO
- Proposed work is for internal reconfiguration to create an open plan kitchen/dining space by changing the existing bedroom 2 into a dining room and demolishing the wall between bedroom 2 and the kitchen for an open plan space.
- The body corporate provided a letter of support

DECISION

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

CSI

14.3 Erf 52540, 62 Leger Road, Claremont, S34-Minor Works

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

Ms Chiara Singh introduced the item.

OUTSTANDING INFORMATION:

PoA giving other title deed holder authorisation, PoP for outstanding amount, coloured up plan required.

CSI

14.4 Erf 53384-RE, 3 Albert Street, Claremont, S34-Total Demolition

Case No: 28628CSI0520 <https://www.sahris.org.za/node/398885>

Ms Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Graded IIIC
- Outside HPO
- Proposed work is for the total demolition of the structure
- CoCT provided comment and supported the application noting that the existing building is not worthy of retention in its current form. It is further noted that the erf is located inside the Harfield Village LOA. Any new development proposals must adhere to the set guidelines as per the City of Cape Town Municipal Planning By-Law,
- HVA did not provide comment within 30 days. They requested the replacement structure which was supplied to them, but they issued no further comment.

DECISION

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

CSI

14.5 Erf 787, Hamman Street, Stellenbosch, S34-Minor Works

Case No: 28685CSI0522 <https://www.sahris.org.za/node/399294>

Ms Chiara Singh introduced the item.

Katherine Robinson (SM) was present for the item.

Lize Malan

DISCUSSION

- Work applied for has not started
- Not Graded - SHS map
- Outside HPO

- Proposed work is for internal reconfiguration to the Virginia Way Offices and two new covered walkways.

DECISION

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

CSI

14.6 Portion A of Farm 1850, Farm Rhebokskloof, off Noord Agter Paarl Road, Paarl, S38(1)–NID

Case No: 28733CSI0526 <https://www.sahris.org.za/node/399396>

Ms Chiara Singh introduced the item.

Mr. Clive Theunissen (DHAC) and Ms Lize Malan (consultant) were present for this item.

DISCUSSION

- Trigger: S38(1)(d) Rezoning of a site exceeding 10 000m² in extent.
- Previous applications: 20070603TZ0710E - S34 application for adds & alts to the St Felix werf structures
- 21061407SB0621E - S38(8) NID application for parcels of development over the property.
- Proposed development: Subdivision of a portion of the farm Rhebokskloof which contains the St Martin werf, from the remainder of the farm and the rezoning to Open Space for the purpose of establishing a visitors' centre.
- Current zoning/land-use: Agriculture I
- Built environment: The St Felix werf contains a number of historic buildings of heritage significance. The rezoning application does not include any proposals for alterations or additions to the buildings or werf.
- Visual impacts: The St Martin werf is a IIIA graded cultural landscape, noted as a picturesque werf in an oak setting. The subdivision and rezoning will not have a negative impact. Two scenic routes in the area.
- Archaeology: No identifiable archaeological resources.
- Palaeontology: Sensitivity on the SAHRIS palaeo map is insignificant
- HOMS Discussion:
- It was noted by DHAC that the werf is in a neglected state and that there are two scenic routes which need further consideration. DHAC further suggested that an SDP be submitted for the further development of the site before the rezoning and subdivision is approved.
- The consultant noted that the werf is significant and noted that the owners are aware that any physical development would require further submissions to HWC. The consultant further noted in response to DHAC that in order to proceed with any further development, the rezoning and subdivision will be required in order for the owners to sell portions of the land which are not being considered for development.
- The Committee noted that there are impacts to the subdivision and rezoning. There is no clear indication of further development as there is no SDP to assess or understand what the rezoning would allow for. The piecemeal approach is difficult to assess especially in terms to the broader cultural landscape, and it would be easier to assess the development of the site holistically. There is no impact at present with the rezoning and subdivision. Any future development will be subject to further NID applications made to HWC. The buildings are graded IIIA and are in a deteriorating condition and would need to be restored.

DECISION

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

CSI

14.7 Portion B of Farm 1850, Farm Rhebokskloof, off Noord Agter Paarl Road, Paarl, S38(1)–NID

Case No: 28731CSI0526 <https://www.sahris.org.za/node/399396>

Ms Chiara Singh introduced the item.

Mr. Clive Theunissen (DHAC) and Ms Lize Malan (consultant) were present for this item.

DISCUSSION

- Trigger: S38(1)(d) Rezoning of a site exceeding 10 000m² in extent.
- Previous applications: 20070603TZ0710E - S34 application for adds & alts to the St Felix werf structures
- 21061407SB0621E - S38(8) NID application for parcels of development over the property.
- Proposed development: Subdivision of Portion B of Farm 1850, Paarl - the St Felix werf of Rhebokskloof and rezoning to Open Space to accommodate a visitors' centre.
- Current zoning/land-use: Agriculture I / Restaurant, winery, function venue
- Built environment: The St Felix werf contains a number of historic buildings of heritage significance. The rezoning application does not include any proposals for alterations or additions to the buildings or werf.
- Visual impacts: The St Felix werf on this portion is a IIIA graded cultural landscape, noted as a werf with heavily restored L19th homestead. The subdivision and rezoning will not have a negative impact.
- Archaeology: No identifiable archaeological resources.
- Palaeontology: Sensitivity on the SAHRIS palaeo map is insignificant

DECISION

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

CSI

14.8 Erf 11391, 2 Nerina Avenue, Fish Hoek, S34-Additions & Alterations

Case No: 28626CN0519 <https://www.sahris.org.za/node/398880>

Ms Corne Alexander introduced the item.

DISCUSSION

- Grading: Not graded
- HPO: Outside
- Status of Work: Not started
- Previous Applications: None
- Proposal: For the construction of a new covered patio and pergola at the rear of the property, the enclosure of portions of the existing verandah, internal reconfiguration of living spaces and alterations to openings.
- Consultation:
- CoCT supports

DECISION

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

CN

14.9 Erf 29112-RE, Napier Street - D'Olyfboom Estate, Paarl, S34-Minor Works

Case No: 28654CN0521 <https://www.sahris.org.za/node/399102>

Ms Corne Alexander introduced the item.

Mr. Clive Theunissen (DHAC) & Ms. Nicolene Visser (DHF) were present and joined in the discussion of the item.

DISCUSSION

- Grading: Proposed grade II
- HPO: Outside
- Status of Work: Not started

- Previous Applications: 14031104GT0312E - Alterations, approved, permit date 4 May 2015.
- Proposal: To complete alterations previously approved under the 2015 permit that has since lapsed with some minor deviations. The works include internal reconfigurations, enlargement of openings between the dining room, lounge and study, conversion of two lounge windows into doors, relocation of the guest WC and an internal door, enlargement of an en-suite bathroom, revised western steps, and alterations to retaining walls.
- The Drakenstein municipality has a verbal objection regarding the widen and removal of internal fabric...
- DHAC raised concerns regarding widening of openings and changes to fenestration. Example of early settler development of the area, linear erf. The farm contributes to the character of the town. DHF had concerns regarding considering the work as minor, as they were consulted on 21 May 2026 and stated the consultation period is still open.
- The committee deemed the deviations minor in nature but since I&AP's expressed concerns within the meeting, the committee supported that comments must be obtained. Also noting the 30-day consultation period is still open and only ends on 21 June.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. Comments must be obtained from DHAC, Paarl 300 and DHF within the 30-day consultation period.

CN

14.10 Erf 5321, 30 Amandelboom Avenue, Kleinmond, S34-Additions & Alterations

Case No: 28683CN0522 <https://www.sahris.org.za/node/399205>

Ms Corne Alexander introduced the item.

DISCUSSION

- Grading: Not Graded
- HPO: Outside
- Status of Work: Not started
- Previous Applications: None
- Proposal: For a new covered patio and braai area, a new double garage with a roof terrace, and the addition of a double-storey studio/accommodation unit above the existing outbuilding. Minor internal alterations and associated external works are also proposed
- Consultation:
- OHAC recommends the applicant submit to HWC.

DECISION

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

CN

14.11 Erf 768, 15 Clydebank Road, Green Point. S34-Additions & Alterations

Case No: 28669CN0522 <https://www.sahris.org.za/node/399181>

OUTSTANDING INFORMATION:

I&AP comments required.

CN

14.12 Erf 9547, 160 Dorp Street, Stellenbosch, S27-Additions & Alterations

Case No: 28672SVB0522 <https://www.sahris.org.za/node/399185>

Ms Corne Alexander introduced the item.

CASE SUMMARY

- Outstanding information: Title Deed required

- Grading: II
- HPO: Inside Historic Core
- Status of Work: Not started
- Previous Applications: 16060105HB0601M; 15120405HB1204M; 110908SD06D
- Proposal: The proposal is for alterations and upgrades to the historic Stellenbosch Hotel fronting Dorp and Andringa Streets. Works include replacing the existing thatch roof with corrugated metal sheeting, converting the roof space into hotel accommodation with rooflight balconies, reconfiguring internal spaces to provide a new hotel entrance, reception, lounge and restaurant facilities, alterations to windows and openings, and associated internal and external refurbishment works.
- Consultation:
 - Stellenbosch Municipality unanimously rejected the proposal and requested a meeting be held with the applicant to discuss the proposal.
 - SIG objects to the proposal, stating that it fails to respect the hierarchy between the historic 1710 Dorp Street building and the later 1986 Andringa Street addition. Concerns include the enlargement and alteration of windows, introduction of a new central entrance within the later addition, replacement of divided-pane timber windows with single-pane glazing, insertion of rooflight balconies, internal alterations to the historic building, and the removal of the existing thatched roof. SIG considers these interventions to diminish the heritage significance of the historic structure and negatively impact the streetscape character of Stellenbosch.
 - SHF objects to the proposal, stating that the proposed interventions would materially alter the heritage character of the Grade II Provincial Heritage Site and effectively reduce its significance. SHF does not support the proposed street-facing rooflights and roof balcony windows, citing their impact on the historic roofscape and the precedent they may set. Concerns are also raised regarding the relocation of the main entrance from the principal Dorp Street building to the secondary Andringa Street wing, which is considered to disrupt the established heritage hierarchy of the complex. SHF further questions the proposed alterations to the rear roof configuration and considers that the additional accommodation can only be achieved at the expense of the building's heritage value.

REFERRAL

The Committee resolved to refer the application to BELCom on 24 June due to HOMs not having delegation to deal with the matter.

CN

14.13 Erven 2286-RE and 16357, 18 and 18A, Verreweide Road, Stellenbosch, S34-Total Demolition

Case No: 28704CN0525 <https://www.sahris.org.za/node/399333>

Ms Corne Alexander introduced the item.

DISCUSSION

- Grading: Not Graded
- HPO: Outside
- Status of Work: Not started
- Previous Applications: None
- Proposal: Demolition of the main house and garage buildings.
- Consultation:
 - Stellenbosch Municipality did not comment in 30 days.
 - SIG has no objection.
 - SHF did not comment in 30 days.
 - Resident on property. Ms. Hulett objects to the proposed demolition, arguing that the dwellings are among the few remaining older buildings in the area and contribute to the historic character, identity and streetscape of Stellenbosch. She contends that their demolition would result in a loss of local heritage significance and requests that the buildings be retained.
- Heritage Considerations: The buildings are modest mid-20th century structures that have not been identified as heritage resources and are located outside any recognised HPO or significant heritage

context. The surrounding area has undergone substantial transformation through redevelopment, student accommodation and higher density buildings, resulting in a streetscape with limited historic cohesion. Given the absence of notable architectural, historical or contextual significance, the demolition is not considered to result in a material impact on heritage resources.

DECISION

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

CN

14.14 Erf 1523, 22 Redlands Street, Milnerton, S34-Additions & Alterations

Case No: 28703RB0525 <https://www.sahris.org.za/node/399332>

CASE SUMMARY

- Graded NCW by the CoCT.

COMMENT

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

RB

14.15 Erf 1656, 14 Albert Road, Tamboerskloof, S34-Minor Works

Case No: 28646RB0521 <https://www.sahris.org.za/node/399007>

OUTSTANDING INFORMATION:

SAHRIS profile needs to reflect the full name of the applicant, a drawing set showing proposed and completed work (i.e., for regularisation) as properly coloured up and annotated as such (and pending the extent of that work, consultation may be required), and streetscape images required.

RB

14.16 Erven 1062 & 1063, Voortrekker Street, Citrusdal, S38(1)-NID

Case No: 28789RB0601 <https://www.sahris.org.za/node/400909>

OUTSTANDING INFORMATION:

The S38(1) application relates to the demolition of two structures older than 60 years over two erven (less than 2500sqm) and as such triggers S34(1) of the NHRA and is the more appropriate mechanism for handling the application.

RB

14.17 Erf 174306, Cape Town Harbour, S38(8)-NID

Case No: 28740RB0527 <https://www.sahris.org.za/node/399417>

Mr Ruan Brand introduced the item.

DISCUSSION

- S38(8) with DEA&DP as the authorising authority.
- Applicant claims no trigger in terms of S38(1).
- Proposal entails increasing the diesel and bitumen storage capacity in phases through the demolition of 5 tanks and replacing them with 6 tanks as well as modified pipelines, demolition two truck loading gantries and building five.
- The proposal is on top of the Duncan Dock (construction completed in 1945) and as such would not impact underlying geology and only backfill used in the dock's construction would be affected in terms of archaeology.
- The site is within the Cape Town harbour and as such, visually there is no change in character.

COMMENT

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

RB

14.18 Erf 193, 151 Old Cape Road, Knysna, S38(1)-NID

Case No: 28792RB0106 <https://www.sahris.org.za/node/400919>

OUTSTANDING INFORMATION:

The S38(1) application relates to the renovation of a structure older than 60 years and as such triggers S34(1) of the NHRA and is the more appropriate mechanism for handling the application.

RB

14.19 RE Farm Doornkraal No 831, Malmesbury, S38(1)-NID

Case No: 28635RB0520 <https://www.sahris.org.za/node/398900>

Mr Ruan Brand introduced the item.

DISCUSSION

- S38(1) submission with the applicant claiming no trigger.
- Application is for the rezoning of the Remainder of Farm Doornkraal No 831 from Agricultural Zone 1 to Agricultural Zone 2 together with a consent use application
- The applicant states that the total number of structures affected relates to 1272 square meters and that only one structure is older than 60 years, but no alterations or demolitions are proposed (i.e., not triggering Section 34).
- Officer sees the applicant as misinterpreting what constitutes a site in terms of S38(1)(d) and this rezoning is for a site greater than 10 000 sqm (the farm is 449ha).
- Palaeo is blue/low.
- Archaeologically, there is no proposed ground disturbing activities.
- Visually, there is no proposed development, just rezoning and consent use to formalise activities happening on site.

DECISION

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

RB

14.20 Farm 1727, Old Hermon Road, Wellington, S38(1)-NID

Case No: 28119RB0411 <https://www.sahris.org.za/node/395895>

OUTSTANDING INFORMATION:

Images, POA, and proper shapefile .kml required.

RB

14.21 RE Portion 2 of Farm No 349, Elandsfontein, Malmesbury, S35-Destructive Analysis

Case No: RB0602

OUTSTANDING INFORMATION:

POP, CB comment, locality map, repositroy agreement required.

RB

14.22 Erf 117776-RE, 1 Harrington Street, Cape Town, S34-Additions and Alterations

Case No:28652SB0526 <https://www.sahris.org.za/node/399100>

Ms Stephanie Barnardt introduced the item.

DISCUSSION

- Proposal: partial demolition, alterations and redevelopment that including retention and restoration of the corner heritage building (Building A) and a new mixed-use building behind it (retail/active ground floor, offices/amenities, and residential units above).
- Work start: no
- Grade: Building IIIA (corner Harrington/Longmarket) graded IIIB (City inventory) other on-site buildings are assessed as Not Conservation Worthy (NCW) or IIIC for Building D, B, C
- HPO: inside, Central City Heritage Protection Overlay.
- Comments: City of Cape Town (E&HM) comment: In principle supportive of redevelopment provided Building A is retained and the design is sensitive, but raised concerns about excessive height and scale
- CIBRA (City Bowl Residents & Ratepayers): Application supported
- ClfA no response while Cape Town Heritage Foundation indicated they would not comment.
- Archaeological sensitivity (monitoring required for earthworks; potential for archaeological deposits), requirement for heritage monitoring during works and structural methodology to protect Building A; reuse of salvaged fabric recommended as in prior approvals.
- HO: Please can the committee check if the POA and delegation of authority is in order? I do not see POA allowing Rennie Scurr Adendorff power to do the application but there is the previous form and signed. Committee to decided is this is acceptable. Given the objection, I would refer this BELCom but willing to hear the committee's opinion.
- Previous permit (21120607MS0211E) - Additions, Alterations & Partial Demolition dated 24 May2026
- The committee noted the City's conditional support for the proposal, including support for the re-use of the heritage structure, subject to HWC approval of the restoration works.
- It was noted that the City's concerns regarding balconies projecting beyond the footprint of Building A do not appear to apply to the revised plans, which indicate that the heritage building will be retained.
- Furthermore, the remaining comments from the City relate primarily to urban design and refinement matters that will be addressed through the land use planning process.
- The revised proposal was considered to be a reduction from the previously approved scheme, with no identified additional negative impacts on heritage resources.

DECISION

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

SB

14.23 Erf 13166, Off R301, Wellington, S38(1)-NID

Case No: 28625SB0520 <https://www.sahris.org.za/node/398879>

Ms Stephanie Barnardt introduced the item.

Clive Theunissen were present and took part in the discussion.

DISCUSSION

- Proposed: Construction of a single residential dwelling and outbuilding on a vacant residential erf.
- Trigger: S38(1)(c) – development exceeding 5 000m² in extent.
- Other: Site is vacant and located within an established residential area. Previous NID applications for a single residential dwelling were approved in 2022 and 2025.
- (21091009AM0117E/ HWC21091009) - NEW SINGLE RESIDENTIAL UNIT
- (HWC25061204RB0617) - NEW SINGLE RESIDENTIAL UNIT
- Grade: Not graded
- HPO: Outside
- Heritage resource: No built heritage resources identified on the property. A natural stream occurs along the southern boundary; the proposed development is located more than 25 m from the stream.
- Archaeology: No archaeological resources identified. Given the extent of previous disturbance associated with residential development and landscaping in the area, archaeological impacts are unlikely.

- Palaeontological: According to SAHRIS unknown and moderate, however site has been disturbed and no impacts considered unlikely.
- Visual/Cultural: No significant visual, cultural landscape, or living heritage impacts anticipated.
- Consultant recommends: No further heritage studies required.

DECISION

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

SB

14.24 Erf 2267, 6 Stellenberg Road, Pinelands, S34-Additions and Alterations

Case No: 28662SB0522 <https://www.sahris.org.za/node/399149>

Ms Stephanie Barnardt introduced the item.

OUTSTANDING INFORMATION:

The written City of Cape Town comment is required.

SB

14.25 Portion 2 of Farm 841, Off Fraaigelegen Road, Southern Paarl, S38(8)-NID

Case No: 28674SB0522 <https://www.sahris.org.za/node/399189>

Ms Stephanie Barnardt introduced the item.

Lize Malan, Clive Theunissen were present and took part in the discussion.

DISCUSSION

- Proposed: Development of a residential estate comprising 128 residential erven, a clubhouse, associated infrastructure, and access from Fraaigelegen Road.
- Trigger: S38(8) NEMA application; development exceeding 5 000 m² in extent.
- Other: Property forms part of the historic farm De Hoop, originally granted in 1692 and later incorporated into Farm 841. The site is currently undeveloped agricultural land within a broader agricultural landscape south of Paarl.
- Grade: not graded
- HPO: outside
- Heritage resource:
- No built heritage resources older than 60 years or other identified heritage resources occur within the proposed development footprint. The site forms part of a historic agricultural landscape but has been substantially transformed through cultivation and plantation activities.
- Archaeology:
- No archaeological resources identified in the NID. Agricultural activities have likely disturbed portions of the site. Archaeological sensitivity appears low, although chance finds procedures should apply.
- Palaeontological:
- No palaeontological resources identified in the NID. According to SAHRIS, low and moderate however agricultural land and unlikely to impact. Chance finds recommended.
- Visual/Cultural:
- The development will transform a portion of the agricultural landscape; however, no significant cultural landscape resources have been identified within the site. The surrounding area remains predominantly agricultural.
- Consultant recommends: NFS
- The committee note that the site is not near scenic routes and there is no visual concerns.

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

- 14.26 Erf 1229, 31 Geldenhuys Street, Malmesbury, S34-Minor Works**
Case No: 28106SB0525 <https://www.sahris.org.za/node/395864>
Ms Stephanie Barnardt introduced the item.

DISCUSSION

- As built plans
- Work start: yes
- Grade: IIIB
- HPO: outside
- Comments: Swartland note that the plans do not align,
- Previous permit: Additions and Alteration (220426TZ0714E) dated 4 August 2022.
- The committee note that as built as noted in the motivation noting that original plans approved by HWC, together with the revised plans indicating all changes undertaken.

COMMENT

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

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

SB

- 14.27 Portion 58 of Farm Hans Moes Kraal 202, Off Hibiscus Street, George, S34-Additions and Alterations**
Case No: 28689SB0526 <https://www.sahris.org.za/node/399307>
Ms Stephanie Barnardt introduced the item.

DISCUSSION

- Proposal: Main dwelling converted to 4 en-suite guesthouse. Cottage modified for additional dwelling unit. All original fabric retained
- Work start: no
- Grade: not graded
- HPO: outside
- Comments: George municipality did not provide a comment within 30 days, George Heritage Trust and Simon van der Stel Foundation had on objection.

DECISION

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

SB

- 14.28 Portion 6 of Farm 407 Caledon, Off R316, Caledon, S38(8)-NID**
Case No: 28738SB0527 <https://www.sahris.org.za/node/399415>
Ms Stephanie Barnardt introduced the item.
Cindy Postlewayt, Samantha Satisfied, Edmund Stuurman joined in the discussion of the item.

DISCUSSION

- Proposed: Establishment of development rights for future urban development on Portion 6 of Farm 407, Caledon, within the urban edge. The proposal remains at the initiation phase, with the final development footprint and layout to be informed by environmental and specialist studies.

- Trigger:
- S38(1)(c)(i) – development exceeding 5 000 m² in extent;
- S38(1)(d) – rezoning of a site exceeding 10 000 m² in extent;
- S38(8) – NEMA process required.
- Other:
- Approximately 100–120 ha of agricultural land situated on the eastern urban edge of Caledon. The site falls within an area identified as a future growth area in the municipal SDF and occupies a visually prominent ridgeline adjacent to the R316 and the historic approach to Caledon.
- Grade: not graded.
- HPO: Outside
- Heritage resource:
- No built heritage resources have been identified on the property. However, the site is located adjacent to the historic Mill Street/Wagenweg corridor, the rural valley associated with the historic entrance to Caledon, and within the broader setting of the historic Warm Baths area. Potential cultural landscape and townscape significance has not yet been assessed.
- Archaeology:
- The site has been extensively cultivated but may contain dispersed Early Stone Age material. Previous archaeological finds have been recorded in the Caledon area. Archaeological significance and impacts require assessment.
- Palaeontological:
- The site falls within an area of very high palaeontological sensitivity and specialist assessment is required.
- Visual/Cultural:
- Potential impacts on the rural landscape, urban edge, scenic qualities of the R316 secondary scenic route, and the historic setting of Caledon have not yet been assessed. The site occupies a prominent ridgeline and may affect significant contextual heritage resources.
- Consultant recommends:
- Heritage Impact Assessment including specialist Archaeological, Palaeontological, Cultural Landscape and Visual Impact Assessments.
- The committee note that there is reasonable cause to believe that heritage resources may be affected by the proposed development. The proposal has the potential to impact archaeological resources, palaeontological resources, cultural landscapes, scenic qualities, and the historic setting of Caledon. A Heritage Impact Assessment incorporating Archaeological, Palaeontological, Landscape and Visual specialist studies is required.

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. Palaeontological Impact Assessment.
3. Cultural Landscape Assessment.
4. Visual Impact Assessment.

SB

14.29 Erf 738, 24 Pleasant Place, Pinelands, S34-Additions and Alterations

Case No: 28746SB0527 <https://www.sahris.org.za/node/399779>

Ms Stephanie Barnardt introduced the item.

DISCUSSION

- Proposal: extension for existing stoep and a new front door entrance
- Work start: no
- Grade: IIIC
- HPO: inside
- Comments: PRRA stamped plans and indicated no objection. CoCT has no objection.

- Previous permit: Additions & Alterations (HWC23051604RG0522) dated 31 May 2023.

DECISION

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

SB

14.30 Erven 4089, 4090, 6761, Corner Knysna Road/ Third Street, George, S38(1)-NID

Case No: 28769SB0602 <https://www.sahris.org.za/node/400354>

Ms Stephanie Barnardt introduced the item.

DISCUSSION

- Proposed: Consolidation of Erven 4089, 4090 and 6761, rezoning, demolition of existing buildings, and redevelopment as a four-storey mixed-use commercial and office building with two basement parking levels.
- Trigger:
- S38(1)(c)(ii) – development involving three or more erven.
- Other:
- Site situated along the Knysna Road commercial corridor within an established urban environment characterised by business, office, residential and mixed-use development.
- Grade:
- NCW (existing structure on Erf 4090 assessed as Not Conservation Worth).
- HPO: Outside
- Heritage resource:
- One structure older than 60 years remains on Erf 4090; however, it has been substantially altered and retains limited historic fabric. The consultant has assessed it as NCW. No other significant built heritage resources occur on the affected properties. The broader cultural landscape has been substantially transformed through urban development.
- Archaeology:
- Low archaeological sensitivity. Site forms part of a transformed urban landscape. No archaeological resources identified. Chance Finds Procedure to apply.
- Palaeontological:
- No palaeontological sensitivity according to SAHRIS mapping. No further studies required.
- Visual/Cultural:
- The site is located within an established commercial corridor. No significant impacts on cultural landscapes, townscape character, or heritage resources are anticipated.
- Consultant recommends: No further heritage-related studies are required.

DECISION

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

SB

14.31 Farm 44-RE, Uitkyk Farm, R44, Stellenbosch, S34-Additions & Alterations

Case No: 28639XM0526 <https://www.sahris.org.za/node/398912>

Ms Xola Mlwandle introduced the item.

Ms. Nicolene Visser and Mr. Malherbe were present and took part in the discussion.

DISCUSSION

- The application is for additions and alterations to the Old Wine Cellar to restore and reconstruct the building to a more authentic state by removing modern interventions, etc. This application follows the similar work of Phase 1 of the historical werf buildings. obtained on permit HWC25072506EJV0725 dd. 11 August 2025 and serves as reference for the continuing applications, as referenced on the approved SDP of the Uitkyk Motivation for the Heritage Work : Phase 1 w erf buildings. The new owner of Uitkyk

farm wishes to restore/reconstruct the farm werf and its buildings to their authentic originality. The Old Wine Cellar was substantially altered in the 21 st century to function as a modern wine tasting facility. The alterations to the historical fibre the building were not authentic and can be criticized negatively in terms of conservation standards and correctness of structure. This application attempts to rectify all these elements by referencing the historical photographs and structural interpretation. Replace the existing corrugated roof and modern trusses with an authentic poplar set of trusses with a thatch roof. As well as pine beam inserts to carry a later ceiling, will be reconstructed to the original spacings and details. Reconstructing and repairing the front and two side gables to the detail of the historical photographs (p.19) forming Reconstructing all the external façade openings in terms of photographic research and correcting the north façade openings to detail as re interpreted. Remove all modern landscaping elements in front of the main north. The outcome of the approved two long outbuildings is included here to illustrate the work of Conclusion authentic detailing.

- Work has not started
- Graded IIIA
- Inside the Krom River-Valley IIIA Landscape Unit
- No comments were received from Stellenbosch Municipality Conservation Aesthetics Committee, Stellenbosch Interest Group
- Stellenbosch Heritage Foundation within the commenting period

DECISION

The Committee resolved to approve the application. Approval is given on condition that:

1. A close-out report, compiled by Malherbe Rust Architects, must be submitted to HWC within 30 days of practical completion.

XM

14.32 Erf 75990, 10 Langenhoven Street, Southfield, S34-Additions & Alterations

Case No: 28659XM0521 <https://www.sahris.org.za/node/399141>

OUTSTANDING INFORMATION:

Locality Map, Internal, Streetscape photographs required.

XM

14.33 Erf 7494, 15 Thirteenth Avenue, Kleinmond, S34-Additions & Alterations

Case No: 28623XM0519 <https://www.sahris.org.za/node/398876>

OUTSTANDING INFORMATION:

Locality Map, Conservation body comments required.

XM

14.34 Erf 70484, 32 Stains Road, Plumstead, S34-Minor Works

Case No: 28692XM0523 <https://www.sahris.org.za/node/399311>

OUTSTANDING INFORMATION:

Motivation, Locality Map required.

XM

14.35 Erf41, 41 Watson Way, Raithby, Stellenbosch, S34-Additions & Alterations

Case No: 28637XM0520 <https://www.sahris.org.za/node/398909>

OUTSTANDING INFORMATION:

Plan indicating work started and Internal, & Streetscape photographs required.

XM

14.36 Erf 1038, 60A Sarel Cilliers Street, Strand, S34-Additions & Alterations

Case No: 28745XM0527 <https://www.sahris.org.za/node/399775>

OUTSTANDING INFORMATION:

Locality Map, Streetscape photographs, Consultation comments: Local municipality required.

XM

14.37 Erf 586, 62 Paradise Road, Simons Town, S34-Additions & Alterations

Case No: 28682XM0522 <https://www.sahris.org.za/node/399202>

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The application is for additions and alterations. The proposal includes a new sunroom, brick balustrade and gate at the bottom of the entrance stairs, deck, dormer window, the demolition of an external wall and terrace, as well as changes to the window placement and the property's internal layout.
- Work has not started
- Not Graded
- Outside HPO
- CoCT and Simons Town Historical Society did not provide comment within 30 day

DECISION

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

XM

14.38 Farm 625- 1/2 Knolplei Plaas Sonstraal Road, Paarl, S34-Additions & Alterations

Case No: 28742XM0527 <https://www.sahris.org.za/node/399421>

OUTSTANDING INFORMATION:

Streetscape photographs, Conservation body comments required.

XM

14.39 Erf 53925-RE, 9 Gwalia Road, Claremont, S34-Additions & Alterations

Case No: 28744XM0527 <https://www.sahris.org.za/node/399453>

OUTSTANDING INFORMATION:

SG Diagram, Title deed required.

XM

15. Other Matters

15.1 In office this week is Thursday, 11 June 2026.

16. Adoption of Resolutions and Decisions:

CSI moves to adopt and XM seconds the adoption of resolutions and decisions of the meeting of 8 June 2026.

17. Closure: The chairperson, Ms. Corne Alexander, officially closed the meeting at 14:25

18. Date of next meeting: 15 June 2026

MINUTES APPROVED AND SIGNED BY:

CHAIR: _____

SECRETARY: _____

Annexure A – HWC: Heritage Officers’ Meetings

Abbreviations

APHP - Association of Professional Heritage Practitioners

AHP - Agulhas Heritage Society

BKCA - Bo-Kaap Civic Association

BKYM - Bo-Kaap Youth Movement

CIBRA - City Bowl Ratepayers' & Residents Association

CoCT – City of Cape Town

CTHT – Cape Town Heritage Trust

CRM - Cultural Resources Management

DRHCA - De Rust Heritage Conservation Association

Docomomo South Africa

DHS -Durbanville Heritage Society

EHM – Environmental Heritage Management department

FoBCA- Friends of Blaauwberg Conservation Area

FE - Friends of Elim

GLCA- Greater Lynfræ Civic Association

GPRRA - Green Point Ratepayers & Residents Association

HVA- Harfield Village Association

HMB - Heritage Mossel Bay

HVTA - Hex Valley Tourism Association

HBRRA - Hout Bay & Ratepayers and Residents Association

HIA - Heritage Impact Assessment

ILASA - Institute for Landscape Architecture in South Africa

KBHA - Kalk Bay Historical Association

KBSJRR - Kalk bay-St James Ratepayers & Residents Association

LKID - Lower Kenilworth Improvement District

MHCS - Muizenberg Historical Conservation Society

NCW – Not Conservation Worthy

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

NID - Notification of Intent to Develop

NCOA - Noetzie Conservancy Owners Association

OH - Oudtshoorn Heritage

Paarl300 Foundation

PRRA - Pinelands Ratepayers & Residents Association

PACF - Prince Albert Cultural Foundation

SAHRA - South African Heritage Resources Agency

SRHS - Salt River Heritage Society

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

SvDSF - Simon van der Stel Foundation Cape Town

STHS - Simon's Town Historical Society

SHF - Stellenbosch Heritage Foundation

SHCT - Stillbaai Heritage Conservation Trust

GHT - George Heritage Trust

RVRA- Rustenburg Valley Residents Association

ASAPA - Association of Southern African Professional Archaeologists

ABHC - Associated Bibbys Hoek Conservancy (Knysna)

BELCOM - Built Environment and Landscapes Committee

CBCRA -Camps Bay Clifton Ratepayers Association

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

CTHF - Cape Town Heritage Foundation

CRRA - Constantia Ratepayers & Residents Associations

CMP – Conservation Management Plan

DWCA - De Waterkant Civic Association

DHF - Drakenstein of Heritage Foundation

EMPr - Environmental Management Program

FHRA -Franschhoek Heritage and Ratepayer Association

FoCVGB - Friends of Constantia Valley Green Belts

GBRM - Great Brak River Museum

GVHAG- Greater Vredehoek Heritage Action Group

GCS - Greyton Conservation Society

HRF - Helderberg Renaissance Foundation

HOMs - Heritage Officers Meeting

HPO – Heritage protects overlay.

HWC – Heritage Western Cape

IACom - Impact Assessment Committee

IGIC - Inventories, Gradings and Interpretations Committee

KHS - Kommetjie Heritage Society

MGHS - McGregor Heritage Society

NHC - Napier Heritage & Conservation

NASDB - Nelspoort Agency of Sustainable Development body

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

NRA - Newlands Residents Association

OCA - Observatory Civic Association

OHAC - Overstrand Heritage and Aesthetics Committee

PPP - Public Participation Process

PHCT - Pniel Heritage and Cultural Trust

RMCA - Rosebank and Mowbray Planning & Architectural Committee

SAHRIS - South African Heritage Resources Information System

SPFA - Sea Point for All Group

SHC - Stanford Conservation Trust & Stanford Heritage Committee

SIG - Stellenbosch Interest Group

SHA - Swellendam Heritage Association

OWVS - Old Wynberg Village Society

TVHF - Tulbagh Valley Heritage Foundation

TRHCS - Touws River Heritage and Conservation Society
VASSA - Vernacular Architecture Society of South Africa
WUECAG - Walmer/University Estate Conservation Action Group
WCAC - West Coast Aboriginal Council
WAAC - Woodstock Aesthetic Advisory Committee
WHCS - Worcester Heritage & Conservation Society
WRRRA - Wynberg Residents and Ratepayers Association

UCRRA- Upper Claremont and Residents and Ratepayers Association
WERRA - Walmer Estate Ratepayers and Residents Association
Ward 2 Forum
WCC- Whale Coast Conservation
WRA - Woodstock Residents Association
WECA - Wynberg East Civic Association

APPROVED