

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS' MEETING
Held on Monday, 25 May 2026 at 08:30 via MS Teams**



1. Opening and Welcome

The Chairperson, Ms Stephanie Barnardt-Delport, officially opened the meeting at 08:30 and welcomed everyone present.

2. Attendance

Members

Ms. Stephanie Barnardt-Delport	Chairperson, Specialist Heritage Officer	SB
Mr. Ruan Brand	Specialist Heritage Officer	RB
Ms. Chane Herman	Specialist Heritage Officer	CH
Ms. Corne Alexander	Specialist Heritage Officer	RB
Emily Jane Vowles	Heritage Officer	EJV
Ms. Chiara Singh	Heritage Officer	CSI
Ms. Sofia Briel	Heritage Officer	SVB
Ms. Xola Mlwandle	Heritage Officer	XM

Staff

Ms. Aneeqah Brown	Secretariat	AB
Ms. Nosiphiwo Tafeni		

Legal Advisor

Ms. Penelope Meyer	Deputy Director	PM
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Observers

Donald Goliath

Visitors

Clive Theunissen
Anne-Marie Fick
Ilze-Mere Rossouw
Muneerah Solomon
Lenize Gerber
Kobus van Wyk
Heidi McAllister
Jami Darkoh-Ampen
Chris Schoeman
Ashley Lillie
Johan Cornelius
Henk Lourens
Zwelibanzi Shiceka
Cindy Postlewayht
Simon Steenkamp

Capacity

Drakenstein Municipality
Applicant & Heritage Practitioner
Applicant & Architect
CoCT
WHF
Heritage Practitioner
Consultant
Consultant
Heritage Practitioner
Heritage Practitioner
Heritage Practitioner
Consultant
Drakenstein Municipality
Heritage Practitioner
Consultant

Item

Drakenstein items
13.3
13.5
13.14
13.5
13.18
13.23
13.19
14.7
14.3
13.27, 14.36
14.25
Drakenstein items
14.42
14.7

3. Apologies

Ms. Waseefa Dhansay	Assistant Director	WD
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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 25 May 2026 with the following additions:

- Item 9.1.2. Portion 1 of Farm Annex Langverwacht 245, via Vinewood Road, Stellenbosch Farms (Kuilsvier) added under site inspections undertaken. (CN)
- Item 9.10.2. Erf 11155, Zwelihle, Hermanus, added to archaeological matter (SB)
- Item 10.1 Erf 1955, Ward & VD Clinic, City Hospital Block, 1 Fort Wynyard Street, Green Point, added under administrative matters. (SVB)
- Item 10.2. DR01640 (Montagu Pass) added under administrative matters (SB)
- Item 10.3. TR033/4 (Meiringspoort), added under administrative matters (SB)

EJV moved to adopt the agenda and CH seconded.

6. Approval of Minutes of the Previous Meeting

6.1. The Committee resolved to approve the minutes of 18 May 2026. CN moved to adopt the approval of the minutes and SVB seconded.

7. Disclosure of conflict of interest

7.1. None

8. Confidential matters

8.1. None.

9. Standing Items

9.1. Site inspections undertaken

9.1.1 Erf 11598, 81 Wale Street, Bo-Kaap (SVB)

FOR NOTING

The Committee notes the site inspection that was undertaken on 21 May 2026.
Item to be heard under 9.3.1

9.1.2 Portion 1 of Farm Annex Langverwacht 245, via Vinewood Road, Stellenbosch Farms (Kuilsvier)

FOR NOTING

The Committee notes the site inspection that was undertaken on 22 May 2026.

9.2 Proposed Site Inspections

9.2.1 None

9.3 Site Inspection Reports

9.3.1 Erf 11598, 81 Wale Street, Bo-Kaap (SVB)

- HWC were contacted by the tenants of the property requesting a pre-application site inspection to advise on the proposed addition of a shade cover and a timber deck at the front of the property and advice regarding HWC processes.
- The subject property is a Provincial Heritage Site, is part of a grouping of Georgian style buildings along the western side of Wale Street and has high contextual and aesthetic significance.
- The site inspection was undertaken on 21 May 2026.
- On inspection of the street, it was observed that there are no existing shade structures of the same scale as the one proposed, attached to any of the buildings in this grouping. There were less extensive shade covers of various styles on many of the buildings along Wale Street, however these were all on IIC graded properties.

- Ms. Jacobs was advised that a full Section 27 application with her preferred proposal should be submitted to HWC for further scrutiny, should she wish to proceed with the proposal.

COMMENT

The Committee notes the contents of the site inspection report dated 22 May 2026 and endorses the recommendations of the report, as follows:

1. The site inspection report be noted at HOMs on 25 May 2026.
2. Should the applicant wish to proceed with either proposal a full Section 27 application must first be submitted to Heritage Western Cape for approval.

9.4 Preparation for upcoming Committee meetings

9.4.1 BELCom, 27 May 2026

9.5 Tribunal Updates (Legal)

9.5.1 None

9.6 Interim and Close-Out Reports

9.6.1 Erf 53267-RE, Livingstone High, 100 Imam Haron Road, Claremont (SVB)

- An emergency permit dated 28 August 2024 was issued for work to the bay window of Livingstone Highschool (HWC24082808SJ0820).
- This permit contained the following conditions:
 1. Work to be done strictly in accordance with the HWC stamped report and addendums.
 2. The heritage engineer and heritage architect (SDKS Architects) must monitor the forensic demolition, demolition and reconstruction.
 3. As stated in Section 9 of the supplementary report, the methodology addendums are to be supplemented by a drawing set once forensic demolition has taken place. The drawing set must be submitted to HWC for endorsement. The drawing set must be present on site thereafter.
 4. A close-out report must be submitted within 30 days of practical completion of the emergency works.
 5. HWC is to be informed prior to undertaking of any required deviations for approval.
- The drawing set referenced in condition 3 was endorsed by HWC on 02 December 2024 (HWC24082808SJ0820).
- A close-out report has now been submitted in fulfilment of condition 4 of the permit.
- The close-out report notes that "All works adhered to heritage methodologies established by SDKS Architects and Invictus Engineering Services and comply with the approved HWC permit."

ENDORSEMENT

The Committee resolved to endorse the close-out report titled "Livingstone High School – Close-Out Report for Bay Window", dated 13 May 2026, and prepared by Karin Dugmore Ström and Ashleigh Reimers (SDKS Architects), as having met the conditions of the HWC issued permit, dated 28 August 2024 (HWC24082808SJ0820).

9.7 Incomplete Applications

9.7.1 Matters Arising: 13.16

9.7.2 New Matters: 14.1, 14.7, 14.8, 14.10, 14.11, 14.12, 14.13, 14.16, 14.19, 14.21, 14.22, 14.23, 14.26, 14.27, 14.28, 14.30, 14.31, 14.32, 14.33, 14.34, 14.37, 14.38, 14.39, 14.43, 14.44, 14.45, 14.46, 14.47, 14.48, 14.49,

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: None

9.10 Archaeological Matters

9.10.1 Farm 1552 Duynefontein, Melkbosstrand

Case No: 16092709AS1006E/HWC23110105SB1213

DISCUSSION

- ACRM was appointed by Eskom Holdings SOC Ltd to monitor construction excavations for two new hardened concrete water reservoirs and associated infrastructure at the Koeberg Nuclear Power Station on Cape Farm 1552 Duynefontein, near Melkbosstrand. The monitoring formed part of the Environmental Authorisation requirements and was approved by Heritage Western Cape in terms of Section 38(8) of the NHRA.
- The development includes two concrete reservoirs, pipelines, and an electrical line intended to provide emergency back-up water supply for reactor cooling and spent fuel pools during a loss of heatsink or plant blackout event. The site lies within a highly sensitive palaeontological and archaeological landscape associated with the Witzand, Langebaan, and Springfontyn Formations, where Middle Pleistocene fossils and Stone Age artefacts have previously been discovered, including the internationally significant Duinefontein 2 (DFT2) site.
- Monitoring of excavations took place between November and December 2024. Excavations reached a maximum depth of approximately 3.5m and exposed topsoil and Quaternary sands associated mainly with the Springfontyn Formation. Although the area is considered highly sensitive for archaeological and palaeontological material, no archaeological resources, fossil remains, maritime heritage, human burials, or Stone Age artefacts were encountered during monitoring.
- The site showed evidence of previous disturbance linked to the original construction of the nuclear power station in the 1970s, including the discovery of approximately 40 buried concrete drums about 50cm below surface level. Construction was temporarily halted while Eskom investigated the drums for possible radioactivity before work resumed.
- The monitoring concluded that no significant heritage resources were impacted during excavations for the hardened water reservoirs, despite the recognised archaeological and palaeontological sensitivity of the broader Duynefontein area.

ENDORSEMENT

The Committee resolved to endorse the close-out report titled "Proposed Water Reservoirs, Koeberg Nuclear Power Station, Farm 1552 Duynefontein, Melkbosstrand", dated July 2025, and prepared by ACRM, as having met the conditions of the HWC issued workplan, dated 30 October 2024.

9.10.2 Erf 11155, Zwelihle, Hermanus

DISCUSSION

- Human remain have been found between informal settlement
- It appears to be archaeological
- The site is not safe, site could not be secure, forensic removed the remains as result as there was no way to secure the site.
- An email will be sent to archaeologist, way forward to be discussed offline.

9.11 Illegal Works Database: Stop Works Orders issued

9.11.1 Committee discussed stop works orders. It was agreed that if work has started, regardless of whether ongoing activity was witnessed during the inspection, it was better to issue the stop work order to prevent any work that could impact to the heritage resource.

9.12 Permit deadline:

COB Tuesday 26 May 2026.

9.13 SAHRIS rollout feedback (RB)

- SAHRIS undertaking a survey in the Northern Cape for the next week, so just note that bigger queries will take slightly longer to resolve.
- There were some software updates on Wednesday afternoon. The developers accidentally started it earlier but so far, no knock-on effects have been noted. Officers to flag if applicants are having any issues.
- There are still location issues popping up on cases. Please contact Nancy or at the very least, upload a locality map. If you are struggling to locate the property, applicant must provide the locality map as this is a regulated minimum requirement.
- PM has a drafted POA. Officers to provide inputs by COB Thursday the 28th of May. Thereafter it will be updated to the HWC look and feel before approval and uploaded to SAHRIS for applicants to utilise.
- SB flagged an issue with showing which agenda the case is on when an applicant looks at SAHRIS. RB looked into this during the meeting and presented an option using a specific field under Case Details. Officers to implement this going forward.

10. Administrative Matters

10.1. Erf 1955, Ward & VD Clinic, City Hospital Block, 1 Fort Wynyard Street, Green Point (SVB)

DISCUSSION

- HWC issued a permit for alterations dated 23 March 2026 with the following conditions:
 1. Work to be done strictly in accordance with the HWC stamped drawings.
 2. Docomomo-SA must be allowed 30 days to document the existing building and the existing fabric on Erf 1955, and this document must be submitted to HWC by the applicant.
 3. Docomomo-SA's report must be provided to HWC for endorsement, prior to the commencement of any work on site
- In fulfilment of condition 3 Docomomo-SA's report has been submitted to HWC for noting.

COMMENT

The Committee notes the report prepared by Docomomo-SA, titled 'Minimum Documentation Fiche: VD Clinic and Wards at Somerset Hospital, Green Point, Cape Town' and dated 25 April 2026 submitted in fulfilment of condition 3 of permit dated 23 March 2026 (HWC25100805SVB2217).

10.2. DR01640 (Montagu Pass)

DISCUSSION

- There was infrastructure damage as a result of storms on 5 to 7 May.
- HWC approved the following interventions:
 - emergency access and dewatering of watercourses, construction and repair of drainage and erosion protection structures, gabion mattresses, culverts, embankment reinstatement, and associated methodologies outlined in the report.
 - HWC reviewed and supported the proposed emergency methodology in light of urgent public safety concerns and interdepartmental cooperation. The approval is subject to several conditions, including compliance with existing heritage approvals related to the Montagu Pass restoration project, continued feedback through the Montagu Pass Conservation Committee meetings, submission of a close-out report within 30 days of project completion, and immediate cessation and reporting should any archaeological, palaeontological, or meteorite material be discovered during the works.

FOR NOTING

The Committee noted the permit issued on 21 May 2026 for DR01640 (Montagu Pass).

10.3. TR033/4 (Meiringspoort)

DISCUSSION

- There was infrastructure damage as a result of storms on 5 to 9 May.
- HWC approved the following interventions:

- The proposed works include emergency access and dewatering of watercourses, construction and repair of culverts, drainage and erosion protection structures, gabion mattresses, silt and debris removal, embankment reinstatement, and associated methodologies outlined in the report.
- HWC reviewed and supported the proposed emergency methodology in recognition of the urgent public safety requirements and principles of cooperative governance. The approval is subject to conditions requiring submission of a close-out report by the Environmental Control Officer and/or engineer within 30 days of practical completion, as well as the immediate cessation and reporting of any archaeological, palaeontological, or meteorite discoveries encountered during the works.

FOR NOTING

The Committee noted the permit issued on 21 May 2026 for TR033/4 (Meiringspoort).

11. Monitoring by practitioner

11.1. Erf 1214, 1 Pickle Street, Strand, S34 – Additions & Alterations, Partial Demolition

Case No: 28047EJV0401 <https://sahris.org.za/node/395611>

DISCUSSION

- On 20 April 2026, HOMs resolved to approve the application for additions, alterations, and partial demolition subject to the appointment of a suitably qualified consultant.
- The CV and appointment letter for Graham Jacobs has been provided.

DECISION

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

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

11.2. Erven Erf 3346-RE, 1128-RE, 1130-RE, Porter Estate, Tokai Road, Constantia, S27/35 – Excavation

Case No: HWC24081509EJV0816

DISCUSSION

- On 30 March 2026, HOMs resolved to approve the application for excavation, collection, removal, and use of excavation equipment for the upgrade of the potable and fire water reticulation across the Porter Estate on condition of monitoring by Katie Smuts.
- On 13 May 2026, the Case Officer was informed that additional monitoring was required and as such the CV and appointment letter for Cuan Hahndiek was provided.

ENDORSEMENT

The Committee resolved to endorse the appointment of Cuan Hahndiek to monitor the proposed work in compliance with the Section 27/35 permit issued on 30 March 2026.

11.3. Erf 4269-RE, 13 Main Road, Aan die Weg, Somerset West, S34-Additions & Alterations

Case No.: 28136CH0410 / <https://sahris.org.za/node/395927>

DISCUSSION

- On 28 April 2026, HOMs resolved to approve the application for additions and alterations to the homestead and outbuilding on subject to the appointment of a suitably qualified architect with heritage experience.
- The CV and appointment for Stuart Hermansen was provided.

DECISION

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

1. The work must be monitored by a suitably qualified architect with heritage experience. The committee endorsed the appointment of Stuart Hermansen to monitor the proposed work.

2. A close-out report, compiled by Stuart Hermansen, must be submitted to HWC within 30 days of practical completion.

11.4. Erf 2139-RE, 213-217 Main Road, Paarl, S34-Minor Works

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

DISCUSSION

- On 18 May 2026, HOMs resolved to approve the application for minors works relating to the removal of the existing tenants' fit-out elements to restore the building to a neutral state including the removal of internal wall tiles, repainting of interior surfaces, removal of kitchen equipment and fixed extractor installations, as well as the removal of company signage installed, subject to the appointment of a suitably qualified consultant.
- The CV and appointment letter for Anne-Marie Fick has been provided.

DECISION

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

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

12. Discussion of the Agenda

12.1. (14.42) Erf 9013, 29 Morgenster Avenue, Somerset West, S34-Total Demolition

Case No: 28422SVB0506

- There is an ongoing HIA application process for this property (HWC24092511CSI1610). However, the applicant has made HWC aware of their intention to withdraw this application. This matter was discussed at IACom on 20 May 2026.
- The Committee resolved to refer the application BELCom on 24 June 2026 due to complexities arising from the associated S38(4) application (HWC24092511CSI1610) for the same property.

12.2. (14.29) Portion 33 of Farm Boomplaas 30, Boomplaas Cave, Oudtshoorn, S35 – Permit renewal

Case No: HWC1305SB0513

- The Committee were advised that the documents as submitted remain admissible for the permit renewal application. The Committee agreed to hear the item under 14.29 on the agenda.

12.3. (14.18) Erf 921, 4 Welgevallen Road, Stellenbosch, S34 - Additions & Alterations

Case No: 28508EJV0512 <https://sahris.org.za/node/398057>

- The Committee resolved to refer the application to BELCom on 24 June 2026 due to the objections received.

12.4. (14.40) Erf 5125, 109 Plein Street, Cape Town City Centre, S34 - Additions

Case No: 28441SVB0508 <https://sahris.org.za/node/397733>

- The Committee resolved to refer the application to BELCom on 24 June 2026 due to comments received from the City of Cape Town.

MATTERS TO BE DISCUSSED

13. MATTERS ARISING

- 13.1 Erf 50210, 3 Stirling Road, Newlands, S34- Additions & Alterations**
Case No: 28027CH0408 <https://sahris.org.za/node/395538>

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 17 May 2025.
- Graded IIIC outside HPO
- Proposal is for a carport to the side of the house, internal changes and changes at the rear of the house.
- Work has not started.
- CCT supports.
- NCID supports.

DECISION

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

CH

- 13.2 Erf 10894, 16 Gawe Street, Paarl, S34-Additions & Alterations**
Case No.: 28192CH0415 <https://sahris.org.za/node/396075>

Ms Chane Herman introduced the item.

Clive Theunissen was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 19 May 2025.
- Graded IIIC outside the SCPAOZ of Paarl.
- Proposal is for internal alterations and additions to the rear of the building.
- Work applied for has already been completed.
- DHAC supports.
- DHF stated that they cannot comment on work already started or completed however would have supported the application prior to work commencing on site.
- Paarl 300 Foundation does not support stating that they cannot comment on work already started or completed.

COMMENT

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

CH

- 13.3 Erf 1637- RE, 34 Jonkershoek Way, Stellenbosch, S34-Additions & Alterations**
Case No: 28141CN0411 <https://sahris.org.za/node/395934>

Ms Corne Alexander introduced the item.

Ms Anne-Marie Fick joined for the item.

DISCUSSION

- HOMs on 28 April requested FR: 1. The applicant must consider alternative positions for the garage addition in response to the SIG comment and submit revised plans. Should this not be feasible, the applicant must motivate for the current position based on heritage grounds. 2. All parties are to be invited to the HOMs meeting where the above is to be ventilated.

- Grading: IIIA
- HPO: Outside HPO but inside proposed Townscape Character Units of Stellenbosch
- Status of Work: Not started
- Previous Applications: 18060419HB0605E
- Proposal: The proposal involves the construction of a second dwelling on the erf, along with a new boundary wall along the western boundary. It also includes minor additions and alterations to the existing house, namely a new double garage, a laundry room, internal modifications to the veranda, an ensuite to Bedroom 1, and an external timber staircase providing access to the loft.
- Consultation:
- Stellenbosch Municipality Conservation Advisory Committee (SMCAC) states that the proposed new building is too prominent and not appropriate for the site, as it will compete with the heritage value of the existing house, which has a 3A grading as per the approved heritage inventory.
- SHF did not comment in 30 days
- SIG objects to the proposed new dwelling and additions in their current form, particularly due to the siting of the new house within the frontage, which is seen as intrusive and detrimental to the setting, views, and streetscape presence of the historic building. The scale and massing are considered incompatible, resulting in a visually dominant intervention that undermines the prominence and hierarchy of the heritage resource. Concerns are also raised about the forward position of the proposed garage impacting views of the house. SIG supports the internal alterations, noting that they will not negatively affect heritage significance. While mitigation measures are suggested, SIG maintains that the overall impact remains high and cannot be adequately addressed without a redesign.
- Response to comments:
 - The applicant disputes SIG's concerns, arguing that the existing house is already largely screened from the street by dense vegetation, and that the proposal retains this condition by preserving mature trees and maintaining the existing view corridor down the driveway. The second dwelling is positioned within the front garden to one side, making use of natural screening and set back beyond building line requirements to retain the green character of the street.
 - It is further argued that the proposal does not alter the relationship between the house and the street, nor does it impact any key public views, as the house is not considered a landmark. The scale and massing of the new dwelling are considered appropriate, being lower than the existing house's ridgeline and consistent with surrounding development patterns.
 - Regarding heritage concerns, the applicant maintains that the erf itself is not a protected resource, and that the garage addition, although forward in position, avoids impacting key architectural elements while allowing functional adaptation. Overall, the applicant contends that the proposal is contextually appropriate and that the perceived impacts are overstated.
- Heritage Considerations: The applicant did not provide any further response to SMCAC's comment, as their comment relates to the new building, similar to SIG's comment. No comment provided on garage position. The garage has been reduced in width from 7m to 5.17m, now connecting via a small glass corridor to the side of the heritage resource. The building to the front does not touch historic fabric.
- The Committee noted that the further requirements issued by HOMs on 28 April 2026 were only partially addressed. While the garage width was reduced and amended plans submitted, no substantive heritage motivation was provided to justify retention of the garage in its current forward position, nor were meaningful alternative positions explored in response to SIG's concerns.
- It was noted that HOMs has limited delegation in instances where objections on heritage grounds remain unresolved. In the absence of withdrawal of the objection or sufficient amendment to address the concerns raised, the matter would require referral to BELCom for determination.
- The Committee further noted that while some members considered the revised garage design to have limited impact on the heritage resource, others remained unconvinced that the current siting represented the most appropriate heritage response within the context of the site and streetscape.

REFERRAL

The Committee resolved to refer the application to BELCom on 24 June 2026 due to objections being raised on heritage grounds.

CN

- 13.4 Erf 18348, 22 Beer Street, George, S34-Minor Works**
Case No: 28001CN0329 <https://sahris.org.za/node/395450>
Ms Corne Alexander introduced the item.

DISCUSSION

- Outstanding information: Church Resolution, internal photos, legible plan and motivation received on 13 and 19 May.
- Grading: Not graded
- HPO: Outside
- Status of Work: Not started
- Previous Applications: None
- Proposal: For the construction of a disability water closet along with a disability ramp.
- Heritage Considerations: The proposal does not impact negatively on the associated level of significance of the school.

DECISION

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

CN

- 13.5 Erf 3289, Distillery Road, Wellington - Railway Hotel, S34-Minor Works**
Case No: 28014CN0330 <https://sahris.org.za/node/395481>
Ms Corne Alexander introduced the item.

Lenize Gerber, Lize-Mere Rossouw and Clive Theunissen were present and took part in the discussion.

DISCUSSION

- HOMs on 20 April resolved to request the case officer to investigate the work currently underway on site and undertake a site inspection along with the municipality. The site inspection report was tabled at HOMs on 11 May. HOMs on 28 April requested the applicant to submit revised plans, as portions of the work have already commenced and certain works are not reflected in the current submission.
- Grading: IIIC
- HPO: Inside
- Status of Work: Majority of the work has been completed, as confirmed by the site inspection.
- Previous Applications: S51 letter issued on 3 March 2022 (22020408RG0216E), HWC25110720CH1110 - S51 MW for windows on 1st floor and main ground floor door. 27237SVB0131 - Approved MW for timber windows to aluminium and internal alterations to allow for a coffee shop.
- Proposal: For the replacement of existing timber and steel doors and windows with charcoal grey aluminium units, including the regularisation of previously undertaken upgrades to the west/street elevation and coffee shop shopfronts in line with prior HWC approvals. The proposal also includes internal alterations associated with the coffee shop fit out, the reconfiguration of venue areas and hotel accommodation layouts with new en-suite bathrooms and laundry areas on the upper floor, as well as painting of the façade.
- Concern was raised regarding the repeated unauthorised works undertaken on the property despite multiple previous heritage processes and having issued two previous Section 51 letters to the owner. The Committee noted that the continued commencement of work prior to obtaining the necessary permits demonstrates an ongoing pattern of non-compliance with heritage legislation.

FURTHER REQUIREMENTS:

The Committee resolved to request the following further requirements:

1. Revised plans must be circulated to all I&APs for comment for a full 30-day commenting period.
2. HWC notes that unauthorised work has been undertaken on site without a permit on numerous occasions. HWC are therefore within their right to refuse the application and/or lay charges. The applicant must provide reasons and motivate for their application to be considered.

CN

13.6 Erf 12623-RE, 6 Eden Road, Walmer Estate, S34 – Additions & Alterations
Case No: 27600CSI0305 <https://sahris.org.za/node/390166>

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 13 May for streetscape photos
- Work applied for has started
- Graded IIIC
- Outside HPO
- Proposed work is for a new garage and internal alterations to the existing dwelling. Only the garage has been completed.
- CoCT provided comment and support the application
- Walmer Estate Ratepayers and Residents Association & Walmer/University Estate Conservation Action Group 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.

CSI

13.7 Erf 152832, 32 Beatty Avenue, Garden Village, Maitland, S34 – Additions & Alterations
Case No: 27674CSI0305 <https://sahris.org.za/node/390353>

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 15 May for CoCT comment, motivation, SG diagram.
- Work applied for has not started
- Graded IIIC
- Outside HPO
- Proposed work is for a second dwelling, additions to the existing dwelling, internal alterations and a carport
- CoCT provided comment and support the application.

DECISION

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

CSI

13.8 Erf 52390, 103 Queen Victoria Street, Claremont, S34 – Total Demolition
Case No: 27374CSI0212 <https://sahris.org.za/node/389307>

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 18 May for demolition plan, GLCA comment, internal and streetscape photos
- Work applied for has not started
- Not Graded
- Outside HPO
- Proposed work is for the total demolition of the structure
- CoCT provided comment and support the application noting the building is ""not conservation worthy.

DECISION

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

CSI

13.9 Erf 90054, 3 Behr Road, Kalk Bay, S34 – Minor Works **Case No: 28292CSI0422 <https://sahris.org.za/node/396368>**

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 14 May for confirmation of status of work
- Work applied for has been completed
- Graded IIIC
- Inside HPO
- Proposed work is for internal bathroom alterations
- Kalk Bay and St James Ratepayers & Residents Association provided comment and support the application

COMMENT

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

CSI

13.10 Erf 97236, 20 Midwood Avenue, Claremont, S34 – Additions & Alterations **Case No: 28366CSI0430 <https://sahris.org.za/node/397409>**

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 15 May for CoCT comment, signed PoA, streetscape photos.
- Work applied for has not started
- Graded IIIC
- Outside HPO
- Proposed work is for demolition of facebrick bay additions made to the original 1930's house, in circa 1970. Internal demolition of two hallway walls, a bedroom/bathroom entry alcove and an obsolete fireplace to create one large living/dining room.
- GLCA stamped the plans
- CoCT provided comment and support the application

DECISION

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

heritage resources.

CSI

13.11 Erf 581-RE, Onrus Reservoir, Onrus, S38(8) - NID
Case No: 28320EJV0428 <https://sahris.org.za/node/396551>

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 14 May 2026
- Not Graded
- Inside an HPOZ of landscape significance and along a route of regional scenic significance
- Work has not started
- Triggers s38(1)(a) and NEMA and WULA.
- The proposal is to construct a reservoir and supply pipelines for the town of Onrus. The site has been degraded and is scattered with invasive vegetation. There is an existing reservoir on site, with an existing access road to the reservoir. The area has been previously disturbed by cultivation, ploughing, vegetation clearing, and construction. It is not expected that any heritage resources of significance will be impacted upon, as the area has been previously disturbed and the proposal does not produce visual impact. The SAHRIS Palaeo Map indicates low sensitivity. The map of relative archaeological and cultural heritage theme sensitivity indicates low sensitivity and a field assessment by ACRM identified no archaeological resources.
- Consultant recommends no further studies

FINAL COMMENT

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

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

EJV

13.12 Erf 1424, Kretzenhoop Primary School, John Kretzen Street, George, S34-Minor Works
Case No: 28222RB0417 <https://sahris.org.za/node/396174>

Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received 16 May 2026.
- Not graded.
- Outside of any HPO.
- Work has not started.
- Proposal is to add a ramp to a classroom and an accessible toilet to the main toilet block.
- Officer recommends approval via ASD as this is minor works.

DECISION

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

RB

13.13 Erf 199, 135 Buitenkant Street, Vredehoek, S34- Additions & Alterations
Case No: 28217RB0417 <https://sahris.org.za/node/396160>

Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received 19 May 2026.
- Graded IIIC.
- Inside the Maynard Street HPOZ.
- Work has been completed (regularisation).
- Work involved minor internal deviations from the plans approved by HWC in 2019 (19052202WD0717E).
- Despite qualifying as minor works, CIBRA offered a comment of support.

COMMENT

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

RB

13.14 Erf 70879, 37 Southfield Road, Plumstead, S34- Additions & Alterations Case No: 28372RB0503 <https://sahris.org.za/node/397531>

Mr Ruan Brand introduced the item.
Muneerah Solomon was present and took part in the discussion.

DISCUSSION

- Outstanding information received 19 May 2026.
- Graded IIIC.
- Outside of any HPO.
- Work has not started.
- Proposal is for internal reconfigurations and adding a carport and a veranda.
- CoCT E&HM commented that they offer no objection to the rear but are concerned that the new garage and facade changes (with the fenestration changes and existing columns being removed) would have a negative impact.
- These changes would strip away the historic elements and the contribution of the resource on the greater area.
- As such, CoCT recommends a revised approach that would instead incorporate these historic elements and would support on condition that the facade is preserved as far as possible regarding the sash windows and columns.
- The applicant updated their plans in response to this by showing the columns as retained/reincorporated into the pergola to make way for the garage and for the sash windows to be retained on the street facing facade to the east and still be replaced with folding doors to the west.

DECISION

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

RB

13.15 Erf 2226, 12 Rose Street, Paarl, S34- Additions & Alterations Case No: 28207RB0416 <https://sahris.org.za/node/396134>

Mr Ruan Brand introduced the item.
Zwelibanzi Shiceka was present and took part in the discussion.

DISCUSSION

- Outstanding information received 19 May 2026.
- Not graded.
- DHAC comments notes outside the SCPAOZ of Paarl but officer reads it as within the SCPAOZ of Paarl.

- Work has started on site but has not been completed.
- Proposal is to convert the garage to be used as a 2nd dwelling/granny flat, including a small extension (as the 2nd floor is already being used as such) as well as to make some minor internal changes to the main dwelling.
- DHF noted that they cannot comment on work that has already been started or completed.
- Paarl 300 had no objection to the plans but did not support the application as the work had already started without obtaining a permit.
- DHAC comment noted work as completed and offered a comment of no objection.
- Updated plans show that all work is completed to the main dwelling and the first floor. There is just the garage conversion to be completed on the ground floor of the outbuilding.

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

- 13.16 Erven 19661, 19672, 19761, and multiple Street Parcels, Milnerton, S38(1)-NID**
Case No: 28409RB0506 <https://sahris.org.za/node/397654>

OUTSTANDING INFORMATION:

A delegation document for the CoCT official to confirm that they have the authority to sign off on this application is required.

RB

- 13.17 Erf 10062, 7 Seventh Avenue, Fish Hoek, S34-Minor Works**
Case No: HWC25091605SVB0918

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 20 November, 08 and 10 December 2025 and 18 May 2026.
- The property is graded IIIC/NCW and is outside of any HPO.
- The work is largely complete.
- The completed work includes minor internal alterations, alterations to doors and windows, the addition of a covered stoep and cladding the boundary wall in cement board. The only proposed work still to be carried out is removal of the fibre cement boards from the boundary wall.

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.

SVB

- 13.18 Erf 11233-RE, 26 Reed Street, Bellville CBD, S34-Alterations**
Case No: 28400SVB0506 <https://sahris.org.za/node/397608>

Ms Sofia Briel introduced the item.

Kobus van Wyk was present and took part in the discussion.

DISCUSSION

- The property is graded IIIB and is outside of any HPO.

- Work has not started.
- The proposal is for internal alterations to the Bellville Theatre to achieve fire, electrical and HVAC compliance as well as the provision of ablution facilities to ensure compliance with the National Building Regulation, along with functional changes to the kitchen areas. Alterations and upgrades are proposed to the theatre, banqueting hall conference hall, lecture room, kitchen facilities, foyers, and restrooms.
- CoCT supports the proposal.
- Docomomo-SA supports the proposal.
- The City of Cape Town statement of significance is as follows: *"Mid 20th century civic centre associated with Bellville as a municipal entity prior to its amalgamation into the City of Cape Town. Landmark qualities."*
- This application was tabled at HOMs on 18 May 2026; however, the committee noted the application as incomplete as the letter of delegation was outstanding. The applicant has since provided a letter of delegation.

DECISION

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

SVB

13.19 Erf 1511-RE, 21 Grimsby Road, Three Anchor Bay, S34-Minor Works **Case No: 28309SVB0430 <https://sahris.org.za/node/396501>**

Ms Sofia Briel introduced the item.

Jami Darkoh-Ampem was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 17 May 2026.
- The property is graded IIIB and is within the Sea Point HPOZ.
- Work has not started.
- The proposal is to re-instate the gable exactly as per the original gable that collapsed.
- Previous permit for emergency works to secure the building after a collapsed gable was issued to the applicant in December 2025.
- Sea Point for All objects to the proposal to change the original appearance of the resource and noted that it should be reconstructed like-for-like.
- SFB do not object to the proposal.
- All I&APs have been invited to today's meeting.
- The applicant has confirmed telephonically that the plans sent to I&APs were a previous simplified re-design of the gable. However, given that the gable is now to be re-instated exactly as per the original design these comments are no longer applicable.

DECISION

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

SVB

13.20 Erf 5057-RE, Kidbrooke Place Retirement Village, Chanteclairre Avenue, Onrusrivier, S34-Additions, Alterations & Partial Demolition **Case No: 28310SVB0430 <https://sahris.org.za/node/396502>**

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 15 and 19 May 2026.
- The property is Not Graded and is outside of any HPO.

- Work has not started.
- The proposal is for extensive demolition of the western portion of the structure, as well as portions of the eastern structure. The proposal is also for the construction of four new free-standing structures, which do not trigger the NHRA and for various alterations and additions to the remaining eastern structure.
- OHAC support the proposal.

DECISION

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

SVB

13.21 Erf 98127, 57 Jamieson Road, Rondebosch, S34-Additions & Alterations **Case No: 28272SVB0430 <https://sahris.org.za/node/396286>**

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 14 May 2026.
- The property is Not Graded and is outside of any HPO. However, the CoCT note the grading as a proposed IIIC in their comment.
- Work has not started.
- The proposal is for demolition of the roof to allow for the addition of a second storey as well as alterations to the existing structure.
- CoCT support the proposal.
- RCID do not object to the proposal.

DECISION

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

SVB

13.22 Erven 162988 & 53980-RE, 269 Main Road, Claremont, S34-Additions & Alterations **Case No: 28363SVB0504 <https://sahris.org.za/node/397405>**

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 18 May 2026.
- The property is graded IIIC and is outside of any HPO.
- Work has started but has not been completed. Work has halted on site.
- The completed work is an unauthorised covered stoep. The proposed work is for a re-design of a wraparound conservatory type structure on the south-western corner of the most southerly building on the site. The proposed work is also to re-roof various portions of roof across two of the three buildings, as well as some other minor extensions to both of these buildings.
- CoCT support the proposal.

DECISION

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

SVB

13.23 Erf 817 / Erf 816-RE, 9 Brompton Avenue, Bantry Bay, S34-Additions & Alterations **Case No: 28401XM0505 <https://www.sahris.org.za/node/397612>**

Ms Stephanie Barnardt-Delport introduced the item on behalf of Ms Xola Mlwandle.

Heidi McAllistar was present and took part in the discussion.

DISCUSSION

- Additional information received 15 May 2026.
- The application is for internal renovations to Kitchen & Bathrooms. New garage door into a new boundary wall. New street boundary wall with pedestrian gate. New common boundary walls and upgrades to the backyard, and new entertainment area with a swimming pool.
- Work has not started
- Graded IIIC
- Outside HPO
- CoCT support
- Sea Point for All has no objection
- SFB did not respond within 30 days

DECISION

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

XM

13.24 **Erf 70547, 5 Selby Road, Plumstead, S34-Minor Works**
Case No: 27267XM0203 <https://sahris.org.za/node/388887>

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 13 May 2026.
- The application is for the additions and alterations. The existing house includes two separate single garages. Garage 1 is being converted into a home office with an en-suite. Garage 2 is adding a gardener's bathroom and a lean-to roof canopy in front of the garage
- Work has started- halted on site pending approval- updated plan attached
- Not Graded
- Outside HPO
- Recommend S51

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 601-RE ,235 Beach Road – UNIT 302, Sea Point, S34-Minor Works**
Case No: 28268XM0421 <https://www.sahris.org.za/node/396277>

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 18 May 2026.
- The application is for the additions and alterations for internal Reconfiguration, Conversion of 2-Bedroom to 3-Bedroom Unit, Internal Demolition of Non-Structural Walls.
- Work has not started
- Graded IIIB
- Outside HPO

DECISION

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

XM

- 13.26 Erf 1022, Audas Estate, 34 Bright Street, Somerset West, S34-Additions & Alterations**
Case No:27631XM0304 <https://www.sahris.org.za/node/390253>

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 20 May 2026.
- The application is for the additions and alterations for: the addition of a second dwelling (new residential unit), and shaded awnings to improve day-to-day livability and reduce heat gain., the additions are proposed to the rear of the building, whilst the mature trees along the boundaries of the application property will be retained.
- Work has not started
- Graded IIIC
- Outside HPO
- CoCT supports
- The HRF supports

DECISION

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

XM

- 13.27 Erf 23884, 9 Camp Road, Maitland, S34-Additions & Alterations**
Case No: 28361XM0430 <https://www.sahris.org.za/node/397403>

Ms Xola Mlwandle introduced the item.

Johan Cornelius was present and took part in the discussion.

DISCUSSION

- Outstanding information received 20 May 2026.
- The application is for the additions and alterations for: the conversion of the historic but rundown standard hotel into a film or radio. This will entail reconfiguration and refurbishment of interior spaces. The exterior of the building will be restored and retained. On 29 August 2023, a S 34 permit for the demolition of structures at the rear of the property were issued by HWC. On 12 November 2025 application was approved by HWC for the internal refurbishments after a fire.
- Work has not started
- Graded IIIB
- Outside HPO; Inside Proposed for NHRA Exemption S34 area
- CoCT supports

DECISION

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

XM

- 13.28 Erf 7653, 21 Aurora Street, Paarl, S34-Additions & Alterations**
Case No: 28026SB0331 <https://sahris.org.za/node/395535>

Ms Stephanie Barnardt-Delport introduced the item.

Zwelibanzi Shiceka was present and took part in the discussion.

DISCUSSION

- Proposal: installation of folding door, alteration to the existing bathroom, new ensuite and carport.
- Work start: no
- Grade: Not graded
- HPO: Outside
- Comments: Paarl300 notes that the non-support as work completed but in support of the plans. DHF and Drakenstein municipality have no objections,
- Outstanding information received on the 5 May 2026 that included POA and written requested that additional fee be waived as work as not started yet.
- Additional information received on 18 May that includes updated plans that show the carport was built by previous owner. None of the other work has started, plans reflect this none.
- Proof of payment issue has been resolved. The revised plans indicate that most of the proposed work, including the new bathrooms and stoep is still to be completed.
- It was noted that the rear afdak has already been completed, while the rear bathroom, front stoep, folding doors, and some internal alterations appear incomplete.
- The committee revied the updated.

DECISION

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

SB

13.29 Erf 795, 66 Victoria Street, Somerset West, S34-Additions, Alterations, and/or Partial demolition Case No: 27974SB0326 <https://sahris.org.za/node/395381>

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposal: extension to the area of the property.
- Work start: yes
- Grade: not graded
- HPO: outside
- Comments:
- Additional information received on 19 May that include, additional pop, CoCT decline opportunity to comment and HRF abstain from further comment as work is completed.

COMMENT

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

SB

14. NEW MATTERS

14.1 Erf 16383, Old Helshoogte Road, Stellenbosch, S34-Additions &Alterations Case No: 28447CN0508 <https://www.sahris.org.za/node/397757>

OUTSTANDING INFORMATION:

Company Resolution, investigate if all buildings are older than 60 years, revised motivation, I&AP consultation required

CN

14.2 Erf 177435, 12 Torquay Avenue, Claremont, S34-Minor Works

Case No: 28459CN0510 <https://sahris.org.za/node/397956>

Ms Corne Alexander introduced the item.

DISCUSSION

- Grading: Not graded
- HPO: Outside
- Status of Work: Not started
- Previous Applications: 25957CH0106 - Asbestos slates with fibre cement slate, permit dated 28 Jan 2026, 27470CH0219 - deviation application to replace the existing asbestos slate roof with spanish slates as well as to replace the roof battens, insulation blanket and underlay, permit dated 4 March 2026.
- Proposal: Internal and external alterations to the existing dwelling including remodelling of bathrooms, kitchen, laundry and scullery, changes to doors and windows, a new Juliette balcony, glass entrance roof, and landscaping works.

DECISION

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

CN

14.3 Erf 180536, 38B Almond Street, Newlands, S34-Total Demolition Permit Extension

Case No: 28471CN0511 <https://sahris.org.za/node/397981>

Ms Corne Alexander introduced the item.

Ashley Lillie was present and took part in the discussion.

DISCUSSION

- Grading: IIIC
- HPO: Outside
- Status of Work: No
- Previous Applications: HWC23050505CH0509 - Total demolition, BELCom permit dated 30 June 2023.
- Proposal: Total demolition of the house located on the property.

DECISION

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

CN

14.4 Erf 3525, 28 Van Wyk Street, Franschhoek, S34-Minor Works

Case No: 28419CN0506 <https://sahris.org.za/node/397668>

Ms Corne Alexander introduced the item.

DISCUSSION

- Grading: Not graded in Stellenbosch Heritage Survey. Looks to be a IIIB
- HPO: Outside - Inside Franschhoek Historical Area
- Status of Work: Not started
- Previous Applications: None
- Proposal: For replacement of the existing roof with new colour bond roof sheeting and insulation, repairs to structural timber beam support areas, repairs to the existing floor structure, and the installation of a walkable attic maintenance floor.

DECISION

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

CN

- 14.5 Erf 5214, 68 Mills Street, Lochnerhof, Strand, S34- Minor Works**
Case No: 28469CN0511 <https://sahris.org.za/node/397979>
Ms Corne Alexander introduced the item.

DISCUSSION

- Grading: Not graded
- HPO: Outside
- Status of Work: No
- Previous Applications: None
- Proposal: For a new pitched roof and roof repairs, internal reconfiguration for various rooms, accessibility upgrades, window and door changes.

DECISION

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

CN

- 14.6 Erf 66748, 15 Wolfe Street, Wynberg, S27- Minor Works**
Case No: 28511CN0512 <https://sahris.org.za/node/398063>

Ms Corne Alexander introduced the item.

DISCUSSION

- Grading: II and NCW on City Map Viewer
- HPO: Inside
- Status of Work: Not started
- Previous Applications: None
- Proposal: Internal alterations for fit-out works to accommodate a new coffee shop. The works include internal painting, new tiling, lightweight drywall partitions, plumbing extensions, kitchen and bathroom upgrades, and new internal furniture and fittings.

DECISION

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

CN

- 14.7 Erf 19825, 2 Dorette Street, Paarl, S34 - Minor Works**
Case No: 28455CSI0509 <https://sahris.org.za/node/397950>

OUTSTANDING INFORMATION:

PoA required.

CSI

- 14.8 Erf 3085, 21 Peak Drive Pinelands, S34 - Additions & Alterations**
Case No: 28436CSI0507 <https://sahris.org.za/node/397724>

OUTSTANDING INFORMATION:

Internal photos required.

CSI

- 14.9 Erf 40700, off Mandela Freedom Road, Paarl, S38(8) - NID**
Case No: 28417CSI0506 <https://sahris.org.za/node/397664>

Ms Chiara Singh introduced the item.

Clive Theunissen was present and took part in the discussion.

DISCUSSION

- Trigger: S38(1)(c) Any development or activity that will change the character of a site -, (i) exceeding 5 000m² in extent;
- Proposed development: construction of a sub-station with three options being considered.
Option 1: Located on the northern portion of the property, with an approximate development footprint of 1.12 ha. Although all alternatives were assessed, the landowner has elected to sell only the portion of land associated with Option 1, and this option is therefore the only feasible development alternative.
- Option 2: : Located on the south western portion of the property, with an approximate development footprint of 2.22 ha.
- Option 3: : Located on the south eastern portion of the property, with an approximate development footprint of 2.22 ha
- Current zoning/land-use: Agricultural / Vacant
- Visual impacts: Not too sure about whether this is considered a scenic route in Paarl, and unfortunately there is no SDP available so we cannot measure scale and bulk.
- Archaeology: No identifiable archaeological resources
- Palaeontology: Palaeo sensitivity on the SAHRIS palaeo map is low with the site just falling into the moderate zone on the northern border
- HOMS discussion:
- Wemmershoek Slopes Klein Drakenstein Cultural Landscape needs further consideration. There is no SDP of the proposed development hence the impact on the cultural landscape cannot be determined.
- There are other developments along the road that have had to have visual impact assessments because of the visual character of the surrounding landscape.
- There are other resources which were not identified such as the World Heritage Site which sits on top of the mountain and the surrounding mountains do contain archaeological resources such as rock art.
- Concerns with layout of the transmission lines and how that will affect the scenic qualities of the landscape and adjoining scenic route. Any pylons, transmission lines, or linear development of or exceeding 300m, be it above ground or underground, would require a separate Section 38 application.

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. Cultural Landscape Assessment
2. Visual Impact Assessment

CSI

- 14.10 Erf 56953, 40 Cleveland Road, Claremont, S34 - Additions & Alterations**
Case No: 28484CSI0511 <https://sahris.org.za/node/398010>

OUTSTANDING INFORMATION:

CoCT comment required.

CSI

- 14.11 Erf 975-RE, 42 Wellington Street, George, S34 - Minor Works**
Case No: 28424CSI0506 <https://sahris.org.za/node/397679>

OUTSTANDING INFORMATION:

Proof of payment required.

CSI

- 14.12 Portion 21-RE of Farm 1049, Farm Synderfontein, off the R72, Beaufort West, S38(8) - NID**
Case No: 28488CSI0511 <https://sahris.org.za/node/398018>

OUTSTANDING INFORMATION:

PoP and locality required.

CSI

- 14.13** **Portion 4 of Farm 45, Farm Duiker Kranse, off the R381, Beaufort West, S38(8) - NID**
Case No: 28489CSI0511 <https://sahris.org.za/node/398019>

OUTSTANDING INFORMATION:

PoP required.

CSI

- 14.14** **Farm 152 Portion 7, Vrisgewaagd, Prince Albert, S38(8) - NID**
Case No: 28427EJV0507 <https://sahris.org.za/node/397697>

Emily Jane Vowles introduced the item.

DISCUSSION

- Not Graded
- Outside HPO
- Work has not started
- Triggers s38(1)(a), (c)(i), (d), and NEMA.
- The proposal is to introduce a borrow pit to the site to provide a source of suitable wearing course gravel for the maintenance and regravelling of the existing gravel road in the surrounding road network which is essential for supporting agriculture and tourism. Perimeter fencing, signage, drainage channels, portable toilets and waste bins, and stone beacons for demarcation will also be required and the site will be fully rehabilitated following this period of use. The proposed borrow pit is located on farmland in a predominantly rural/agricultural area varying from grazing to crop production. The farm borders the Swartberg World Heritage Site and Nature Reserve Complex roughly 2.4km away from the borrow pit and therefore no impact is expected. The SAHRIS Palaeo-Map indicates moderate sensitivity. However, a January 2005 PIA (Almond & Ohland on behalf of HWC APM) of an adjacent site on Farm 152 found fossil starfish beds inclusive of intact stellate echinoderms offering a rare opportunity to study complete specimens. The map of relative archaeological and cultural heritage theme sensitivity indicates low sensitivity. No buildings, structures, cultural landscapes, or places of historical or architectural significance are located within the proposed disturbance footprint and no heritage resources were identified on-site by the environmental consultants.
- Consultant recommends no further studies

INTERIM COMMENT

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

1. Palaeontological Impact Assessment
2. Archaeological Impact Assessment

EJV

- 14.15** **Erf 66798, 44 Durban Road, Wynberg, S27 - Minor Works**
Case No: 28434EJV0507 <https://sahris.org.za/node/397720>

Emily Jane Vowles introduced the item.

DISCUSSION

- Graded II
- Inside the Wynberg Village HPO
- Work has not started
- The proposal is to replace a portion of existing corrugated roof sheeting with new roof sheeting to

match.

- Previous application HWC25011306 for regularisation of reroofing on other portions of the structure and approval to close the eaves, reattach gutters, and replace the fascia with replicas was supported on condition of monitoring and a close-out report. Via email, the property owner confirmed that this work has not yet been actioned as they are wanting to undertake the repair work to all structures at the same time. The heritage practitioner contracted to the previous work is still associated with the project.

DECISION

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

1. The work must be monitored by a suitably qualified architect with heritage experience. The committee endorsed the appointment of Kim Johnson to monitor the proposed work.
2. A close-out report, compiled by Kim Johnson and inclusive of the work permitted under both case numbers HWC25011306 and 28434 in one consolidated report, must be submitted to HWC within 30 days of practical completion

EJV

- 14.16 Erf 1408, 28 Yeoville Road, Vredehoek, S34 - Additions & Alterations**
Case No: 28458EJV0511 <https://sahris.org.za/node/397954>

OUTSTANDING INFORMATION:

CoCT Comment required.

EJV

- 14.17 Erf 95810, 108 Buitenkant Street, Gardens, S34 - Additions & Alterations**
Case No: 28483EJV0511 <https://www.sahris.org.za/node/398009>

Emily Jane Vowles introduced the item.

DISCUSSION

- Graded IIIC
- Inside HPO
- Work has started as per the revised plans; however, may of the ground storey alterations and the entirety of the first storey internal reconfiguration remains to be completed and as such more work remains proposed than work completed
- The proposal is for extensive internal alterations and additional living room within the increased first storey space to accommodate a kitchen, study, balcony, courtyard, and pool.
- CIBRA support; CoCT support

DECISION

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

EJV

- 14.18 Erf 921, 4 Welgevallen Road, Stellenbosch, S34 - Additions & Alterations**
Case No: 28508EJV0512 <https://sahris.org.za/node/398057>

CASE SUMMARY

- Not Graded
- Outside HPO
- Work has not started
- The proposal is to add additional bedrooms and living areas in a slope-roofed storey above the ground floor, a pergola over the terrace, and internal alterations to accommodate a new kitchen, scullery, laundry, lounge, open deck, lobby, guest bathroom, and sun lounge. Heritage design

indicators were developed for the proposal and heritage consultant recommends approval subject to the following recommendations:

- It is recommended that the building be included and graded as IIIB.
- The proposed brickwork of the fireplace at the outside terrace could be done in a matching facebrick (as used on existing elements of the house) instead of plastered brickwork, in order to fit in with other exterior low elements (such as plinths/low walls/steps/paving)
- The paint colour on the proposed screen wall on the south of the house (at the driveway) to be finished in a slightly darker tone than the light colour of the existing house, in order to make it recessive
- With regards to paint colours. It is noted that final colours will be determined by paint swatches on site, but that the intent is to use muted brown-greyish leaning colours, with the original walls receiving the lightest shade (close to white) and new walls being painted in a darker tone to distinguish. It is recommended that the contrast not be too extreme, but close enough in tone, to keep visual harmony.
- SHF and the Municipality did not respond in 30-days.
- SIG strongly opposes the alterations for the following reasons:
 - Built in the late 1950s, the structure was designed by internationally acclaimed Bauhaus architect Pius Pahl and must be maintained and retained as per the proposed IIIA grading.
 - SIG were denied access to the site for an inspection
 - The proposal does not respect the deliberate dual-scale strategy of the structure: a low, modest profile from the street that belies a more expansive, double-story volume on the northern side. The current proposal disrupts the Streetscape by increasing the height and bulk at the street interface, which destroys the low-scale humility Pahl intended for the public realm.
 - In Pahl's work, the columns, beams, and load-bearing elements are not hidden; they are the primary aesthetic. The proposal introduces ill-considered additions that use heavy masonry and complex rooflines that obscure Pahl's purist structural system.
 - Introducing arbitrary forms disrupts this "aesthetically resolved" clarity, turning a rationalist masterpiece into a fragmented structure.
 - Spatial Proportion and the architectural setting in Pahl's houses are "site-specific" in the truest sense; their dimensions are calibrated to the topography and the movement of the sun. The proposed modern additions focus on maximizing internal floor area at the expense of volumetric balance.
 - In reference to the proposed interventions for the Open Terrace and the braai area: these are perhaps the most subtle but dangerous threats to the fingerprint of the north façade. Pahl used pergolas to define outdoor rooms without adding bulk. If the new pergola is too heavy or uses unsympathetic materials, it will disrupt the clean silhouette and the aesthetically resolved relationship between the roofline and the garden. If the original braai was an integrated part of the masonry structure (as is typical for Pahl), replacing it with a modern insert or adding a chimney flout could disrupt the structural purity of the rear elevation. Replacing the original materials violates the structural purity by introducing a contemporary, commercial finish that clashes with the aesthetically resolved texture of the 1950s house.
 - In reference to the proposed changes to the North Façade and the Open Terrace: The North Façade is best experienced as an open, breathable interface; enclosing it creates a box that Pahl explicitly avoided. Pahl's Modernist approach relied on the void as much as the solid. By enclosing the Sun Lounge in aluminium and glass, the Sun Lounge transitions from an integrated outdoor/indoor transitional space to a static, enclosed interior volume. While a deck is less intrusive than a room, its height and edge can alter the spatial setting. Pahl's houses often met the ground with a specific Cape vernacular brick or stone floor; replacing this with a raised deck could sever the house's grounded connection to the landscape. The choice of modern aluminium to replace sections of timber and steel doors and windows on the first floor often lacks the slender, precise proportions of Pahl's original steel or timber detailing, potentially violating the structural rationalism of the North Façade.
 - In reference to the roof interventions: New roofing is supported, the profiling of the steel replacement roof must match the original. The proposed roof garden, planters, and a privacy screen for an outdoor shower adds significant visual noise to the silhouette. Replacing a

standard garage roof with a concrete slab and parapet turns a secondary service area into a heavy, prominent mass, potentially competing with the main house's release on the north side. The garage and the roofline were intended as clean, horizontal planes that recede, allowing the primary masses to breathe.

- In reference to the service elements on the south side: introducing a new screen wall to direct focus to the front door suggests that Pahl's original entrance was insufficient or unresolved. In reality, Pahl's entrances were often subtle and integrated into the low street scale. By adding a vertical screen, the proposal introduces a new, dominant element that breaks the horizontal continuity of the street facade. It adds visual noise to a composition that relied on minimalist restraint.
- In reference to the proposed alterations to the West elevation: these are perhaps the most invasive technically, as they strike at the haptic and spatial qualities of Pahl's original structural rationalism. Increasing Wall Thickness would strike at Pahl's Bauhaus informed architecture which relies on the precision of the wall plane. It turns a light, modernist skin into a heavy contemporary volume. Enlarging Openings while enhancing flow sounds positive in modern real estate, in a Pahl house, the relationship between solid and void was already perfectly calibrated. Arbitrarily enlarging an opening on the West side, the side most vulnerable to the harsh afternoon Cape sun, ignores Pahl's original sensitivity to climate and orientation. The proposal to create more generous steps at the west side outside WC facility is another threat to the volumetric hierarchy and the groundedness of the house
- In reference to the internal alterations: These internal alterations represent a fundamental gutting of Pahl's internal choreography. By aiming for a modern open-plan living space, the proposal treats the house as an empty shell rather than a resolved sequence of volumes. Adding a fireplace to the Sun Lounge is a major volumetric intrusion as sun lounges were intended as light, transparent interfaces. The new internal wall arrangement to produce a contemporary lifestyle ignores the rationalist grid Pahl established. The proposal to create new accommodation above the garage and reconfigure the first floor layout is perhaps the most damaging impact in this proposal. For Pahl, volumetric hierarchy was the tool used to rank the importance of different spaces through their physical mass and height. The current proposal threatens to collapse this order into a generic container by promoting secondary spaces to primary status. Instead of a sophisticated compression at the street, the building will appear top-heavy and monolithic, losing the modesty that Pahl intended for the public interface.

In conclusion the SIG believes that the proposed alterations and additions to a Pahl masterpiece show a limited understanding of design. They prioritize modern lifestyle upgrades over the preservation of a resolved architectural system. The SIG supports maintaining the specific Bauhaus-inspired Modernist features that define Pahl's work.

- Docomomo objects for the following reasons:
 - While erroneously ungraded, the structure is a substantially intact mid-century modern house and should be graded IIIB if not higher given its mid-century modern design, association with Pius Pahl, and as contributing to the neighbourhood of several noteworthy mid-century resources and several examples of Pahl's work.
 - The house considers the sloped topography of the site. As is typical of Pahl's work, there is a considered transition from 'public' to 'private' spaces. The roof profile and low-key street interface are significant identifiers of Pahl's work.
 - Docomomo acknowledges that the house and site has the capacity for adaptation, alterations and additions, but the proposal is not complementary to the site and has not been guided by heritage-based design criteria/indicators.
 - The internal alterations intervene at the core of the house where material remains most intact and changes the spatial character of the main space, the new roof profile changes the existing volume and exposed timber ceilings, and the addition above the garage disrupts the low street interface characteristic of Pahl's design. Docomomo specifically object to the following:
 - The demolition of the wall and joinery dividing the dining room and lounge
 - Changes in materials and proportions of the covered area leading to the front door
 - Removal of the slate floors at the front door and patios

- Replacement of the timber doors fenestration at the first floor north-facing balcony, with aluminium-framed fenestration and the timber framed doors leading from the ground floor dining/living rooms
- Covering the feature staircase with frameless glass
- Docomomo request that the structure be added to the Stellenbosch Heritage Inventory as a Grade IIIB heritage resource at least; that they afforded the opportunity to document the property prior to alterations should they be permitted; and that they be informed regarding significant changes in the design proposals for the property.
- The applicant responds to the objections in the Comments & Responses report provided.

FOR NOTING

The Committee resolved to refer the application to BELCom on 24 June 2026 due to the objections received.

EJV

- 14.19 Erf 2602, 84A Upper Maynard Street, Vredehoek, S34 - Additions & Alterations**
Case No: 28513EJV0512 <https://www.sahris.org.za/node/398066>

OUTSTANDING INFORMATION:

Confirmation on properties relevant; PoA must include the relevant property and applicants name; title deed to reflect the relevant property/ies and ownership; SG diagrams reflecting all properties; CoCT comment required

EJV

- 14.20 Erf 215, 87 Boundary Road, Schaapkraal, Philippi, S38(1) - NID**
Case No: 28521EJV0513 <https://sahris.org.za/node/398323>

Emily Jane Vowles introduced the item.

DISCUSSION

- Not Graded
- Inside the Proposed Philippi Horticultural Area HPO
- Work has not started
- The proposal is to subdivide the site into four portions. The property is designated as agricultural and its current usage is residential and horse stabling, with no evident agricultural operations and no intention to alter the current use. The property falls within the urban edge and within the incremental growth area. The SAHRIS Palaeo-Map indicates low sensitivity and no heritage resources were identified on site.
- Consultant recommends no further studies

COMMENT

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

EJV

- 14.21 DR 1640, Montagu Pass, George, S27-Extension**
Case No: 28587RB0517 <https://sahris.org.za/node/398617>

OUTSTANDING INFORMATION:

Ownership documents and updated method spec required.

RB

- 14.22 Erf 71081, 5 Delany Road, Plumstead, S34-Total Demolition**
Case No: 28418RB0506 <https://sahris.org.za/node/397665>

OUTSTANDING INFORMATION:

CoCT E&HM comment required.

RB

14.23 Erf 1254, 28 Ocean View Road, Somerset West S34-Minor Works

Case No: 28423RB0506 <https://sahris.org.za/node/397676>

OUTSTANDING INFORMATION:

POP with correct reference number and CoCT E&HM and HRF comment required.

RB

14.24 Erf 46819, 23 Albion Road, Rondebosch, S34-Minor Works

Case No: 28448RB0508 <https://sahris.org.za/node/397759>

Mr Ruan Brand introduced the item.

DISCUSSION

- Graded IIIB.
- Outside of any HPO.
- Work has been completed.
- Window in bathroom size increased, window inserted in storeroom, internal wall removed beam fitted. All of this work is internal or to the rear of the property, not the sensitive street facing facade.

COMMENT

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

RB

14.25 Erf 45264, 31 Silwood Road, Rondebosch, S34-Additions & Alterations

Case No: 28463RB0511 <https://sahris.org.za/node/397962>

Mr Ruan Brand introduced the item.

Mr Henk Lourens was present for this item.

DISCUSSION

- Graded IIIC.
- Inside the Silwood HPOZ.
- Work has not started.
- Proposal is for alterations to internal services such as kitchen and bathrooms and a bathroom addition, as well as a covered verandah and external braai facing the garden.
- CoCT E&HM and RCID support.

DECISION

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

RB

14.26 Erf 68863, 21 Batts Road, Wynberg, S34-Minor Works

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

OUTSTANDING INFORMATION:

Adequate internal, external, and streetscape photographs are required.

RB

14.27 Erf 1396, 17 Bradwell Road, Vredehoek S34-Additions & Alterations

Case No: 28523RB0512 <https://sahris.org.za/node/398326>

OUTSTANDING INFORMATION:

POA for the person who submitted it on SAHRIS to submit on the owner's behalf.

RB

14.28 Farm 863, Steenbras Catchment Area 307, Steenbras Catchment Area 306 and Kogel Baai 308, off

the R44, Gordons Bay, S38(8)-NID

Case No: 28485RB0511 <https://sahris.org.za/node/398014>

OUTSTANDING INFORMATION:

Clarity is required on the intent of the submission as an MMP has been submitted for comment but there appears to be a request for allowing demolition of structures older than 60 years to occur (S34 trigger).

RB

- 14.29 Portion 33 of Farm Boomplaas 30, Boomplaas Cave, Oudtshoorn, S35 –Permit renewal**
Case No: HWC1305SB0513

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- HOMS committee resolved to grant the permit extension initially on 4.9.23
- Previous permit: Still valid until 13 September 2026.
- Proposal: two square meters excavation (13N14E and 14N14E), site will focus on the area previous left open by Hilary Deacon.
- Motivation: generate new high-resolution archaeological, stratigraphic, and paleoclimatic data from Boomplaas Cave's rich
- Middle to Later Stone and Holocene archaeological members.
- The committee noted that the agreement between Iziko and applicant is still valid.

DECISION

The committee resolved to approve the permit extension application by provision of a new permit in place of previous permit dated 13 September 2023.

SB

- 14.30 Erf 2197, 14 Reyger Street, Stellenbosch, S34-Total demolition**
Case No: 28449SB0508 <https://sahris.org.za/node/397921>

OUTSTANDING INFORMATION

Updated motivation with streetscape images is required.

SB

- 14.31 Erf 1694, 2 Donkin Lane Sea Point, S34-Total demolition**
Case No: 28426SB0507 <https://sahris.org.za/node/397695>

Ms Stephanie Barnardt-Delport introduced the item.

OUTSTANDING INFORMATION

Streetscape photographs, CoCT comments and Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents Association comments required.

SB

- 14.32 Erf 329, 3 Breda Street, Oranjezicht, S34-Minor Work**
Case No: 28478SB0511 <https://sahris.org.za/node/397996>

OUTSTANDING INFORMATION:

Clarification on the ownership as sectional title deed is required.

SB

- 14.33 Erf 2189, 8 Granger Bay, Boulevard, Green Point, S38(4)-NID**
Case No: 28416SB0506 <https://sahris.org.za/node/397663>

OUTSTANDING INFORMATION

Proof of ownership is required.

SB

- 14.34 Erf 190 14 Main Road, Clanwilliam, S34-Additions and Alterations**
Case No: 28049SB0408 <https://sahris.org.za/node/395617>

OUTSTANDING INFORMATION:

POA. Trust resolutions show who has the legal right to sign on behalf of the trust. More streetscape photographs that are no Google streetscape. POP to check with Admin

SB

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

HELD OVER

The application was held over at the applicant's request.

SB

- 14.36 Erf 1151, 3 Ingleside Road, Camps Bay / Bakoven, S34-Minor Works**
Case No: 28502SVB0512 <https://sahris.org.za/node/398042>

Ms Sofia Briel introduced the item.

DISCUSSION

- The property is graded IIIC and outside of any HPO.
- Work has not started according to the application form, however the photographs provided indicate that work to the interior has commenced.
- The proposal is for interior alterations and replacement of the timber window frames with aluminium.
- CoCT support the proposal.
- CBCRA have no objection to the proposal.

DECISION

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

SVB

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

OUTSTANDING INFORMATION:

Resolution/sub-delegation required.

SVB

- 14.38 Erf 180393, 4 Wesley Street, Gardens, S34-Total Demolition**
Case No: 28432SVB0507 <https://sahris.org.za/node/397715>

OUTSTANDING INFORMATION:

Internal, external and streetscape images, local authority and registered conservation body comment required.

SVB

- 14.39 Erf 2028, 85 Main Road, Onrus, S34-Total Demolition**
Case No: 28475SVB0511 <https://sahris.org.za/node/397988>

OUTSTANDING INFORMATION:

Demolition plan, local authority comment and POP required.

SVB

- 14.40 Erf 5125, 109 Plein Street, Cape Town City Centre, S34-Additions**

Case No: 28441SVB0508 <https://sahris.org.za/node/397733>

REFERRAL

The Committee resolved to refer the application to BELCom on 24 June 2026 due to comments received from the City of Cape Town.

SVB

14.41 Erf 8518, 88 Mills Street, Strand, S34-Minor Works
Case No: 28526SVB0513 <https://sahris.org.za/node/398351>

Ms Sofia Briel introduced the item.

DISCUSSION

- The property is Not Graded and is outside of any HPO.
- Work has not started.
- The proposal is for a new covered patio and a new carport.

DECISION

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

SVB

14.42 Erf 9013, 29 Morgenster Avenue, Somerset West, S34-Total Demolition
Case No: 28422SVB0506 <https://sahris.org.za/node/397674>

REFERRAL

The Committee resolved to refer the application BELCom on 24 June 2026 due to complexities arising from the associated S38(4) application (HWC24092511CSI1610) for the same property.

SVB

14.43 Erf 1293, 10 Pinehurst Road, Constantia, S34-Additions & Alterations
Case No: 28431XM0507 <https://www.sahris.org.za/node/397710>

OUTSTANDING INFORMATION:

Consultation comments: Local municipality and Conservation body comments required"

XM

14.44 Erf 22025, 12 Eighth Street, Kensington, S34-Total Demolition
Case No: 28481XM0511 <https://www.sahris.org.za/node/398007>

OUTSTANDING INFORMATION

POA is required.

XM

14.45 Erf 131, 2 Longmarket Street, Stanford, S34-Additions & Alterations
Case No: 28515XM0513 <https://www.sahris.org.za/node/398078>

OUTSTANDING INFORMATION:

Municipality comment. Internal, External & Streetscape photographs required.

XM

14.46 Erf 5209,6 Camdebo Avenue, Kleinmond, S34-Additions & Alterations
Case No: 28439XM0507 <https://www.sahris.org.za/node/397731>

OUTSTANDING INFORMATION:

Power of Attorney, Conservation body comments required.

XM

14.47 Erf 50796, 27 St Thomas Road, Claremont, S34-Additions & Alterations
Case No: 28420XM0506 <https://www.sahris.org.za/node/397669>

OUTSTANDING INFORMATION:

Conservation body comments required.

XM

- 14.48** Erf 2423, 4 Handel Road, Somerset West, S34-Additions & Alterations
Case No: 28452XM0508 <https://www.sahris.org.za/node/397946>

OUTSTANDING INFORMATION:

Proof of Payment required.

XM

- 14.49** Erven 9436 & 9438, 82 Alexandra Road, Parow S34-Minor Works
Case No: 28425XM0506 <https://www.sahris.org.za/node/397694>

OUTSTANDING INFORMATION:

Building plan required.

XM

15. Other Matters

15.1 Farewell to Chane Herman was noted, committee expressed their thanks for hard work and dedication over the year and wished her well. We'll miss you! <3

15.2 A temporary workaround was noted whereby case status updates (e.g. agenda placement and meeting dates) can be recorded in the "Official Reference" field on the SAHRIS Case Details page until the permit reference templates are operational.

16. Adoption of Resolutions and Decisions:

CH moves to adopt and CN seconds the adoption of resolutions and decisions of the meeting of 25 May 2026.

- 17. Closure:** The chairperson, Ms Stephanie Barnardt-Delport, officially closed the meeting at 12H32

- 18. Date of next meeting:** 1 June 2026

MINUTES APPROVED AND SIGNED BY:

CHAIR: _____

SECRETARY: _____

Annexure A – HWC: Heritage Officers' Meetings

Abbreviations

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