

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS' MEETING
Held on Monday, 11 May 2026 at 08:30 via MS Teams**



1. Opening and Welcome

The Chairperson, Mr Ruan Brand, officially opened the meeting at 08:30 and welcomed everyone present.

2. Attendance

Members

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

Staff

Ms. Nosiphiwo Tafeni	Secretariat	AB
Ms. Waseefa Dhansay	Assistant Director	WD
Mr. Olwethu Dlova	Backup & I&APs	OD

Legal Advisor

Ms. Penelope Meyer	Deputy Director	PM
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Observers

Ms Tameron Paulse

Visitors

	Capacity	Item
Ms Anne-Marie Fick	Applicant	14.1, 14.9 & 14.32
Mr Christian Wickham	Applicant/Owner representative	13.8
Mr Frederik Lotter	Applicant	13.4
Mr Andre Massyn	Applicant	13.27
Ms Cindy Postlethwayt	Applicant	13.16
Mr Michael Morris	I&AP	14.32
Ms Debbie Votin	Applicant assistant	13.27
Mr Mark Turok	OCA	13.27
Mr Juan van Tonder	Applicant	13.27
Ms Tama Lembani	Applicant	13.28
Ms Nazeema Duarte	SBM	13.21
Ms Nicolene Visser	Applicant	14.9 & 14.44
Mr Johan Cornelius	Applicant	14.13
Mr David Halket	I&AP	14.24
Mr Stuart Hermansen	Applicant	14.41 & 14.45
Ms Katherine Robinson	SM	14.41

3. Apologies

Ms. Xola Mlwandle	Heritage Officer	XM
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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 11 May 2026 with the following additions:

1. Item 9.10.1 was added under Archaeological Matters.
2. Item 9.1.7 was added under Site Inspections Undertaken.
3. Item 9.3.5 was removed under Site Inspection Reports.

EJV moved to adopt the agenda and CN seconded.

6. Approval of Minutes of the Previous Meeting

The Committee resolved to approve the minutes of 28 April 2026.

EJV adopted and CH seconded.

7. Disclosure of conflict of interest

None.

8. Confidential matters

None.

9. Standing Items

9.1. Site inspections undertaken

9.1.1 Erf 1068, 166 St Georges Street, Simon's Town (SVB)

- On 05 May 2026, HWC conducted a site inspection of Simon's Town Municipal Library. Further details will be provided when the site inspection report is tabled at HOMs.

9.1.2 Erf 49925-RE, Tabora, 22 Boshoff Avenue, Newlands (EJV)

- The matter was heard under item 9.3.2 on the agenda.

9.1.3 Erf 148-RE, accessed via Victoria Road, Clifton – Glen Country Club (CN)

- The matter was heard under item 9.3.2 on the agenda.

9.1.4 Erven 829, 830,832, 831, 828, 18 Victoria Street, Somerset West (SB)

- The matter was heard under item 9.3.4 on the agenda.

9.1.5 Erven 3934, 3935, 3936, and 3958, Long Street Municipal Baths, 311 Long Street, Cape Town (EJV)

- On 06 May 2026, HWC conducted a site inspection of the Long Street Municipal Baths. Further details will be provided when the site inspection report is tabled at HOMs.

9.1.6 Erf 96655-RE, 246 Main Road, Newlands Swimming Pool, Newlands (RB)

- On 6 May 2026, HWC conducted a site inspection at the Newlands Swimming Pool. Further details will be provided when the site inspection report is tabled at HOMs.

9.1.7 Erf 1001-RE, accessed via R43 Michell's Pass, Ceres (APP 26.27 Q1 – CN & CH)

- The committee noted the site inspection undertaken on Thursday, 7 May 2026.

9.2 Proposed Site Inspections

None.

9.3 Site Inspection Reports

9.3.1 Erf 49925-RE, Tabora, 22 Boshof Avenue, Newlands (EJV)

DISCUSSION

- On Tuesday, 29 April 2026, HWC Officials undertook an inspection of the Tabora PHS following the submission of an application for maintenance, restoration, and adaptive re-use on the site (Case No: 28199EJV0415)
- Representatives of the Consulate-General of the People's Republic of China in Cape Town confirmed that the previously approved proposal (18101911WD1023M and 21111013WD1117E) had not been actioned, and the current scope of work had been reduced in compliance with budgetary constraints.
- While a lack of maintenance has resulted in a material deterioration of the primary and secondary structures on-site, Tabora retains its visual dominance within the staunch spatial hierarchy of the property as well as its grandeur in terms of architectural merit and unparalleled typology. The building envelope remains highly legible, and the spatial arrangement of structures on site and their relationship to the terraced gardens and mountain backdrop is similarly intact. Where damp, vegetation overgrowth, the resultant mechanical stress, and incompatible materials threaten the integrity of the heritage resource, these are easily addressed through a comprehensive maintenance and restoration plan.

COMMENT

The Committee notes the contents of the site inspection report dated 29 April 2026 and endorses the recommendations of the report, as follows:

1. The site inspection and report to be noted at HOMs on 11 May 2026.
2. The Section 27 application for maintenance, restoration, and adaptive re-use is to be permitted subject to the following:
 - a. The property owner must appoint a suitably qualified architect with heritage experience to oversee the proposed work. A signed appointment letter is to be submitted to HWC to this effect.
 - b. The appointed architect must compile a set of coloured-up plans detailing the proposed work or a comprehensive scope of work report for submission to HWC.
 - c. The appointed architect must monitor the permitted work and submit a close-out report to HWC within 30-days of practical completion.

9.3.2 Erf 148-RE, accessed via Victoria Road, Clifton – Glen Country Club, 5 May 2026 (CN)

DISCUSSION

- A site inspection was conducted on 6 May 2026 following a report of alleged construction on City-owned land encroached upon by Erf 491, Clifton, within a declared PHS. No unauthorised construction was observed within the PHS; however, sand stockpiling was noted, reportedly linked to repair works for water leaks within the internal courtyard of Erven 490–492.
- It was further observed that a formalised landscaped garden area extends into the PHS without prior approval from HWC. Additionally, ongoing works within the internal courtyard may trigger Section 31, as parts of the structures on Erven 490–492 is older than 60 years and located within the Clifton Bungalow area.
- The PHS forms part of the Clifton Scenic Reserve, a significant public open space of natural heritage value declared in 1948 and 1949.

COMMENT

The Committee notes the contents of the site inspection report dated 7 May 2026 and endorses the recommendations of the report, as follows:

1. The site inspection tabled at HOMS on 11 May 2026
2. The site inspection report tabled at HOMS on 11 May 2026.

3. HWC official to contact the owner (CoCT) and request a Section 27 application to be submitted for landscaped area within the PHS to HWC as well as the owners of Erven 490-492 to submit a Section 31 application to CoCT for work taking place within the courtyard, if it triggers.

9.3.3 Erven 829, 830,832, 831, 828, 18 Victoria Street, Somerset West (SB)

- The site inspection report is held over to 18 May 2026 pending discussion with the CoCT E&HM team.

9.3.4 Erf 96655-RE, 246 Main Road, Newlands Swimming Pool, Newlands (RB)

- The site inspection report is held over to 18 May 2026 pending discussion with the CoCT E&HM team.

9.3.5 Erf 3289, Distillery Road, Wellington - Railway Hotel, 23 April 2026 (CN)

DISCUSSION

- A site inspection was conducted on 23 April 2026 following concerns raised by the Municipality that work on site was underway and not accurately reflected in the submitted plans. The inspection confirmed that portions of the work align with previous approvals (S51 and approved MW application), including window replacements and internal alterations for a coffee shop. However, discrepancies were identified between the approved scopes and the current works on site, with additional internal refurbishment and deviations from both current and previous RoD's noted.
- The Municipality requested a consolidated set of plans reflecting all work undertaken, while HWC requested revised plans indicating all work commenced and that the SAHRIS application be updated accordingly.
- The Railway Hotel is a Grade IIIC building located within Wellington's Special Character Overlay Zone, holding local significance for its contribution to the historical streetscape and town character.

COMMENT

The Committee notes the contents of the site inspection report dated 7 May 2026 and endorses the recommendations of the report, as follows:

1. The site inspection tabled at HOMS on 28 April 2026.
2. The site inspection report tabled at HOMS on 11 May 2026.
3. HWC awaits the submission of the revised plans and application update.

9.4 Preparation for upcoming Committee meetings

9.4.1 Appeals, 13 May 2026

9.4.2 IACom, 20 May 2026

9.4.3 BELCom, 27 May 2026

9.5 Tribunal Updates (Legal)

None.

9.6 Interim and Close-Out Reports

9.6.1 Erf 173714-Re, East Quay Building, East Quay, Clock Tower Precinct, V&A Waterfront Case No.: HWC25100104SJ1003

Emily Jane Vowles introduced the item.

DISCUSSION

- On 13 October 2025 HOMs resolved to approve the MW application for the retrofitting of the East Quay Building subject to the submission of a close-out report.

- Report 01 was noted by HOMs on the 9th of February 2026 and Report 02 was noted by HOMs on the 9th of March 2026
- Report 03 notes that oregon floor boards from the concierge space have been removed, the teak columns from the ground floor have been treated and metal shoes for the columns have been manufactured and delivered, the oregon floor joists in the concierge space are being removed in order to strengthen the structure where timber floors remains with steel posts and beams and some of the joist will be re-used or replaced where necessary, existing brickwork is being cleaned, repaired, and repointed, timber trusses are being sanded and treated, the teak beams from the lower level are being removed to create the double volume concierge space and the intention now is to extend the heritage teak beams using a matching timber to visually fill the double volume space and act as structural support elements rather than inserting a steel beam, a new a-frame truss over the concierge space was been installed to complement the existing roof structure, repair work on the stair wells is to begin this month while handrails have been removed, and there are no other developments yet underway on site but are to begin imminently.
- In a separate email query, the consultant noted the following:
There is one specific item which is noted in the Report 03 as Item 2.7 – Exterior Second Floor Terrace. We would like some feedback on proposed changes if possible - The tenant is proposing changes to the roof terrace, which include:
 - An alternate lift housing configuration where a curved glazed shopfront is now envisaged, to repeat the form of the existing projecting stair housing.
 - The addition of an aluminium clad canopy to the lift housing which projects for shelter and follows the curved glazed shopfront.
 - A glazed frameless balustrade fixed to the inside of the existing parapet wall, as opposed to the painted mild steel balustrade which matched the existing on the lower level.

We understand that drawings for these changes will need to be submitted to both HWC and the CoCT for a formal assessment and this will be done within the next few weeks. However, we are writing to you to enquire if HWC would have any objections, in principle, to these changes which are external and therefore visible within the historic precinct.
- The roof terrace forms part of Building B which was is considered to be NCW. The alterations do not impact any heritage material considered to be worthy of retention as per the heritage indicators provided in 2012, and the 2019 and 2024 SDP amendments nor the 2025 application and its noteworthy architectural details for Building B. The alterations will not pose significant visual impact due to being located on the terrace of the double-storey structure. The 2024 application states that Building B “provides contrast between old and new and verification of the historical layering evident in the precinct”, and the increase in contrast posed by the terrace deviation can be considered to support the continued layering.

COMMENT

The Committee noted the interim report titled “Monthly Report 03 - Heritage”, dated April 2026, and prepared by Ursula Rigby, as adhering to the conditions of the HWC issued permit, dated 15 October 2025.

The Committee supported the proposed deviations to the roof terrace, namely:

- An alternate lift housing configuration where a curved glazed shopfront is now envisaged, to repeat the form of the existing projecting stair housing.
- The addition of an aluminium clad canopy to the lift housing which projects for shelter and follows the curved glazed shopfront.
- A glazed frameless balustrade fixed to the inside of the existing parapet wall, as opposed to the painted mild steel balustrade which matched the existing on the lower level.

The Committee resolved to request the following:

1. All minor deviations, inclusive of the above, considered to not have a negative impact on heritage resources are to be reflected on a final drawing set and assessed by the appointed

Heritage Practitioner for submission alongside the close-out report within 30-days of practical completion.

9.7 Incomplete Applications

9.7.1 Matters Arising: 13.23; 13.32

9.7.2 New Matters: 14.11; 14.14; 14.16; 14.17; 14.19; 14.22; 14.23; 14.27; 14.28; 14.30; 14.31; 14.35; 14.36; 14.40; 14.43; 14.46; 14.47; 14.48; 14.49; 14.51; 14.52; 14.54

9.8 Decisions taken under ASD delegation

9.8.1 Matters Arising: 13.1; 13.3; 13.5; 13.6; 13.9; 13.11; 13.14; 13.17; 13.19; 13.30; 13.33

9.8.2 New Matters: 14.2; 14.3; 14.5; 14.6; 14.15; 14.25; 14.42

9.9 Exemption Notice 9051 of 2025: NCW graded within CoCT

9.9.1 Matter Arising: None.

9.9.2 New Matters: 14.7; 14.53

9.10 Archaeological Matters

9.10.1 The Pinnacle Point Collection, Mossel Bay

DISCUSSION

- On Friday the 3rd of October 2025, officials from Heritage Western Cape (HWC), IZIKO, and the South African Heritage Resources Agency (SAHRA) undertook a site inspection of the Pinnacle Point Collection housed at Munro House on the Dias Museum Complex and the associated storage facility on Keerom Street in Mossel Bay. We were joined on site by Prof. Marean's team and Lorrinda Hakimi and were joined virtually by Prof. Marean and Dr. Galimberti.
- It was agreed that the following agreements must be entered into to formalise the status quo of the collection and the way forward:
 - A LEASE AGREEMENT between the Department of Cultural Affairs and Sport (DCAS) and The Institute of Human Origins for the utilisation of Munro House on the Dias Museum Complex.
 - A REPOSITORY AGREEMENT between IZIKO and The Institute of Human Origins to allow Munro House to act as an interim repository for the Pinnacle Point Collection until such time as IZIKO are prepared to receive the catalogued collection. This Agreement is subject to the implementation of measures as determined by IZIKO to address fire safety, accessibility, security, etc. Any additions or alterations to the structure will necessitate a Section 27 application to HWC. The site must be subject to an annual inspection by IZIKO to ensure compliance with this agreement.
- On the 8th of May 2026, HWC was contacted by Dr. Marean regarding the use of the PP Collection in a new exhibition at the Dias Museum. As IZIKO have not finalised the proposed repository agreement with the Institute of Human Origins, curatorial rights over the collection remains in question.
- HWC discussed the possibility of entering into a Heritage Agreement with the Institute of Human Origins for the exhibition of the PP material at the Dias Museum.

COMMENT

The Committee resolved to issue a formal letter to IZIKO regarding the outstanding Repository Agreement and curatorial rights to the collection, both of which require an immediate response.

9.11 Illegal Works Database: Stop Works Orders issued

None.

9.12 Permit deadline:

COB Tuesday 12 May 2026.

9.13 SAHRIS rollout feedback (RB)

- Many officers are locking the Built Environment submission forms without changing the location on the map. You can just edit the submission and fix that or you have to ask the applicant for a locality plan as it is a regulated minimum requirement. Please ensure that this check is done as part of your screening for completeness and either fix yourself or revert to applicant to fix it. I will check in with JH/RW about the progress on the fix but it will take longer because they want to implement it across all the SAHRIS site relevant webforms (not just ours).
- JH is returning from leave today. The way forward with HWC's SAHRIS implementation will be discussed in the week and feedback provided at the next HOMS.

10. Administrative Matters

10.1. Portion of Erven 173712, 177853 and 158570-RE, Granger Bay, V&A Waterfront, Cape Town, S38(8)-HIA Case No: HWC25061214SJ0612

DISCUSSION

- HWC received a query from the heritage practitioner regarding the PPP undertaken within the confines of the NHRA.
- When requested to provide the contact details of the parties who commented on the HIA within the larger NEMA process, the practitioner advised that there was not POPIA consent in place to provide these details. Furthermore, the practitioner posed the question: "Is this now to become a standard approach to reach out to all I&APs in a process (NEMA or NHRA), instead of just those who have commented and commented on heritage related matters; and to provide proof of consultation even of a s38(8) HIA, run under the auspices of NEMA?". Continuing "I am not sure it is reasonable or legally sound to expect the EAPs to take this on; nor to expect the heritage practitioner to take on responsibility for all I&APs in a NEMA process, which can be extremely onerous, which is beyond the remit of the heritage scope of work, and which runs the risk of non-heritage related matters being ventilated in this forum".

COMMENT

The Committee confirmed that POPIA does not apply as contact details have been provided inclusive of the NEMA and NHRA processes.

10.2. Erf 26439, Alexandra Road (Oude Molen Homestead), Pinelands, S34-Interim report (SB) Case No: HWC2403253SJ0326

DISCUSSION

- Supplementary Progress Report submitted in response to HWC request for clarification regarding deviations from approved emergency stabilisation works at the Oude Molen Homestead. DOI confirmed that the current project relates solely to emergency maintenance and structural stabilisation, with no final building use or occupation yet determined.
- Report outlines ongoing emergency repairs following multiple structural failures and wall collapses during 2025, primarily caused by long-term roof leaks, water saturation, over-hard cement plaster, and invasive Ficus root penetration. Affected historic wall fabric comprised koffiekliip, stone, brick, and clay mortar construction.
- Extensive stabilisation measures undertaken include controlled demolition of unsafe sections, installation of propping, shoring, crash decks and scaffolding, reconstruction of collapsed walls in English Bond brickwork, lime mortar repairs, replastering, roof replacement, timber beam repairs, and waterproofing works.
- Works proceeded following HWC site inspections and in accordance with previous Section 34 permits and recommendations, including further material investigations and revised repair strategies balancing heritage retention with structural safety.

- Archaeological monitoring under Section 35 permit has accompanied flooring removal works. Limited sub-floor excavations revealed historical artefacts including 18th century pipe stems, ceramics, glass fragments, bone, and shell remains.
- Current works focus on stabilising and “mothballing” the structure through roof repairs, structural consolidation, weatherproofing, limited services installation, fire detection, and security systems pending future redevelopment and adaptive reuse proposals for the Oude Molen Precinct.

COMMENT

The Committee noted the interim report titled “Oude Molen Homestead”, dated April 2026, and prepared by Thorold Architects CC, as adhering to the conditions of the HWC issued permits, dated 26 April 2024 (HWC24032535SJ0326) (HWC24032535SJ0326).

The Committee resolved to request the following:

1. All minor deviations considered to not have a negative impact on heritage resources are to be reflected on a final drawing set and assessed by the appointed Heritage Practitioner for submission alongside the close-out report within 30-days of practical completion.
2. All deviations considered to have an impact on heritage resources must be submitted to HWC for review via an additional Section 34 application process.
3. Future reports must be supplemented with photographic material of the additions & alterations.

11. Monitoring by practitioner

11.1. Erf 3236, 154 Bree Street, Cape Town (CN)

Case No: HWC24041001SJ0409 / HWC24061819SJ0618 (Emergency Works)

DISCUSSION

- Graded IIIA
- Inside HPO
- Emergency permit issued on 20 June 2024 (discussion point below):
 - Emergency application submitted as a condition stipulated by BELCom.
 - Emergency application for temporary protection due to inclement weather.
 - The roof on the heritage structure was removed thus the building needs to be protected while the heritage statement is being compiled for BELCom.
- The application was approved at BELCom on 11 December 2024 (discussion points below)) for repurposing the building for residential use on condition that monthly monitoring reports and a close out report be submitted to HWC:
 - Unauthorized work has taken place at this early 20th c building graded as Grade IIIA.
 - The subject building forms part of a landmark grouping, and its typology is becoming rare in the CBD.
 - Alterations in the 1980s caused a loss of historic fabric, however the street façade remains intact, retains authenticity and contributes to an important street context.
- Claire Abrahamse was the Heritage Consultant appointed on the project but is no longer the appointed practitioner. Mr. Ashley Lilly has been appointed as the new heritage practitioner on the project to fulfil the requirements of BELCom.

COMMENT

The Committee resolved to endorse the appointment of Ashley Lilly to monitor the proposed work, to submit monthly monitoring reports and to submit a close out report in compliance with the Section 34 permit issued on 11 December 2024.

12. Discussion of the Agenda

- 12.1. **Portion of Erven 173712, 177853 and 158570-RE, Granger Bay, V&A Waterfront, Cape Town, S38(8)-HIA**
Case No: HWC25061214SJ0612

REFERRAL

The Committee resolved to refer the application to IACom on 20 May due to the objections and the mitigation measures proposed requiring consideration.

- 12.2. **(13.22) Re 32564, Corner Bunga Avenue and N1, Kewtown, S34-Additions, Alterations, and/or Partial demolition**

Case No: 28107SB0409 <https://sahris.org.za/node/395867>

REFERRAL

The Committee resolved to refer the application to IACom on 20 May 2026 and potential BELCom on the 27 May 2026 based on the discussion if section 38 is trigger or whether 27/9(10) process is to be followed based on the proposed work.

- 12.3. **(13.20) Erf 25104, Off Francie Van Zijl Drive, Parow, S34-Total demolition**

Case No: 28139SB0411 <https://sahris.org.za/node/395932>

The matter **will be** heard under item 13.20 on the agenda.

MATTERS TO BE DISCUSSED

13. MATTERS ARISING

- 13.1 **Erf 1602, 22 Mill Street, Strand, S34-Minor Works**

Case No: 27952CH0407 <https://sahris.org.za/node/394571>

CASE SUMMARY

- Outstanding information received on 23 April 2025.
- Not Graded outside HPO.
- Proposal is for internal shopfitting which includes a door to office 3, installation of windows and an addition of a door to the garage area to accommodate a small scale leather workshop.
- The application also seeks to regularized painting internal walls, floor repairs, plumbing repairs and restoration of the existing kitchen.

FOR NOTING

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

CH

- 13.2 **Erf 234, 46 Bath Street, Montagu, S34-Minor Works**

Case No: 27965CH0407 <https://sahris.org.za/node/395344>

Ms Chane Herman introduced the item.

DISCUSSION

- Not Graded outside HPO
- Proposal is for internal fit out for the Standard Bank building.
- HOMs on 20 April 2026 took a decision to issue a S51 letter in response to the application form

stating that the work has already been completed. The applicant on 4 May 2026 confirmed via email that an error was made on the form and that no work has started on site. The owners are awaiting HWC and council approval prior to work commencing on site.

FURTHER REQUIREMENTS

The applicant must submit a sworn statement/affidavit declaring that the work has not started and that the form was filled out incorrectly.

CH

13.3 Portion 232 of Farm Onverwacht 159, Riverside, Volmoed, Oudtshoorn, S34-Additions & Alterations

Case No: 28051CH0408 <https://sahris.org.za/node/395627>

CASE SUMMARY

- Outstanding information received on 29 April 2026.
- Not Graded outside HPO
- Proposal is to convert the existing building into a wedding venue.
- Work has not started.
- Oudtshoorn Municipality supports.
- Heritage Oudtshoorn supports.

FOR NOTING

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

CH

13.4 Erf 1291, 33 Church Street, Stellenbosch, S34-Permit Extension

Case No: 28137CN0410 <https://sahris.org.za/node/395928>

Ms Corne Alexander introduced the item.

Mr. Frederik Lotter & Mr. Andrew Massyn joined in discussion of the item

DISCUSSION

- Outstanding information: Streetscape photos received 23 April
- Grading: IIIB, as per the previous permit
- HPO: Inside Stellenbosch Historic Core
- Status of Work: Not started
- Previous Applications: 15013012JW0130E - Addition of 2 rooms on a new 2nd floor to the rear, Approved; 20030910SB0311E - Addition of 10 rooms via an extension to the rear and an addition floor, Approved; HWC23032704SB0425 - Addition of 10 rooms via an extension to the rear and an additional floor, Approved
- Proposal: For a permit extension to Coopmanhuijs Hotel. The development is largely focused on vertical expansion within the existing building footprint. The proposal retains Block A entirely unchanged, while introducing additions to the remaining blocks. Block B receives a new second floor; Block C is extended with an additional third floor and balconies; and Block D accommodates the most substantial intervention, with multiple new floors added. Internally, the layout remains unchanged and includes the introduction of new bedrooms, additional lift cores, staircases, and service areas. A glazed walkway connection is also proposed between sections of the buildings. At roof level, the proposal includes new recreational amenities such as a rooftop swimming pool and patio, along with associated structural additions and roof alterations. The proposal is the same as approved in 2020 (BELCom) and 2023. This is the 3rd permit extension being applied for.
- Consultation 2019:
- Stellenbosch Municipality supported

- SHF did not provide comment in 30 days
- SIG objected to the proposal, primarily on the basis that the additional floors on the rear wing would negatively impact the historic streetscape, disrupt the existing skyline, and introduce an inappropriate and visually intrusive design. While some revisions were made following engagement, including relocation of the pool and adjustments to massing, SIG maintained opposition to the additional height, particularly the imbalance between the rear wings.

DECISION

The committee resolved to approve the permit extension application by provision of a new permit in place of previous permit dated 15 June 2023.

CN

13.5 Erf 208, 3b Quendon Road, Sea Point, S34-Additions & Alterations Case No: 27601CN0302 <https://sahris.org.za/node/390167>

CASE SUMMARY

- Outstanding information: Title deed, external photos and I&AP comments required and received 4 May 2026.
- Grading: IIIC
- HPO: Outside
- Status of Work: Not started
- Previous Applications: None
- Proposal: The works include internal reconfiguration of the dwelling, the introduction of a new kitchen layout, replacement of certain doors with windows, and updated finishes. Externally, the proposal includes the construction of a new reinforced concrete roof slab over the existing garage, small first-floor additions, and the addition of a new first-floor balcony
- Consultation:
- CoCT supports
- SFB did not comment in 30 days
- SFA has no objection

FOR NOTING

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

CN

13.6 Erf 4423, 11b Retief Street, Piketberg, S34-Additions & Alterations Case No: 27923CN0323 <https://sahris.org.za/node/393949>

CASE SUMMARY

- Outstanding information: Registered SG diagram, Streetscape photos and confirmation if work has started and received 23 April 2026.
- Grading: Assumed to be not graded
- HPO: Outside
- Status of Work: Not started
- Previous Applications: None
- Proposal: Includes the construction of a new garage and shaded private area, enclosure of part of the front porch to create additional bedroom space and an ensuite, and internal reconfiguration of the rear additions to improve the layout. Work to the main dwelling...xxx
- Consultation:
- Bergriver Mun notes scrutiny will take place after HWC approval.

FOR NOTING

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

CN

- 13.7 Erf 48778, 9 Oak Avenue, Newlands, S34-Additions & Alterations**
Case No: 27810CN0313 <https://sahris.org.za/node/391357>

HELD OVER

The matter is held over to HOMs on 18 May as all parties must be invited to attend HOMs.

CN

- 13.8 Erf 510, 32 Le Roux Street, Montagu, S34-Additions & Alterations**
Case No: 27515CN0223 <https://sahris.org.za/node/389909>

Ms Corne Alexander introduced the item.

Mr. Christian Wickam joined in the discussion of the item

DISCUSSION

- Outstanding information: I&AP comments and a plan indicating work started/been completed received on 13 and 30 March, and 17 April 2026.
- Grading: Not graded according to the Langeberg Municipality draft SDF
- HPO: Outside (proposed heritage area)
- Status of Work: Started but not complete.
- Previous Applications: None
- Proposal: For alterations and additions to the existing dwelling, including the reconfiguration of internal spaces to create two units, the construction of a new stoep and a small store, and minor external changes such as new door and window openings. The plans also indicate the relocation of windows, insertion of lintels, and partial demolition of internal walls to accommodate the new layout.
- Consultation:
- Langeberg Municipality did not provide comment in 30 days
- MHA objects to the application and does not support it in its current form. Their concerns centre on the impact to key heritage elements, particularly the proposed alterations to the front façade and enclosure of the historic stoep, which they consider inappropriate and contrary to conservation principles. They note that internal alterations are insufficiently detailed, making it difficult to assess their impact on the building's significance, and highlight the lack of structural or engineering input. MHA also objects to the removal of the boundary wall and full paving of the front garden, stating this would erode the streetscape character and conflict with municipal policy. In addition, they raise concerns about non-compliance with municipal by-laws and the presence of unauthorised work, which they do not condone and recommend enforcement action.

COMMENT

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

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

CN

13.9 Erf 58264, 27 First Avenue, Claremont, S34-Minor Works
Case No: HWC24071501CN0925

CASE SUMMARY

- Outstanding information: Title Deed, Plans, Locality Plan, Internal & streetscape photos, SG Diagram required - Require POA with 3 owners' signatures - Received 15 & 22 April
- Graded IIIC
- Inside Proposed Harfield HPO
- The proposal is for internal alterations to create a loft bedroom from a storage within the roof space.
- Harfield Village Association did not comment in 30 days

FOR NOTING

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

CN

13.10 Erf 1184, 52 Molteno Road, Gardens, S34-Additions & Alterations
Case No: 27542CSI0225 <https://sahris.org.za/node/389988>

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 24 April for CoCT comment.
- Work applied for has not started
- Graded IIIB
- Inside HPO
- Proposed work is for attic bedroom conversion, installation of smaller dormer windows and new roof sheeting.
- CoCT provided comment and support the application as the proposed work will not detract from the high aesthetical and architectural significance of the dwelling and its contribution to the streetscape of Molteno road and Belmont road.
- CIBRA did not respond to the request for comment

DECISION

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

CSI

13.11 Erf 23907 & 24734, 230-2 Voortrekker Road, Maitland, S34-Additions & Alterations
Case No: 27976CSI0326 <https://sahris.org.za/node/395393>

CASE SUMMARY

- Outstanding information received 5 May for internal photos
- Work applied for has not started
- Graded IIIC/4
- Outside HPO
- Proposed work is for the addition of three storeys to accommodate micro apartments
- CoCT provided comment and support the application

FOR NOTING

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

CSI

- 13.12 Farm 55-RE, Vryheid Farm, Klipheuwel Road, Cape Farms, S38(1)-NID**
Case No: 27210CSI0129 <https://sahris.org.za/node/388740>

OUTSTANDING INFORMATION:

Resolution/sub-delegation document /POA from City Of Cape Town is required.

CSI

- 13.13 Farm 956, Soetmelksvlei, Donker Hoek, Paarl, S34-Total Demolition**
Case No: HWC25091610EJV0211 / 27358EJV0211 <https://sahris.org.za/node/389199>

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

DISCUSSION

- HOMs on the 23rd of February 2026 resolved the following:
The Committee is supportive of the proposed total demolition as there is insufficient heritage significance to warrant retention of the structure. However, the committee acknowledges the context to be of heritage significance and therefore the following is required:
 1. Heritage design informants for the replacement structure compiled by a suitably qualified heritage practitioner must be submitted to HWC.
 2. 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 further requirements were submitted on the 6th of May 2026.
- The Donkerhoek Werf is a proposed PHS and the farm village is graded IIIC; however, the structures in question are not graded
- Inside the proposed Simonsberg Slopes HPO
- Work has not started
- The proposal is to demolish the dwelling and related structures on Soetmelksvlei Farm that used to function as workers' accommodations. The structures are stylistically 1930s with square floor plans and hopped corrugated iron roofs with unexceptional fittings and finishes. The consultant deems them to be of low to no heritage significance and not worthy of placing on the heritage register. The demolition will allow for the construction of a replacement dwelling that adheres to the following heritage informants:
 1. Respect for rural context: in reference to ensuring the construction of a domestic scale, single storey structure with natural finishes and agricultural type fencing embedded in a treed setting
 2. Use of vernacular architectural principles: in reference to orthogonal, extended linear plan forms, flat roofs inspired by the brakdak typology concealed behind parapets, plain unadorned plastered walls punctured by modestly sized openings, vine-covered pergolas, and use of timber shutters.
- The structure as indicated in the report titled 'Courtyard House' dated 29 October 2025 and prepared by Open City Architects adheres to the informants as stated above.
- In response to the demolition, DHAC had no objection on condition that any proposed new structure be circulated to them for comment. DHF had no objection but state that the original heritage fabric in the building is to be stored and reused. Paarl 300 did not respond in 30-days. In response to the replacement structure, both DHAC and DHF support approval, and Paarl 300 did not respond in 30-days.

DECISION

The Committee resolved to approve the total demolition and replacement structure as per the report titled '*Courtyard House*,' dated 29 October 2025, and prepared by Open City Architects.

Approval is given on condition that:

1. The replacement structure remains substantially in accordance with the approved plans and the heritage design indicators detailed in the heritage statement prepared by Graham Jacobs dated 30 March 2026.
2. Should the site not be developed in accordance with the approved plans within 3 years of the granting of the demolition permit, any proposed development thereafter MUST be resubmitted to HWC for approval.

EJV

13.14 Erf 10763, 16A Dalham Road, Constantia, S34-Total Demolition

Case No: 28195EJV0415 <https://sahris.org.za/node/396079>

CASE SUMMARY

- Not Graded
- Outside HPO
- Work has not started
- The proposal is to demolish the structure on site
- The CoCT support the demolition noting that the site of the collapsed bell tower should be investigated for possible reconstruction. The CRRA have no objection. Parkscape have no objection

FOR NOTING

The application was dealt with under the ASD delegation under item 9.8. The ASD in consultation with the relevant specialist staff resolved to approve the total demolition as there is insufficient heritage significance to warrant retention.

EJV

13.15 Erf 377-RE, Pressing Cellar, The Alphen Estate, Peter Cloete Avenue, Constantia, S27 - Additions & Alterations

Case No: 28172EJV0414 <https://sahris.org.za/node/396007>

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

DISCUSSION

- Graded II
- Outside HPO
- Work has not started
- The proposals include the re-roofing of the Alphen Pressing Cellar, replacing the existing thatch with Victorian profile corrugated iron sheeting and installation of PV panels and roof lights on the rear elevation, and internal alterations to the new office space. The Pressing Cellar is located on the northern edge of the werf adjacent to Peter Cloete Avenue. The building dates to the 1800s with the late 19th/early 20th century gateway separating it from the Maturation Cellar. It is thatched with a pilastered front gable. It is the only building within the primary werf space that is under thatch which was reinstated in 1989 having been previously under a clay tiled roof. Other alterations have included the introduction of a mezzanine level and the insertion of skylights to the rear of the building facing Peter Cloete Avenue
- In 2025 BELCom endorsed an Integrated Heritage and Development Framework (IH&DF). The IH&DF identified and reviewed various projects within the short, medium and long term and included an assessment of their complexity from a heritage management perspective. Amongst these projects was the replacement of the thatch with corrugated iron on the Pressing Cellar, the

remodelling of the Distillery section of the building into a more usable office or studio space, and the installation of photo voltaic (PV) panels on the roof of the Pressing Cellar. BELCom's comment dated highlighted the removal of thatch on the Pressing Cellar as requiring further discussion and identified PV panels as a potential red flag in terms of visual impact on sensitive areas particularly the forecourt space.

- CoCT support and recommends that downpipes and gutters be depicted on sections and the roof of maturation cellar should also be painted dark grey. The CRRA and Parkscape support. VASSA did not respond in 30-days

REFERRAL

The Committee resolved to refer the application to BELCom on 27 May 2026 due their concern regarding the proposal within the Integrated Heritage and Development Framework (IH&DF).

EJV

13.16 Erf 4627, 16 Debaren Close, Tokai, S34-Additions & Alterations Case No: 28206RB0416 <https://sahris.org.za/node/396131>

Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received 29 April 2026.
- Graded IIIB although the heritage statement makes a compelling case for the werf and all structures to instead be NCW.
- Outside of any HPO but borders the Southern Constantia Valley Farmland Area Grade IIIA Cultural Landscape.
- Work in terms of this proposal has not started.
- Proposal is to revert the 1995 introduced changes for using it as a boutique hotel (i.e., accommodation units, hospitality facilities, and spa/wellness centre) back to being used as residential property.
- In terms of structures older than 60 years/that trigger the NHRA, this involves:
- 1) the main dwelling: This would entail demolishing an eastern wing added in 1995, alterations and extensions on the southern and western wing to add a garage and swimming pool.
- 2) the cottage to the rear of the main dwelling: Minor alterations to the existing cottage to accommodate a third dwelling. Some work is underway here in line with HWC permit HWC25072502XM0728.
- 3) the horse stables/staff centre: Minor internal and external alterations including demolition of the northern parts of the building to accommodate an area for staff activities and storage of equipment for maintaining the property. Note that some work here is underway under HWC permit HWC25072502XM0728.
- The other works includes demolitions and various other works but this is not covered under S34 of the NHRA.
- CoCT E&HM, CRRA, and Parkscape support.

DECISION

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

RB

13.17 Erf 3398, 73 Main Road, Knysna, S34-Minor Works
Case No: 28219RB0417 <https://sahris.org.za/node/396164>

CASE SUMMARY

- Outstanding information received 30 April 2026.
- Not graded.
- Outside of any HPO.
- Work has not started.
- New boundary wall and internal alterations approved July last year (HWC25070302CSI0703).
- Proposal is to replace the roof and to install an underground tank (latter is not a S34 trigger).
- Knysna Municipality provided a comment of support.

FOR NOTING

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

RB

13.18 Erf 4305, Corner of Lady Grey and Commercial Street, Paarl, S34-Minor Works
Case No: 28214RB0416 <https://sahris.org.za/node/396145>

Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received on 30 April 2026.
- The façade is a PHS, but the proposal is for internal alterations, so S34 applies.
- The entire structure is graded II on the Drakenstein Survey, but e-mail confirmation with DHAC is that it is likely IIIB internally with the applicant having been advised to provide a grading.
- Falls within the SCPAOZ of Paarl.
- Work has not started.
- The proposal entails the removal of all later internal dry walls, glass partitions, staff bathrooms and kitchenette, ceilings and service ducts and equipment (i.e., mainly part of the FNB fittings added in the 1990s).
- A later application for the facade's changes in terms of S27 will follow and will include public participation.

DECISION

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

RB

13.19 Erf 58189, 58 Rosmead Avenue, Claremont, S34-Minor Works
Case No: 27648RB0304 <https://sahris.org.za/node/390281>

CASE SUMMARY

- Outstanding information received 4 May 2026.
- Graded IIIC.
- Outside of any HPO but on Rosmead Ave, which is graded IIIB due to the gum tree lined avenue.
- Proposal is to add an extra room by extending into the yard and some minor internal alterations.
- HVA and CoCT E&HM support.

RB

13.20 Erf 25104, Off Francie Van Zijl Drive, Parow, S34-Total demolition

Case No: 28139SB0411 <https://sahris.org.za/node/395932>

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposal: total demolition of structure older than 60 years within Tygerberg Hospital Estate for construction of new hospital. Structures in question is the Disa Court (former Nurses Home West), portion of EMS College (former Nurses Teaching Centre), Day Care building (Crèche), southern concrete vaulted roof car parking structures west of Disa Court—all confirmed are 60 years old via 1966 plans and 1968 aerial imagery. Then Disa Hall foundations only in 1968, so not older 60 years
- Background: “This permit application process runs concurrent to a Phase Two Heritage Impact Assessment (HIA) process currently underway that focusses on future redevelopment of the existing Tygerberg Hospital Estate (TGBHE) in accordance with the Tygerberg Estate Re-Imagined Urban Design Framework (2024) (TGBE UDF) whilst this permit application only focusses on the demolition of structures older than 60 years required as part of urgent enablement works in preparation for construction of a new hospital on the western portion of the THBHE, as per proposals outlined in the TGBE UDF.”
- Work start: no
- Grade: Phase One HIA (2018) graded study area structures Not Conservation Worthy (NCW), superseding Prof. Walter Peters' initial Grade 3C proposal for contextual significance; socio-historic apartheid themes (Grade 3A) apply estate-wide, not individual buildings.
- HPO: outside
- Comments: Consultation Feb-Apr 2026: site notices, emails, focus groups; 3 responses (DOCOMOMO SA, Stellenbosch University, Tiervlei-Ravensmead Erfenis Gemeenskap)—no objections to demolition, but calls for documentation, chance-find protocols, cemetery buffer respect, memorialization, boarder landscape concerns, HIA phased two.
- Consultant recommendation: Approve demolition per Moffett & Moffett plans (Jan 2026), subject to archaeologist training and monitoring, enhanced chance-find reporting to HWC; new hospital construction post-Phase Two HIA
- The committee noted the concerns about potential burials however the buildings in question do not have heritage significance to warrant retention.

COMMENT

The Committee is supportive of the proposed demolitions as outlined in drawings number ARCH D101 and ARCH D102 dated 27 January 2026, as not impacting heritage resources. For Heritage Western Cape (HWC) to issue a permit, the following is required:

1. The applicant must appoint a suitably qualified archaeologist with the appropriate heritage experience to monitor all earthwork activities.
 2. HWC is to be provided with the details of the consultant and their CV confirming suitability to oversee the work.
 3. A letter of appointment to be signed by the applicant and consultant.
- Once the above has been fulfilled, HWC will provide the required permit.
HWC will await Phase 2 of the HIA for consideration of the redevelopment of the site.

SB

13.21 Erf 23/17, Mosselbank Street, Paternoster, S35-Ground Penetrating Radar

Case No: HWC260408SB0408

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed action: GPR survey is to identify and map subsurface anomalies that may indicate the

presence of significant heritage resources within the indicated property.

- Work start: No
- human remain: none identified as yet.
- The site condition: currently vacant and it is note in the report that “presence of shell middens on the property have been observed and similar archaeological deposits have been recorded in the vicinity, including a declared Provincial Heritage Site known as the Paternoster North Midden on Portion 37 of the Farm Uitkomst 23 (Jerardino, 2024). Indications of the presence of shell middens are visible on historical aerial photographs and satellite imagery”
- Comment: West Coast Aboriginal Council indicate support, the Aikonese Cochoqua Khoi Tribal Council and Saldanha Bay Municipality did not provide a comment within 30 days. However, on 24 March, Chief Kevin Maart did provide a comment outside of the 30 days with number of conditions (up to the committee if they will consider these, especially as this only relates to GPR survey).
- Summary of Chief Kevin Maart comment: survey area to be approached with caution, the non-invasive work not to alter the soil surface, no vegetation to be cleared, no pegging, all equipment to remain above ground. Survey footprint to be discussed and agreed with the Ishaqua Aikonese Cochoqua Heritage Conservation Body, there must be a representative from Aikonese Cochoqua Heritage during the survey. Finally requested results and summary of the survey to be shared with Aikonese Cochoqua Heritage body.
- Methodology: Survey grids will be established across the designated study area, with transects spaced approximately 0.25 -1 .0 m apart, depending on surface conditions. The GPR antennas will be traversed along each transect while continuously collecting radar data. All radar traces will be geo-referenced. Collected data will be post-processed and (3D) interpreted with GPR software to delineate anomalies consistent with possible burial features.
- Is it an emergency: no
- Additional information received 21 April 2026, the original comment as requested by HOMs previously.
- Additional information received on 28 April 2026, including the site photographs.
- The committee noted that concerns and objections on the application but as there will be minimum ground disturbance, the committee resolved to approve the application as won’t negatively impact the site and heritage resource.

DECISION

The Committee resolved to approve the Section 35 permit application on the following condition:

1. The findings of GPR survey must be circulated to HWC and all I&APs

SB

13.22 Re 32564, Corner Bunga Avenue and N1, Kewtown, S34-Additions, Alterations, and/or Partial demolition

Case No: 28107SB0409 <https://sahris.org.za/node/395867>

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposal: decommissioning of the Athlone Power Station (Erf RE/32564), including alterations, demolitions, and stabilisation works to a large mid-20th century industrial complex.
- Works include:
- Removal of asbestos and hazardous materials
- Demolition of selected structures (e.g. ash plant, redundant infrastructure)
- Structural repairs and stabilisation of remaining buildings
- Reduction of chimney heights ($\pm 100\text{m}$ to $\pm 18\text{m}$)
- Removal of machinery and industrial equipment
- Site rehabilitation and securing
- Work start: No

- Note: Provisional protection under Section 29 valid until May 2026.
- Grade: City grading: Grade 3A (high local significance)
- Proposed: Grade II (Provincial Heritage Site) – under appeal / High Court review
- Context: Landmark industrial complex
- Rare surviving coal-fired power station in the Western Cape
- Strong cultural landscape associations
- HPO: proposed HPO, site forms part of a proposed Cultural Landscape Heritage Area
- Adjacent heritage resources:
 - Langa Initiation Site (Grade 3A)
 - Langa Heritage Core Area (proposed HPOZ)
- Background, site and Context information:
 - 36ha industrial site located along the N2 between Pinelands, Langa, and Athlone
 - Developed from 1957–1967 as a municipal coal-fired power station
 - Contains turbine halls, boiler house, chimneys, coal conveyors, railway infrastructure
 - Cooling towers demolished (2010)
- Heritage Significance:
 - Historical: Associated with apartheid-era spatial planning and nearby Langa resistance history. Visible in key events such as the 1960 Langa March – key landmark
 - Aesthetic / Landmark: Strong industrial Modernist design
 - Chimneys are major visual landmarks across the Cape Flats
 - Scientific / Technical: Demonstrates mid-20th century power generation technology
 - Innovative use of treated wastewater for cooling
 - Social / Cultural: Strong association with surrounding communities (especially Langa)
 - Acts as a symbolic spatial marker between historically segregated areas
 - Rarity: Last coal-fired station of its type in the province
 - Rare 100m free-standing brick chimneys
- Previous Heritage Process/timeline:
 - 2020 BELCom: Partial approvals; major demolitions refused
 - 2020 Appeal: Allowed further demolitions (chimneys + ash plant)
 - 2021 Tribunal: Upheld appeal decision
 - 2024–2026: Site provisionally protected as PHS
 - Currently under High Court review
- Public Participation: 30-day PPP undertaken (Aug–Sept 2025)
- Docomomo-SA:
 - Raised strong concerns regarding the loss of heritage fabric, particularly the chimneys and industrial components. Emphasised the site's high architectural and industrial significance and advocated for maximum retention and heritage-sensitive intervention.
- Langa Community Representatives:
 - Highlighted the site's social and cultural importance, especially its relationship with the Langa Initiation Site. Emphasised the need for sensitive timing of works, ongoing engagement, and protection of cultural practices and community identity.
- SAHRA:
 - Focused on compliance with the NHRA and appropriate mitigation. Supported conditions requiring comprehensive documentation, recording, and conservation of significant elements.
- City of Cape Town:
 - Commented from an implementation perspective, balancing heritage considerations with safety, feasibility, and decommissioning requirements, and supporting a managed approach to stabilisation and future use.
- Consultants Recommendations:
 - Retain representative industrial elements (e.g. one boiler/turbine set)
 - Preserve and archive historical documents
 - Retain remaining railway infrastructure where possible
 - Ensure visual and archival recording prior to works

- The committee note that there is a potential change of character that needs to be discussed at IACom before referring the matter to BELCom.

REFERRAL

The Committee resolved to refer the application to IACom on 20 May 2026 and potential BELCom on the 27 May 2026 based on the discussion if section 38 is trigger or whether 27/9(10) process is to be followed based on the proposed work.

SB

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

OUTSTANDING INFORMATION:

Original POP without overlay saved on the documents, updated plans showing all completed and proposed work is required.

SB

- 13.24 Erf 24290-RE, Corner Haven Road & Swallow Street, Maitland, S34-Minor Work**
Case No: 27796SB0312 <https://sahris.org.za/node/391322>

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Background: Blocks B and C, originally part of Alexandra Hospital, became redundant following changes in psychiatric care and upgrades at Valkenburg Hospital. The buildings were reassigned for educational administrative use and refurbished, with interiors modernised and some materials replaced.
- Proposal: maintenance and repair - work includes mainly surface-level internal and external upgrades, with significant roof replacement across Blocks B, C, and the Gatehouse. Block C will serve as temporary decanting space during construction and later as a permanent office. The work is to be "like-for-like" replacement using durable materials where necessary.
- Work start: No
- Grade: 3C (there is a PHS on site)
- HPO: outside
- Outstanding information received on the 29 April including a POA.
- Outstanding information received on the 8 May including a Title deed.

DECISION

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

SB

- 13.25 Erf 10461, 24 Marais Road, Hout Bay, S38(1)-NID**
Case No: 28079SB0408 <https://sahris.org.za/node/395753>

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: Subdivision of Erf 10461, Hout Bay into 16 portions (previously approved development – reapplication due to procedural lapse)
- Trigger: Section 38(1)(c) – development exceeding 5 000m²
- Other: None
- Grade: Not graded and no heritage resources identified.
- HPO: Outside

- Heritage resource: None identified on site
- Archaeology: Given the nature of the proposal and that the site is already disturbed unlikely to impact. However, Hout Bay is archaeologically a sensitive area.
- Palaeontological: Low sensitivity; given the nature of the proposal, unlikely to impact.
- Visual/Cultural: None given the nature of the proposal and existing residential context.
- Consultant recommends: NFS
- HO: After careful consideration, NFS, can be seen has change of character, vacant to housing after subdivision. To answer the applicant, although NID as generally at earliest stage of development – I don't see this been a problem as no heritage impact.
- Additional information received on the 24 April 2026 that included the site photographs.

DECISION

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

SB

13.26 Erf 3007, Cnr Aristeia-Azalia and Baobab Street, Greenville, Garden City, S38(1)-NID Case No: 28036SB0401 <https://sahris.org.za/node/395571>

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: New brick-and-mortar school on Erf 3007, Cnr Aristeia-Azalia and Baobab Street, Greenville Garden City
- Trigger: Section 38(1)
- Other: None
- Grade: Not grade and no heritage resources identified.
- HPO: Outside
- Heritage resource: None identified on site
- Archaeology: Given the nature of the proposal and vacant, previously transformed urban context, unlikely to impact.
- Palaeontological: Low sensitivity (SAHRIS); given the nature of the proposal, unlikely to impact.
- Visual/Cultural: None given the nature of the proposal and surrounding residential/urban context.
- Consultant recommendations: NFS
- HO: NFS
- Additional information received 23 April 2026 including POA and site photographs.

DECISION

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

SB

13.27 Erf 27233, 3 Park Villa, Observatory, S34-Additions and Alterations Case No: 27071SB0116 <https://sahris.org.za/node/388345>

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposal: Internal alterations to reconfigure the existing dwelling layout
- Creation of a new open-plan living area, new main bedroom, guest bedroom, and new lounge area; Addition of one new bedroom; suite bathroom etc
- Work start: According to the application form - no
- Grade: 3C
- HPO: Inside
- POA is in Juan van Tonder to make the application which the motivation is prepared however

Martiza profile on SAHRIS did the submission – is POA also required?

- outstanding information received on the 23 and 28 April that included the following: Observatory Civic Association comment that had no concerns except for the southern roof portion, needs to be step back to reduce visual concerns and CoCT updated comment noted support based on the amended plans.
- Applicants response based on the objections: “We acknowledge the concerns raised regarding the visual bulk of the roof coverage. The proposed roof form was carefully considered to ensure improved weather protection and long-term durability. This approach specifically aims to prevent potential water ingress and leakage issues associated with complex junctions and stepped roof transitions.
- Additionally, the roof design was developed to remain uniform with the surrounding built environment and the streetscape character within the Heritage Overlay Zone. Our intention is to maintain architectural cohesion with neighboring properties while providing a practical and functional roofing solution.
- We appreciate the constructive feedback and thank the OCA for their engagement in this process.”
- The committee noted the objections to the roof bulk and the applicants response.
- After deliberation with the parties in attendance, the Committee decided that a site inspection is warranted to investigate the matter and the objections raised.

HELD OVER

The Committee resolved to undertake a site inspection.

SB

13.28 Erf 11038, 11 Victoria Road, Woodstock, S34-Total Demolition Case No: 27916SVB0323 <https://sahris.org.za/node/393910>

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 04 May 2026.
- The property is graded IIIC/NCW and is within the Victoria Road HPOZ.
- Work has not started.
- The proposal is for demolition of all structures on the site.
- CoCT support the proposal with the condition that the assessment of a future replacement proposal in terms of its contextual response as per the Gees judgement.
- Woodstock Residents Association/Upper Woodstock Residents' Association issued a commenting requesting that oversight of a replacement structure must be a condition of approval, and that the replacement structure should adhere to specific design requirements as stipulated in their comment.
- Woodstock Aesthetics Advisory Committee (WAAC) did not respond.
- All I&APs were invited to today's meeting.

FURTHER REQUIREMENTS

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

1. Heritage design informants for the replacement structure compiled by a suitably qualified heritage practitioner must be submitted to HWC.
2. 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.

SVB

13.29 Erf 47183-RE, 17 Canigou Avenue, Rondebosch, S34-Additions & Alterations
Case No: 27501SVB0223 <https://sahris.org.za/node/389862>

Ms Sofia Briel introduced the item.

DISCUSSION

- This matter was tabled at HOMs on 13 April 2026 whereby the committee had the following further requirements:
 1. The plaster reliefs should be fully recorded, and this report must be submitted to Heritage Western Cape.
 2. Further research into the origins and authorship of the gable plasterwork is required to inform whether these should be carefully dismantled for potential reuse, display or even interpreted and incorporated.
 3. The proposal should be amended in accordance with the outcome of this research.
- The property is graded IIIA and is within the Sandown PHA proposed HPOZ.
- Work has not started.
- The proposal is for a second storey addition to the existing gym building to accommodate changing rooms and various internal and external alterations to the existing structure. The proposal is also for new squash courts elsewhere on the site.
- Mike Scurr from RSA undertook a survey of the site and proposed a grading of IIIC for the structure in question. Mr Scurr in his report recommends that the proposal can be supported from a heritage perspective, that the plaster reliefs should be fully recovered prior to any work being undertaken and that further research into the origins and authorship of the gable plasterwork is required to inform whether these should be carefully dismantled for potential reuse, display or even interpreted and incorporated, a specialist art historian should be consulted in this regarding for additional comment.
- CoCT supported the proposal with conditions as per Mr Scurr's recommendations.
- RCID support the proposal.
- GLCA do not object to the proposal.
- In response to HOMs further requirements the applicant has provided a revised set of plans showing that the pediment and plaster relief will be re-used in the pool precinct. The applicant has also provided a brief report from the school's head of department for culture that states that the pediment and friezes will be kept and reassembled in the precinct of the existing swimming pool in a suitable visible position where a plaque can be placed noting the author and history involved.

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 pediment and plaster relief once removed from the existing building must but be reassembled and displayed on the school grounds in a suitable visible position along with interpretive signage noting its authorship and history.
2. A close-out report must be submitted to HWC within 30-days of practical completion.

SVB

13.30 Erf 2284, 12 Ravenscraig Road, Greenpoint, S34-Additions & Alterations
Case No: 28133XM0410 <https://www.sahris.org.za/node/395921>

CASE SUMMARY

- Outstanding information received 24 April 2026.
- The application is for additions and alterations for refurbishment and demolition of non-original elements.
- The application proposes adding two more additional levels atop the existing building to increase

its height to six storeys and further upgrades to the neglected façade. Some Art Deco inspired elements are proposed to remind of a previous period. It is also proposed to place two garage door facades on the street boundary and raise boundary walls in front of the two apartments directly off the street front.

- Work has not started
- Graded Potential IIIC
- Outside HPO
- CoCT supports
- Green Point Residents and Ratepayers Association have no objection to the proposed alterations

FOR NOTING

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

XM

13.31 Erf 3132, 2 Montpercy, 55 Hof Street, Gardens, S34-Additions & Alterations
Case No: 27791XM0312 <https://www.sahris.org.za/node/391317>

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The application is for additions and alterations in order to re-model the interior space for an open plan kitchen/lounge area and more functional bathrooms.
- Work has not started
- Graded IIIB
- Inside HPO
- CoCT supports
- CIBRA supports

DECISION

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

XM

13.32 Erf 31910, 2 Myburgh Street, Paarl, S34-Additions & Alterations
Case No: 27222XM0130 <https://sahris.org.za/node/388761>

OUTSTANDING INFORMATION

POA, company resolution, and response to objections required.

XM

13.33 Erf 3396, 3 Faculyn Street, Loncherhof, Strand, S34-Additions & Alterations
Case No: 27709XM0309 <https://www.sahris.org.za/node/390413>

CASE SUMMARY

- Outstanding information received 13 April 2026.
- The application is for additions and alterations for a garage and living area extension.
- Work has not started
- Not Graded CoCT Proposed Grading: NCW
- The City 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.

- The HRF supports

FOR NOTING

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

XM

13.34 Erf 629, 21 Avenue Protea, Fresnaye, S34-Additions & Alterations **Case No: 27877XM0318** <https://www.sahris.org.za/node/392482>

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 04 May 2026.
- The application is for additions and alterations for demolition and amendments/additions to the front and rear portions of the existing structure, addition of a planter, removal of steel balustrades with replacement with glass, new aluminum windows and doors, along with internal amendments.
- Work has not started
- Graded potential IIIC
- Outside HPO
- CoCT supports
- 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

13.35 Erf 1960-RE, 23 Bergvliet Road, Bergvliet, S34-Minor Works **Case No: 28124XM0410** <https://www.sahris.org.za/node/395907>

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 28 April 2026.
- The application is for additions and alterations for internal alterations and replacing the asbestos ceiling. The kitchen is to be renovated and modernized. Along with this, two walls are to be demolished to facilitate interaction between living, dining and kitchen area. The affected ceilings will be removed and replaced in gypsum with cover strips added to replicate the original detail.
- 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

13.36 Farm 40/622, Sanbona Wildlife Reserve, Swellendam, S34-Minor Works

Case No: 28108XM0420 <https://www.sahris.org.za/node/395876>

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 05 May 2026.
- Not graded outside HPO.
- The application is for additions and alterations for additions to the forecourt and alterations to the existing 20th century enclosed front verandah of a 19th century Georgian building. Internal functional alterations of the 19th century footprint and restoration of original Symmetry.
- Work has not started

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 470, 24A & B Flower Street, Hermanus, S34-Additions & Alterations

Case No: 28238CH0420 <https://sahris.org.za/node/396212>

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIB outside HPO.
- Proposal is for internal alterations, new openings in the east and west facades, lean-to addition at the rear, demolishing the garage, landscaping and a 1.8m high charcoal colour palisade fence behind the existing boundary wall.
- Work has not started.
- OHAC supports and recommends that some legible trace of the original rear wall be retained or expressed in the altered portion of the building to mark/trace the extent of the historic fabric.
- WCC was consulted and stated that there are no environmental concerns further stating that their comments on S34s are limited to sites outside of the defined urban edge.

DECISION

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

CH

14.2 Erf 476, 26 Flower Street, Hermanus, S34-Additions & Alterations

Case No: 28240CH0420 <https://sahris.org.za/node/396217>

CASE SUMMARY

- Not Graded outside HPO.
- Proposal is for a timber pergola on the street facade, new 2m high palisade fence, landscaping, alterations to windows at the rear, west and east, minor internal alterations and alterations to the windows of the cottage at the rear.
- Work has not started.
- OHAC supports.
- WCC was consulted and stated that there are no environmental concerns further stating that their comments on S34s are limited to sites outside of the defined urban edge.

FOR NOTING

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

CH

14.3 Erf 475, 28 Flower Street, Hermanus, S34-Additions & Alterations Case No: 28239CH0420 <https://sahris.org.za/node/396216>

CASE SUMMARY

- Not Graded outside HPO
- Proposal is for a 1.8m high charcoal colour palisade fence, freestanding pergola with screen at the front facade, minor internal alterations, pergola at the side and rear, changes to doors and windows and general landscaping.
- Work has not started.
- OHAC supports.
- WCC was consulted and stated that there are no environmental concerns further stating that their comments on S34s are limited to sites outside of the defined urban edge.

FOR NOTING

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

CH

14.4 Erf 1124, 4 Stemmet Road, Hermanus, S34-Additions & Alterations Case No: 28237CH0420 <https://sahris.org.za/node/396210>

Ms Chane Herman introduced the item.

DISCUSSION

- Not Graded outside HPO
- Proposal is for a new hipped roof with metal finish in matt black, new stoep and pergola to the north and west, internal alterations, installing aluminium windows and doors and restore the oregon pine floors.
- Work has not started.
- OHAC supports

DECISION

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

CH

14.5 Erf 7628, Heidehof, Goldfields, Stellenbosch University, Hammanshandweg, Stellenbosch, S34-Additions & Alterations Case No: 28229CH0419 <https://sahris.org.za/node/396189>

CASE SUMMARY

- Not Graded outside the historic core of Stellenbosch. The heritage practitioner recommends a grading of IIIC
- Proposal is for improvements to the student accommodation by upgrading the bathrooms, toilets, communal kitchen, removing various internal partitions and reinstating certain of the building's character earlier facade features subsequently lost or compromised by later alterations.
- Work has not started.

- Stellenbosch Municipality did not comment within 30 days.
- SHF did not comment within 30 days.
- SIG supports.
- ClfA stated that they will not be commenting on the application.

FOR NOTING

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

CH

- 14.6 Erf 573, 7 Trotter Street Knysna, S34 - Permit Extension**
Case No: 28298CH0430 <https://www.sahris.org.za/node/396386>

CASE SUMMARY

- Graded IIIC outside HPO
- The application is submitted to extend the validity of the existing A&A permit. The original permit expires on 31 May 2026.
- Previous permit was for renovations and refurbishments to the existing cottage and the permit was dated 31 May 2023 (HWC23041912CH0523).
- Work has not started.

FOR NOTING

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

CH

- 14.7 Erf 15991, 29 Boland Way, Durbanville, S34 - Total Demolition**
Case No: 28251CN0420 <https://sahris.org.za/node/396232>

CASE SUMMARY

- NCW graded within the CoCT and as such the April 2025 Exemption notice applies.

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.

CN

- 14.8 Erf 28748, 22 Rose Street, Paarl, S34 - Deviation & Permit Extension**
Case No: 28247CN0420 <https://sahris.org.za/node/396227>

Ms Corne Alexander introduced the item.

Mr. Clive Theunissen joined in the discussion for the item.

DISCUSSION

- Outstanding information: Legible building plans, confirmation of work that has started,
- Grading: IIIB
- HPO: Inside
- Status of Work: Work to this proposal has not started. Work started relate to 2022 application.
- Previous Applications: 22021802TZ0222E- BELCom Decision in Minutes reads: The Committee cannot approve illegal work and therefore this Decision applies to the proposed work. The Committee resolved to approve the application (preferred Option B, with pitched roof) as having

met previous requirements, on condition that final drawings that include specifications for the use of lime mortars and renders in lieu of Portland cement on the building's superstructure where interfacing historic material, are submitted. The final drawings to be submitted to HWC for permitting and stamping.

- Proposal: For a permit extension to allow completion of the previously approved (2022) work together with minor deviations to the approved plans. These works include changes on the ground floor such as swapping the positions of a door and window, converting a window into a door, and replacing the originally proposed broad terraced pool steps with a revised stair layout to the side of the house. On the first floor, the proposal removes a door opening onto the master terrace and replaces it with built-in cupboards.
- Heritage Considerations: The deviations is deemed substantially in accordance and not impacting the heritage resource negatively.

DECISION

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

CN

14.9 Erf 920, 3 Rose Street, Wellington, S34 - Minor Works **Case No: 28300CN0423 <https://sahris.org.za/node/396392>**

Ms Corne Alexander introduced the item.

Ms Anne-Marie Fick & Ms. Nicolene Visser joined for the item.

DISCUSSION

- Grading: IIIB
- HPO: Inside
- Status of Work: Not started
- Previous Applications: 15101301JW1019E approved for additions; 17080404HB0808E approved alts and ads
- Proposal: For reconfiguration of the male and female WC layouts, as well as the installation of new drywall partitions within the boardroom and one of the rear offices.

DECISION

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

CN

14.10 Erven 28089-RE, 1210-RE; CA544-60, CA544-0-RE, CA544-5, 76465 & 76457; Imperial Street, AZ Berman Drive & Spine Road, Khayelitsha & Mitchells Plain, S38(1)-NID **Case No: 28253CN0421 <https://sahris.org.za/node/396236>**

Ms Corne Alexander introduced the item.

DISCUSSION

- Trigger(s): S38(1)(a) Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length.
- Decision making authority: HWC
- Property:
- Proposal: For the installation of 11kV high voltage underground cables along Imperial Street, AZ Berman Drive, and Spine Road in Mitchells Plain and Khayelitsha. The works will involve a combination of directional drilling and trenching, with trenches measuring approximately 1 metre in depth and 1 metre in width.
- Heritage Resources:
 - Built - Several graded heritage resources exist in the larger area. Impacts: None

- Palaeo - According to the SAHRIS Palaeosensitivity Map, the majority of the study area is classified as having moderate palaeontological sensitivity (green), with isolated pockets of very high sensitivity (red). Impacts: None due to area being built up, disturbed and the trenching will be 1m deep and 1m wide.
- No other heritage resources were listed by the applicant.
- For archaeology it can be noted that no archaeological studies have been undertaken in the area. No impacts anticipated.
- Consultant Recommendation: NFS

DECISION

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

CN

- 14.11 Erf 1028, 25 Buitekring Road, Stellenbosch, S34-Additions & Alterations**
Case No: 28301CSI0430 <https://sahris.org.za/node/396393>

OUTSTANDING INFORMATION:

SM, SHF comment, SIG comment if available required.

CSI

- 14.12 Erf 24022, Nooiensfontein Drive, Kuils River, S38(1)-NID**
Case No: 28252CSI0420 <https://sahris.org.za/node/396235>

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: S38(1)(c) Any development or activity that will change the character of a site -, (i) exceeding 5 000m² in extent;
- Proposed development: A multi-family, medium-density residential apartment project with associated infrastructure
- Current zoning/land-use: Vacant
- Visual impacts: None expected, surrounding land use is residential in nature
- Archaeology: No identifiable archaeological resources.
- Palaeontology: Sensitivity on the SAHRIS palaeo map is low

DECISION

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

CSI

- 14.13 Erf 31853, 5 Annerley Road, Rosebank, S34-Additions & Alterations**
Case No: 28249CSI0420 <https://sahris.org.za/node/396230>

Ms Chiara Singh introduced the item.

Mr Johan Cornelius was present and took part in the discussion.

DISCUSSION

- Work applied for has not started
- Graded IIIB
- Outside HPO
- Proposed work is for first storey addition at the rear behind the main building plus an extension of the double garage and a new walkway on the east elevation of the main building
- CoCT provided comment and support the application noting that the proposal occurs mainly to

the rear of the property and does not detrimentally impact the significances of the resource nor its surrounding environment. Furthermore, HRS believes that extending the garage further forward towards the street boundary will also not adversely impact the resource or the current street context as this is common with the rest of the properties on Annerley Road.

- RAMPAC 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

- 14.14 Erf 3507, 9 Higgo Crescent, Gardens, S34-Minor Works**
Case No: 28283CSI0422 <https://sahris.org.za/node/396334>

OUTSTANDING INFORMATION:

Streetscape photos, outstanding payment required.

CSI

- 14.15 Erf 816 8 Jager Court, 4 St James Street Vredehoek, S34-Additions & Alterations**
Case No: 28235CSI0420 <https://sahris.org.za/node/396208>

CASE SUMMARY

- Work applied for has not started
- Graded 3C/4
- Outside HPO
- Proposed work is for loft room additions with dormer windows.
- CoCT provided comment and support the application.
- Case officer recommendation: Approve – S34

FOR NOTING

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

CSI

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

OUTSTANDING INFORMATION:

Clarification if work has been completed required.

CSI

- 14.17 Portion 16 of Farm 386 off Goudiniweg, Wyzersdrift, S38(8)-NID**
Case No: 28344CSI0430 <https://sahris.org.za/node/397350>

OUTSTANDING INFORMATION:

PoA, company resolution required.

CSI

CASE SUMMARY

- Following the submission of a NID for the revised Granger Bay Land Reclamation and Redevelopment, HOMs in June 2025 resolved to request the following:
 1. Archaeological Impact Assessment (comparative assessment: approved vs proposed).
 2. Visual Impact Assessment (comparative assessment: approved vs proposed) and including assessment of the accessibility to the water's edge.
- Application History:
 - A Phase One HIA for the Beach Road Precinct was compiled in 2008. The HIA was subject to an Appeals process and consequent Tribunal process. The Tribunal ruling preserved view arcs across Granger Bay. Within this arc, no buildings will be higher than 21,5m or approximately 5 floors. Outside the view arc, towards the Beach Road/ Granger Bay Boulevard corner, building heights may be 10 or 16 floors.
 - A Phase Two HIA (15050401GT0527M) for the extension of the Breakwater Dolos Revetment across Granger Bay, reclamation of land in the sea and associated mixed use development within the Granger Bay precinct was endorsed by HWC in 2015 and received environmental authorisation in 2019.
 - An HIA (HWC23060705SJ0609) for the bulk rezoning of the V&A precinct was approved in 2024
- The key amendments from the 2015 endorsed HIA are as follows:
 - the reshaping of the proposed revetment creating a partially enclosed bay with water and land based recreation facilities
 - the inclusion of two ('east' and 'west') breakwaters
 - the inclusion of public amenities within shoreline protection infrastructure
 - certain development packages will also be reshaped and two new development parcels are proposed.
 - the current development has a greater footprint than the 2019 scheme, because there is development proposed on land to be reclaimed
 - the buildings in the current scheme are generally lower with the higher buildings adjacent to Granger Bay Boulevard where they are in scale to the width of the road and cascade in height towards Table Bay. Heights adjacent to the coastal walkway are lower and the facades are proposed to be interactive. The building height restriction in the 'arc of fire' from Fort Wynyard remains the same for both schemes. As does the 30m wide corridor in front of Fort Wynyard down to the sea and Table Bay is provided in both schemes, as well as Granger Bay Boulevard.
 - the mitigations and conditions included in the 2015 final comment have in the main now been included in the Urban Development Guidelines and Granger Bay Phase 2 Development Controls.
- The site is at present severely degraded, essentially owing to shore protection measures and extensive temporary spoil dumping. It is around 50% reclaimed land and thus has low intrinsic heritage significance.
- The proposal is comprised of two components:
 - Replacements of coastal defence structures including associated revetment, breakwaters, and the required land reclamation. This component of the site, seaward of the 100m setback line from the High-Water Mark, will feature a coastal public amenity zone protected by two breakwaters and a new rock revetment. This includes a 30,000sqm bay for water-based recreation, a 1.7ha coastal park inclusive of a slipway, quayside, promenade, tidal pools, pedestrian paths, and open areas, and 1.15ha coastal walkway.
 - Revised mixed-use development packages inclusive of low- to mid-rise development spanning residential, hotels, leisure, and some commercial uses making the most of the oceanfront location. A total bulk of 78,000sqm is planned. Building heights will be in accordance with parameters established in the 2011 and 2024 approvals which preserve a view arc across

Granger Bay. Within the view arc, no buildings will be higher than 21,5m or approximately 5 floors. Outside the view arc, towards the intersection of Beach Road and Granger Bay Boulevard, building heights may step up.

- In terms of the built environment:
 - The site is currently occupied by the Oceana Boat Club (IIIC) and launch area, the Grand Café & Beach Restaurant (IIIC), the former site of the Oranjezicht Farm Market, and a temporary two-storey parking structure.
 - Lower Portwood Road and Beach Road (IIIA) are considered significant historic routes and gateways into the precinct
 - Nearby landmarks include Fort Wynyard, Somerset Hospital, and Green Point Common Provincial Heritage Sites. The Victoria and Alfred Basins and associated maritime buildings similarly contribute to the cultural landscape.
 - The Stadium as a prominent visual feature to the south-west.
- In terms of socio-historical significance:
 - The primary character component of any significance present is the spatial and visual contact with the water's edge (IIIA). The coastal boardwalk runs for almost the entire length of the Granger Bay landholding on its northern coastal edge, but is interrupted by the restrictions of the slipway operation and the Grand Café.
 - The nature of public ocean access, and the association with the "snoek run", has socio-historical significance. For an extensive and continuous period the slipway has operated as one of the only safe, public launching sites for small boats related to subsistence and commercial fishermen as well as for recreational craft. It is therefore regarded as being of high significance to these users (IIIC).
- In terms of archaeology:
 - Fragmentary survivals of pre-colonial archaeological material (principally shell middens) are possible where undisturbed coastal sediments survive, even where currently buried under later landfill or development.
 - No graves or burial grounds have been recorded within the Granger Bay Land Reclamation project
 - Although there is the potential for the presence of submerged prehistoric archaeological material within the maritime portion of the Granger Bay Land Reclamation project area, this is likely to be extremely low.
 - The historical anchorage in Table Bay has the largest concentration of historical wrecks in South African waters. Several texts and a shipwreck database maintained by TerraMare Archaeology, indicate that more than 20 shipwrecks or shipping losses occurred in the area between the Green and Mouille Points between the 16th and 19th centuries. The records suggest that only one of these casualties definitively took place within Granger Bay itself – the Miner. No wrecks have been previously reported in the Granger Bay Land Reclamation project; however, there is the potential for unknown wrecks to be present in the project area.
 - Situated between Granger Bay and the Breakwater was a branch railway line probably for use in the ongoing lengthening of the breakwater. The remains of this rail/harbour infrastructure seem to have been removed in 1997 and 1998 and the site cleared before being partially redeveloped.
 - There are no extant features of archaeological significance visible on the site. Where new development or earthworks have the potential to reach the depth of the former, historical land surface it is recommended that this work is archaeologically monitored.
- In terms of Visual Impact:
 - The location of the site wedged between the V&A Waterfront, Fort Wynyard and the Water Club, provides its visual significance. Added to this is the importance of the view cone from Fort Wynyard with its so-called 'arc of fire' across Table Bay.
 - Beach Road is a S2 Scenic Link road and the site contribute to city scale views to the coastline from Signal Hill and local views along Beach Road.
 - Local features will reduce the extent of the area from which the development will be seen, and the zone of visual influence is therefore generally screened by existing developments. The visibility will be moderate from the south and high from the north and, as the development

type is of a similar nature to the receptors, the impact on most of the receptors will be moderate.

- The following HDIs were extracted from the endorsed 2015 HIA, 2024 Draft CMP, and the endorsed 2024 HIA and assessed:
 - Fort Wynyard site lines: in reference to the preservation of view cones and sight lines from Fort Wynyard gun emplacements across Table Bay by means of a 21.5m height restriction, 30m wide view corridor, and light, fragmented top floor treatment for buildings flanking the view corridor. Following assessment, this heritage indicator has been satisfied and impacts are expected to be Low
 - General site lines: in reference to the preservation of the visual connection to Signal Hill, Table Mountain, and Devils Peak as well as the Atlantic Ocean along Granger Bay. Following assessment, the proposed Granger Bay development was determined to have a moderate visual intrusion.
 - Access to the slipway: in reference to preservation of the public access to the water edge via the 30m view corridor. Following assessment, this heritage indicator has been satisfied and impacts are expected to be Low
 - Public pedestrian access to the shoreline: in reference to preservation of visual and physical access to the sea. Following assessment, this heritage indicator has been satisfied and impacts are expected to be High, positive, and SDPs for parcels along the coast will be required to show how public access is accommodated
 - Contextual informants: in reference to sense of place, attractability, and appropriate form, massing, height and modulation. Following assessment, impacts are expected to be high positive.
 - Archaeology: in reference to the condition for a preconstruction survey of the seabed by a qualified maritime archaeologist. If any wreck is found, it must be identified, recorded and documented and, depending on the significance, it must either be removed or back filed. Following assessment, the significance of impacts is likely to be high, but with the implementation of suitable mitigation measures would be reduced to low.
- Public Participation:
The following concerns were raised:
 1. Protection of the arc of fire
 2. Access to the ocean via the slipway
 3. Privatisation of beaches and public coastal property
 4. Over commercialisation of the site
 5. Pollution of the bay
 6. Impacts on the marine ecosystems
 7. Omission of 2019 conditions
 8. Inadequate information regarding parking amenities
 9. The provision of affordable housing
- The HIA titled “Heritage Impact Assessment: Portions of Erven 173712, 177853, and 158570-RE, V&A Waterfront, Cape Town Proposed Granger Bay Precinct Reclamation”, prepared by Cindy Postlethwayt, dated April 2026 concludes on page 97 with the following recommendations:
It is recommended that Heritage Western Cape:
 - Endorses this report as having met the requirements of Section 38(3) of the NHRA;
 - In terms of Section 38(8) of the NHRA provides Final Comment to support the Granger Bay Reclamation Precinct Development Plan; Urban Design Guidelines (2024) and Granger Bay Phase 2 Development Controls (March 2026) described in Annexure F of this report, subject to the following:
 - implementation of mitigations outlined in Section 15 (pages 90 to 93 (should read 91 to 94)), which should be included in the project Environmental Management Programme (EMPr);
 - Details of the coastal public open space and access, including the promenade, the public amenities relating to the revetments and bay; and Breakwater Park, and including the related building setbacks, form and massing, are to be assessed for each precinct at SDP level for conformity with the indicators, guidelines and controls proposed in this HIA.

Committee to edit to ensure SDPs are submitted to HWC should they deem it appropriate

REFERRAL

The Committee resolved to refer the application to IACom on 20 May due to the objections and the mitigation measures proposed requiring consideration.

EJV

- 14.19** **Erf 435 16 Exeter Avenue, Bishopscourt, S34-Minor Works**
Case No: 28281EJV0422 <https://sahris.org.za/node/396328>

OUTSTANDING INFORMATION:

Deed or deed search required.

EJV

- 14.20** **Erf 115218, 20 Norfolk Road, Observatory, S34-Additions & Alterations**
Case No: 28308EJV0424 <https://sahris.org.za/node/396500>

Emily Jane Vowles introduced the item.

DISCUSSION

- Graded IIIC
- Inside the Upper Observatory HPO
- Work has not started
- The proposal is for internal alterations to accommodate a new bedroom, en-suite, and patio
- CoCT and OCA support

DECISION

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

EJV

- 14.21** **Erf 2828, 3rd Avenue and Omega Street, Moorreesburg, S38(1)-NID**
Case No: 28274EJV0422 <https://sahris.org.za/node/396293>

Emily Jane Vowles introduced the item.

DISCUSSION

- Not Graded
- Outside HPO
- Work has not started
- Triggers s38(1)(c)(i).
- The proposal is to subdivide and rezone the site to accommodate shops and rural residential living with parking provisions and additional structures. The SAHRIS Palaeo Map indicates low sensitivity and the applicant confirms that there are no heritage resources on the site or in the vicinity. The proposal is compatible with the surrounding uses.
- Consultant recommends no further studies

DECISION

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

EJV

14.22 Erf 8892, Firwoods Farm, 121 New Eskdale Street, Paarl, S38(8)-NID

Case No: 28331EJV0428 <https://sahris.org.za/node/397287>

OUTSTANDING INFORMATION:

Case to be withdrawn and resubmitted as a Section 34 inclusive of a covering letter submitted by a suitably qualified heritage practitioner determining whether the proposal confirms with the heritage indicators outlined in the endorsed HIA. Attention is also to be afforded to the potential archaeological sensitivity of the werf site.

EJV

14.23 Erf 581-RE, Onrus Reservoir, Onrus, S38(8)-NID

Case No: 28320EJV0428 <https://sahris.org.za/node/396551>

OUTSTANDING INFORMATION:

Additional archaeological screening required

EJV

14.24 Farm 183-RE, etc., Hex River, Worcester, S38(8)-NID

Case No: 28326EJV0428 <https://sahris.org.za/node/396561>

Emily Jane Vowles introduced the item.

DISCUSSION

- Not Graded
- Outside HPO
- Work has not started
- Triggers s38(1)(a) and NEMA.
- The proposal is to stabilise a section of the Hex River via the construction of gabion groyne structures and retaining wall, removal of deposited sediment, removal of invasive species, and cultivation of indigenous wetland along the river. The map of relative archaeological and cultural heritage theme sensitivity indicates low sensitivity with a localised area of very high sensitivity due to being within 2km of a Grade II site. The Hex River Valley has high levels of cultural landscape value with rock art sites and a significant Provincial Heritage Site located within the valley. Despite this sensitivity, there are no known heritage resources located within the area to be impacted by the proposed stabilisation interventions. The map of relative palaeontological theme sensitivity indicates low, medium, and high sensitivity along the watercourse. However, based on the known palaeontological sensitivity of the project area, and the limited nature and scale of the proposed activities it is unlikely that the proposed stabilisation interventions will negatively impact on significant palaeontological heritage and no further palaeontological assessment is therefore recommended.
- Consultant recommends no further studies but confirmed that no element of the proposal will exceed 300m in length.

COMMENT

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

EJV

14.25 Erf 677, 18 Uplands Road, Milnerton, S34-Additions & Alterations

Case No: 28270RB0421 <https://sahris.org.za/node/396283>

CASE SUMMARY

- Not graded.
- Outside of any HPO.
- Work has not started.

- Proposal is for minor internal alterations, a new thermally heated swimming pool, and installation of a braai and chimney.
- External changes are limited to a pergola along Graaf Avenue and two new doors within the existing carport area.
- FoBCA support.
- CoCT E&HM support.

FOR NOTING

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

RB

14.26 Erf 3931, 8 Hout Street, Paarl, S34- Minor Works **Case No: 28277RB0422** <https://sahris.org.za/node/396299>

Mr Ruan Brand introduced the item.

DISCUSSION

- Graded IIIC.
- Inside the SCPAOZ of Paarl.
- Work has been completed (regularisation).
- Internal work included new MDF Board and surface sliding doors and a new door was fitted in an existing opening.
- Externally, there were changes to low retaining walls around boat parking area and the driveway (new builds).
- Massive work was undertaken, including the new builds under HWC permit HWC25072107XM0729.
- Note roof is just coloured up on a landscaping elevation but nothing is proposed there.
- The only real trigger is the new MDF boards and a different door having been fitted, which is incredibly minor and non-impactful, but it was done outside of an approved permit.

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

14.27 Erf 7075, Stella Road, Somerset West, S34-Total Demolition **Case No: 28278RB0422** <https://sahris.org.za/node/396302>

OUTSTANDING INFORMATION:

Coloured up to scale plan with dimensions showing the proposed demolitions as well as clarity on a potential S38(1) NID trigger required.

RB

14.28 Erf 46823-RE, 17A Albion Road, Rondebosch, S34-Additions & Alterations **Case No: 28290RB0422** <https://sahris.org.za/node/396357>

OUTSTANDING INFORMATION:

CoCT E&HM comment required.

- 14.29 Erf 50604, 29 Avenue De Mist, Rondebosch, S34-Minor Works**
Case No: 28294RB0422 <https://sahris.org.za/node/396373>

Mr Ruan Brand introduced the item.

DISCUSSION

- Graded IIIC/NCW.
- Outside of any HPO.
- Proposal is to replace the vibracrete boundary wall with a solid brick wall and to formalise the garage.
- Aerial imagery shows the freestanding carport to only show up around 2001 and to note, the technology of Vibracrete is not older than 50 years, so the boundary wall, made of vibracrete, and the carport do not trigger S34.

COMMENT

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

RB

- 14.30 Erf 47200, 3 Oakhurst Avenue, Rondebosch, S34-Minor Works**
Case No: 28305B0423 <https://sahris.org.za/node/396404>

OUTSTANDING INFORMATION:

Internal, external, and streetscape photographs required.

RB

- 14.31 Erf 54937, 11 Thelma Road, Claremont, S34-Additions & Alterations**
Case No: 28318RB0427 <https://sahris.org.za/node/396519>

OUTSTANDING INFORMATION:

Streetscape images and formal invitation to HOMS required to ventilate the matter.

RB

- 14.32 Erf 20603, Corner of Simonsvlei Road (DR1103) and Service Road off the Old Paarl Road (MR189) Paarl, S38(1)-NID**
Case No: 28243SB0420 <https://sahris.org.za/node/396221>

Ms Stephanie Barnardt-Delport introduced the item.

Clive Theunissen and Anne-Marie Frick was present and took part in the discussion.

DISCUSSION

- Proposed: Rezoning of Erf 20603, Paarl from Agriculture Zone to Industrial Zone to facilitate the development of an industrial complex to be implemented in two phases, including approval of the SDP for Phase 1.
- Trigger: Section 38(1)(c)(i) – development exceeding 5 000m² in extent.
- Other: None
- Grade: IIIC/not graded
- HPO: Outside
- Heritage resource: Cultural landscape associated with the historic farm “Van Wyks Rivier”; row of four mature roadside trees along Simonsvlei Road proposed to be retained and augmented within the landscape plan. Surrounding context largely transformed through industrial and related land uses.
- Archaeology: No archaeological resources identified. Site is vacant and previously disturbed

within an already transformed peri-urban/industrial landscape. Low archaeological sensitivity anticipated, hence low impact.

- Palaeontological: moderate according to SAHRIS palaeo-map, however given that the site has been previously disturbed, unlikely to impact no chance finds recommended.
- Visual/Cultural: Area characterised by industrial, transport, storage, and related land uses. Proposal aligns with the existing character of the surrounding landscape and municipal spatial planning objectives. Retention of mature trees will assist in maintaining visual character along the road edge.
- Consultant recommendations: NFS

DECISION

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

SB

14.33 Erf 2054, 4 Bernhardt Street, Paarl, S34-Additions, Alterations, and/or Partial demolition **Case No: 28285SB0430 <https://sahris.org.za/node/396338>**

Ms Stephanie Barnardt-Delport introduced the item.
Clive Theunissen was present and took part in the discussion.

DISCUSSION

- Proposal: replacement of the roof with corrugated roof sheet. Work to the windows and doors plus extensive internal works.
- Work start: no
- Grade: not graded
- HPO: Outside
- Comments: Drakenstein municipality has no objections, DHF support the material change of the roof for the entrance, but the Tiles removed from the portico can be reused to replace damaged roof tiles. Paarl 300 was asked to comment on the 18 March 2026, no comment received, hence did not comment within 30 days. However, a late response of no objection was received on the 22 April 2026.
- The committee note that current roof is tiled; corrugated roof sheet will be visible from the street and the neighbouring houses are tiled however the roof material change will not have a negative impact.

DECISION

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

SB

14.34 ERF 27508, 471A Main Road, Lemoenkloof, Paarl, S34-Additions, Alterations, and/or Partial demolition **Case No: 28284SB0430 <https://sahris.org.za/node/396336>**

Ms Stephanie Barnardt-Delport introduced the item.
Clive Theunissen was present and took part in the discussion.

DISCUSSION

- Proposal: Enclosing part of the veranda with glass, forming a sunroom. Adding a braai room and patio to the east of the existing building, and a carport on the south of the existing building.
- Work start: no
- Grade: 3C
- HPO: inside

- Comments: DHF has no objections, Paarl 300 asked for a comment on the 19 March, no comment has been received, hence no comment within 30 days. Drakenstein municipality has no objection.

DECISION

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

SB

- 14.35 Erf 95, 50 Main Street, Langebaan, S34-Additions, Alterations, and/or Partial demolition**
Case No: 28297SB0430 <https://sahris.org.za/node/396383>

OUTSTANDING INFORMATION:

Streetscape photographs is required.

SB

- 14.36 Erf 983, 8st James Street, Somerset West, S34-Additions, Alterations, and/or Partial demolition**
Case No: 28296SB0430 <https://sahris.org.za/node/396380>

OUTSTANDING INFORMATION:

Trust resolution and POA giving the applicant the permission to undertake the application.

SB

- 14.37 Portion 0 of farm Yzerfontein, Dassen Island Drive, Yzerfontein, S38(8)-NID**
Case No: 28265SB0430 <https://sahris.org.za/node/396266>

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: Installation of a 450 mm diameter stormwater pipeline and construction of a formalised outlet structure on Portion 0 of Farm Yzerfontein to manage stormwater runoff and reduce erosion impacts on the coastal environment.
- Trigger: 38(1)(a) – linear development.
- Other: NEMA application triggered. DEA&DP reference: 16/3/3/6/7/1/F5/31/2044/26.
- Grade: not graded
- HPO: outside
- Heritage resource: Coastal landscape context. No identified built, archaeological, cultural, or palaeontological heritage resources within the limited development footprint.
- Archaeology: Low archaeological (according to the screener) sensitivity anticipated due to the site already being transformed through previous development and paving. The proposed work is limited in extent and localised. No archaeological resources identified although the Yzerfontein and west coast in general are high archaeological sensitive area, there is always a chance of human remains.
- Palaeontological: Low (According to the screener) to moderate (According to SAHRIS) sensitivity possible within coastal sandy deposits; however, impacts anticipated to be negligible due to the shallow and limited nature of excavation.
- Visual/Cultural: No anticipated visual or cultural heritage impacts. Development comprises minor municipal engineering infrastructure within an already transformed environment.
- Consultant recommends: NFS

COMMENT

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

SB

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: Mixed-use rural residential development on Portion 7 of Farm Wittedrift 306, Plettenberg Bay, comprising a country village, ridgeline residential units, staff accommodation, farm barns, walking trails, and associated engineering services infrastructure.
- Trigger: Sections 38(1)(a), 38(1)(c)(i), and 38(1)(d) – linear development exceeding 300m, development exceeding 5 000m² in extent, and rezoning exceeding 10 000m².
- Other: NEMA application required. DEA&DP reference number not yet available.
- Grade: IIIA/IIIB cultural landscape context; potential Grade IIIC local built environment resources.
- HPO: outside
- Heritage resource: Rural and natural cultural landscape associated with the Bitou River Valley and historic Wittedrift settlement; scenic ridgeline and river valley landscape; possible historic structures/ruins; potential archaeological resources associated with early colonial occupation and pre-colonial activity; broader socio-historical associations linked to early settlement, agriculture, timber industry, and oral history relating to “Doringkloof”.
- Archaeology: Moderate to high archaeological sensitivity. Area associated with known Stone Age occupation within the broader Plettenberg Bay region and early colonial settlement history. Archaeological occurrences, including ESA/MSA scatters, historical material, and possible buried heritage resources, cannot be excluded. Archaeological field survey required following vegetation clearance.
- Palaeontological: Moderate to very high palaeontological sensitivity according to the SAHRIS palaeo-map. The site is underlain by the Enon Formation of the Uitenhage Group (very high sensitivity) and younger alluvial deposits (moderate sensitivity). Fossils recorded from the Enon Formation include disarticulated bone fragments, silicified wood, charcoal, and theropod teeth, although fossil occurrences are considered rare. The alluvial deposits may contain marine and estuarine fossils. The PIA concludes that development may proceed subject to implementation of a Chance Fossil Finds Procedure and inclusion of palaeontological mitigation measures within the EMP. Any significant fossil finds must be reported to HWC and may require recording, sampling, and curation by a qualified palaeontologist under permit.
- Visual/Cultural: Potentially significant visual and landscape impacts associated with the proposed ridgeline units and country village within the scenic Bitou River Valley and surrounding rural landscape. Proposal may impact the rural sense of place and setting of historic Wittedrift village. Portions of the proposal appear outside the current urban edge and require further landscape assessment.
- Consultant recommends: HIA required, including Archaeological Impact Assessment, Landscape Assessment, Socio-Historical and Cultural Study, and Visual Impact Assessment.
 - The committee noted that potential impacts on archaeological resources, cultural landscape, scenic views, and socio-historical heritage of the Wittedrift and Bitou River Valley area. The HIA should include an Archaeological Impact Assessment, Visual Impact Assessment, Cultural Landscape Assessment, and Socio-Historical Study.

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. Cultural Landscape Assessment
3. Socio-Historical Study
4. Visual impact assessment
5. Palaeontological impact assessment

- 14.39** **ERF 27233, 3 Park Villa, Observatory, S34-Additions and Alterations**
Case No: 27071SB0116 <https://sahris.org.za/node/388345>

DUPLICATION

The application was heard under Item 13.27 in Matters Arising.

SB

- 14.40** **Portugeese Fontyn Farm 167, Off R45, Hopefield, S38(8)-HIA**
Case No: 27640SB0304 <https://sahris.org.za/node/390266>

OUTSTANDING INFORMATION:

Final integrated HIA that complies with Section 38(3), proof of consultation and proof of payment is required.

SB

- 14.41** **Erf 2142, Van der Sterr Building, Bosman Street, Stellenbosch, S34-Additions**
Case No: 28291SVB0430 <https://sahris.org.za/node/396360>

Ms Sofia Briel introduced the item.

Ms Katherine Robinson took part in the discussion.

DISCUSSION

- The northern portion of the building is graded IIIB while the other portion is graded IIIC and the property is within the Stellenbosch Historic Core.
- Work has not started.
- The proposal is for the installation of a passenger lift to the exterior of the building on the southern side.
- Stellenbosch Municipality did not respond.
- SIG did not respond.
- SHF do not have any objection to the proposal.
- Statement of Significance (heritage practitioner): "The subject building facing Victoria is effectively the 'back door' to the building, and while it has an impressive three-bay Corinthian entrance portico, the flanking walkways and corner stairwells are architecturally very modest, thus the intrinsic heritage significance is limited. However, the building as a whole contributes positively to the Victoria St streetscape in terms of height, scale, form and materiality."
- Ms Katherine Robinson on behalf of Stellenbosch Municipality advised during the meeting that the Municipalities committee unanimously objected to the proposal, due to the asymmetry of the lift position and requested that alternative positions be explored.
- It was concluded by the committee that due to the Municipalities comment having been communicated to the applicant approximately 60 days after initiation of the consultation period, the committee cannot consider the Municipality's written objection.
- The committee was of the opinion that due to operational constraints the proposed lift position is the most suitable location.

DECISION

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

SVB

- 14.42 Erf 3411, 210 5th Street, Hermanus, S34-Additions, Alterations & Partial Demolition**
Case No: 28295SVB0430 <https://sahris.org.za/node/396375>

CASE SUMMARY

- The property is Not Graded and is outside of any HPO.
- Work has not started.
- The proposal is for extensive alterations to the portion of the buildings in the northern rear corner of the site as well as the addition of a new pool deck, pool terrace, and courtyard.
- OHAC support the proposal.

FOR NOTING

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

SVB

- 14.43 Erf 3609, 233 7th Street, Hermanus, S34-Alterations & Partial Demolition**
Case No: 28256SVB0430 <https://sahris.org.za/node/396243>

OUTSTANDING INFORMATION:

SG diagram and streetscapes/contextual images required.

SVB

- 14.44 Erf 40931, 18 & 20 Main Road, Paarl, S34-Minor Works**
Case No: 28269SVB0430 <https://sahris.org.za/node/396279>

Ms Sofia Briel introduced the item.

DISCUSSION

- The property is Graded IIIC (Drakenstein Heritage Survey Report 2013) and is within the Paarl Special Character Protected Area Overlay.
- Work has not started.
- The proposal is to remove the existing corrugated roof sheeting on both buildings & replace with new corrugated sheeting, to match the existing as well as to replace the existing IBR sheeting on flat roofs/verandas with new Klip-Lok sheeting. No changes are proposed to the roof structure.

DECISION

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

SVB

- 14.45 Erf 720 47 Dorp Street, Stellenbosch, S34-Additions & Alterations**
Case No: 28289SVB0430 <https://sahris.org.za/node/396356>

Ms Sofia Briel introduced the item.

DISCUSSION

- The property is Not Graded and is within the Stellenbosch Historic Core.
- Work has not started.
- The proposal is for minor alterations to the existing structure at the rear, as well as the addition of a timber deck on the first storey.
- Stellenbosch Municipality did not respond.
- SIG do not object to the proposal.

- SHF noted that the proposed alterations are an improvement.

DECISION

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

SVB

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

OUTSTANDING INFORMATION:

Internal and streetscape images required.

SVB

- 14.47 Erven 69804, 69807, 69808 & 69809, Constantia Road, Plumstead, S38(1)-NID**
Case No: 28227SVB0430 <https://sahris.org.za/node/396187>

OUTSTANDING INFORMATION:

Screening tool or palaeo-sensitivity map, outstanding title deed, outstanding SG diagrams, additional internal and external photographs, and POP required.

SVB

- 14.48 Erf 584, 23 Sipres Road, Thornton, S34-Additions & Alterations**
Case No: 28233XM0420 <https://www.sahris.org.za/node/396204>

OUTSTANDING INFORMATION

Correct PoA required.

XM

- 14.49 Erf 31287, 6 A Gilford Road, Rosebank, Cape Town, S34-Additions & Alterations**
Case No: 28245XM0420 <https://www.sahris.org.za/node/396223>

OUTSTANDING INFORMATION:

Updated plan indicating work started, Outstanding payment for regularization
 Internal photographs and Consultation comments: Local municipality and Conservation body comments required.

XM

- 14.50 Erf 1300-RE, 16 St Johns Road, Sea Point, S34-Total Demolition**
Case No: 28267XM0421 <https://www.sahris.org.za/node/396275>

OUTSTANDING INFORMATION:

Consultation with the conservation body via their registered email address is required.

XM

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

OUTSTANDING INFORMATION:

Streetscape images required.

XM

- 14.52 Erf 54303-RE, 14 Queen Victoria Road, Claremont, S34-Additions & Alterations
Case No: 28280XM0422 <https://www.sahris.org.za/node/396305>

OUTSTANDING INFORMATION:

Streetscape images required.

XM

- 14.53 Erf 10173, 33 Duff Street, Parow, S34-Additions & Alterations
Case No: 28293XM0422 <https://www.sahris.org.za/node/396369>

CASE SUMMARY

- NCW graded within the CoCT and as such the April 2025 Exemption notice applies.

COMMENT

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

XM

- 14.54 Erf 1250, 17 Wattle Grove, Pinelands, S34-Additions & Alterations
Case No: 28299XM0423 <https://www.sahris.org.za/node/396390>

OUTSTANDING INFORMATION:

Streetscape images required.

XM

15. Other Matters

16. Adoption of Resolutions and Decisions:

SB moved to adopt and SVB seconded the adoption of resolutions and decisions of the meeting of 11 May 2026.

17. Closure: The chairperson, Mr Ruan Brand, officially closed the meeting at 14:21

18. Date of next meeting: 18 May 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	CRRRA - Constantia Ratepayers & Residents Associations
CRM - Cultural Resources Management	CMP - Conservation Management Plan
DRHCA - De Rust Heritage Conservation Association	DWCA - De Waterkant Civic Association
Docomomo South Africa	DHF - Drakenstein of Heritage Foundation
DHS - Durbanville Heritage Society	EMPr - Environmental Management Program
EHM - Environmental Heritage Management department	FHRA - Franschhoek Heritage and Ratepayer Association
FoBCA - Friends of Blaauwberg Conservation Area	FoCVGB - Friends of Constantia Valley Green Belts
FE - Friends of Elim	GBRM - Great Brak River Museum
GLCA - Greater Lynfræ Civic Association	GVHAG - Greater Vredehoek Heritage Action Group
GPRRA - Green Point Ratepayers & Residents Association	GCS - Greyton Conservation Society
HVA - Harfield Village Association	HRF - Helderberg Renaissance Foundation
HMB - Heritage Mossel Bay	HOMs - Heritage Officers Meeting
HVTA - Hex Valley Tourism Association	HPO - Heritage protects overlay.
HBRRA - Hout Bay & Ratepayers and Residents Association	HWC - Heritage Western Cape
HIA - Heritage Impact Assessment	IACom - Impact Assessment Committee
ILASA - Institute for Landscape Architecture in South Africa	IGIC - Inventories, Gradings and Interpretations Committee
KBHA - Kalk Bay Historical Association	KHS - Kommetjie Heritage Society
KBSJRR - Kalk bay-St James Ratepayers & Residents Association	MGHS - McGregor Heritage Society
LKID - Lower Kenilworth Improvement District	NHC - Napier Heritage & Conservation
MHCS - Muizenberg Historical Conservation Society	NASDB - Nelspoort Agency of Sustainable Development body
NCW - Not Conservation Worthly	NHRA - National Heritage Resources Act (No. 25) of 1999
NEMA - National Environmental Management Act (No. 107 of 1998)	NRA - Newlands Residents Association
NID - Notification of Intent to Develop	OCA - Observatory Civic Association
NCOA - Noetzie Conservancy Owners Association	OHAC - Overstrand Heritage and Aesthetics Committee
OH - Oudtshoorn Heritage	PPP - Public Participation Process
Paarl300 Foundation	PHCT - Pniel Heritage and Cultural Trust
PRRA - Pinelands Ratepayers & Residents Association	RMCA - Rosebank and Mowbray Planning & Architectural Committee
PACF - Prince Albert Cultural Foundation	SAHRIS - South African Heritage Resources Information System
SAHRA - South African Heritage Resources Agency	SPFA - Sea Point for All Group
SRHS - Salt River Heritage Society	
SFB - Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents Association	
SvDSF - Simon van der Stel Foundation Cape Town	
STHS - Simon's Town Historical Society	SHC - Stanford Conservation Trust & Stanford Heritage Committee
SHF - Stellenbosch Heritage Foundation	SIG - Stellenbosch Interest Group
SHCT - Stillbaai Heritage Conservation Trust	SHA - Swellendam Heritage Association
GHT - George Heritage Trust	OWVS - Old Wynberg Village Society
RVRA - Rustenburg Valley Residents Association	TVHF - Tulbagh Valley Heritage Foundation
TRHCS - Touws River Heritage and Conservation Society	UCRRA - Upper Claremont and Residents and Ratepayers Association
VASSA - Vernacular Architecture Society of South Africa	WERRA - Walmer Estate Ratepayers and Residents Association
WUECAG - Walmer/University Estate Conservation Action Group	Ward 2 Forum
WCAC - West Coast Aboriginal Council	WCC - Whale Coast Conservation
WAAC - Woodstock Aesthetic Advisory Committee	WRA - Woodstock Residents Association
WHCS - Worcester Heritage & Conservation Society	WECA - Wynberg East Civic Association
WRRRA - Wynberg Residents and Ratepayers Association	