

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS' MEETING
Held on Monday, 24 November 2025 at 08:30 via MS Teams**



1. Opening and Welcome

The Chairperson, Ms. Chiara Singh officially opened the meeting at 08: and welcomed everyone present.

2. Attendance

Members

Ms. Chiara Singh	Chairperson, Acting Specialist Heritage Officer	CSI
Ms. Sneha Jhupsee	Specialist Heritage Officer	SJ
Mr. Ruan Brand	Specialist Heritage Officer	RB
Ms. Corne Alexander	Specialist Heritage Officer	CN
Emily Jane Vowles	Heritage Officer	EJV
Ms. Chane Herman	Heritage Officer	CH
Ms. Sofia Briel	Heritage Officer	SVB
Ms. Xola Mlwandle	Heritage Officer	XM

Staff

Ms. Aneeqah Brown	Secretariat	AB
Ms. Yusrah Hoosain	I&APs group chat	YH
Mr. Olwethu Dlova	Back-up	OD
Ms. Waseefa Dhansay	Assistant Director	WD

Legal Advisor

Ms. Penelope Meyer	Deputy Director	PM
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Observers

None.

Visitors

	Capacity	Item
Chris Schoeman	Applicant	13.3 and 14.41
Clive Theunissen	Drakenstein Municipality	Drakenstein items
Elaine Lamb	Architect	14.4
Simon Steenkamp	Architect	13.3 and 14.41
Megan Hampshire	Applicant	13.7
Cahlan Williams	Consultant	13.25
Quinn Jordan	Applicant	13.21
Simon Mueller	Architect	13.25
Paul Boshoff	Unknown (joined and left)	
Johan Cornelius	Consultant	14.16
Jonathan Kaplan	Consultant	14.8
Lize Malan	Consultant	14.10
Cindy Postlethwayt	Consultant / Observer	
Nasrudeen Floris	Unknown (joined and left)	
Andrea Bam	Applicant/architect	14.29
Laura Milandri	Consultant	14.35

3. **Apologies**

Ms. Stephanie Barnardt-Delport

Specialist Heritage Officer

SB

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 24 November 2025 with the following additions:

- **Item 9.3.2. Erf 149294-RE**, Treadmill/Cells & Prisoner Engravings, Breakwater Prison, Foreshore, added to the agenda.
- **Items 9.11.1 and 13.20** Hartland Lifestyle Estate on RE/11/219 (Remaining Extent of Portion 11 of farm Vaale Valley 219), Hartenbos, Mossel Bay added to the agenda.
- **Item 10.6** Remainder of HOMS for 2025

The Committee resolved to approve the agenda dated 24 November 2025. EJV moved to approve the minutes and SJ seconded.

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

6.1. The Committee resolved to approve the minutes of 17 November 2025. CH moved to approve the minutes and XM seconded. (SJ)

7. **Disclosure of conflict of interest**

None.

8. **Confidential matters**

None.

9. **Standing Items**

9.1. **Site inspections undertaken**

9.1.1. Erf 507, 1 Albany Road, Sea Point – 17 November 2025 (EJV)
Item to be heard under 9.3.1 on the agenda.

9.1.2. Purgatory Outspan Farm 1135, Jan Joubertsgat Bridge, Franschhoek Pass – 18 November (SB & XM)

FOR NOTING

The Committee notes the site inspection that was undertaken on 18 November 2025.

9.2 **Proposed Site Inspections**

None.

9.3 **Site Inspection Reports**

9.3.1 Erf 507, 1 Albany Road, Sea Point (EJV)

SUMMARY

- On 17 November 2025, HWC official Emily-Jane Vowles and Sofia Briel undertook a site inspection of Erf 507, 1 Albany Road, Sea Point after receiving a report that the replacement structure erected on site did not comply with the replacement structure approved by HWC.
- On 20 July 2018, Heritage HWC issued a permit for the total demolition of the structure on site considered to be non-conservation worthy. It was noted by the Case Officer at the time that “though there is context for high rise apartments and the buildings themselves are not significant to warrant retention, the environs from 5 Albany Road and above has a

significant heritage context". The demolition was therefore conditional of the approval of the replacement structure as indicated on the plans numbered 1-10/10, dated November 2017, and prepared by Jaco Havenga Architects. The demolition was actioned in 2020 during the validity period of the permit. The property then changed hands and stood vacant until 2025 when construction commenced on a replacement structure that is not in accordance with the plans approved by HWC in 2018.

- The replacement structure is largely complete. It is a height consistent with the properties in its immediate context. The architectural approach displays a strong Art Deco revival influence with curved, cantilevered balconies, a black and white palette, and cylindrical and circular features such as the elevator shaft and external light fixtures. While not in-keeping with the replacement structure approved by HWC in 2018, this structure is a paradigm of the architectural direction becoming increasingly favoured along Main Road and extending to Regent and Kloof Roads in Sea Point.
- The Sea Point Heritage Protection Overlay Zone begins roughly 40m south-east of the property further up Albany Road. Albany Road exhibits a strong decline in gradient from High Level Road to Main Road. Erf 507 therefore does not contribute meaningfully to the experience of the HPO from the south-east as it is at the bottom of the declination and almost entirely screened by the existing apartment blocks at Erf 1818-RE and Erf 510. It does not contribute to the experience of Main Road as it is entirely screened by the residential and mixed-use developments on Erven 1566 and 505 respectively. The impact of the structure is therefore only experienced within a radius of roughly 20 metres and, while largely subjective, offers an interesting and welcome contrast to the architectural directions displayed by the structures immediately surrounding it.

COMMENT

The Committee notes the contents of the site inspection report dated 18 November 2025 and endorses the recommendations of the report, as follows:

1. The site inspection and report to be noted at HOMs on 24 November 2025.
2. For a Section 34 Application to be submitted to Heritage Western Cape to review the replacement structure in compliance with the proposed actions and conditions as stipulated on the permit issued on 20 July 2018 under case number 17101810AS1025E.

9.3.2 Erf 149294-RE, Portswoord Road, Foreshore (SVB)

SUMMARY

- On 13 November 2025, HWC officials Sofia Briel, Emily-Janes Vowles and Chane Herman and Sneha Jhupsee undertook an inspection of the Cell Block & Treadmill, Prisoner Engravings and Exercise Shed within the Breakwater Prison Complex, on Erf 149294-RE.
- On 02 October 2025, Heritage Western Cape received a query from Ms Mary Lister, the, UCT Graduate School of Business Library Manager. The query was concerning Ms Lister's intention to preserve and curate the history of the Breakwater Prison Precinct space.
- Ms Lister requested that the site inspection include the Cell Block, Treadmill and Prisoner Engravings also referred to as the Graffiti Wall. Ms Lister also sought advice on preservation and conservation of the prisoner engravings.

COMMENT

The Committee notes the contents of the site inspection report dated 18 November 2025 and endorses the recommendations of the report, as follows:

1. The site inspection to be noted at the Heritage Officers' Meeting (HOMs) of 17 November 2025.
2. The site inspection report to be noted at the Heritage Officers' Meeting (HOMs) of 24 November 2025.

3. It is recommended that consideration be given to include the 'Prisoner Engravings' in the Victoria & Alfred Conservation Management Plan. This site inspection report to be sent to the V&A Waterfront.
4. Should the applicant wish to proceed with implementation of the museum concept, a Section 27 application, detailing the proposal must be submitted to Heritage Western Cape for approval, prior to any work commencing on site.

9.4 Preparation for upcoming Committee meetings

- IGIC – 27 November
- Appeals & HOMS – 1 December
- IACom – 3 December
- BELCom – 5 December

9.5 Tribunal Updates (Legal)

None.

9.6 Interim and Close-Out Reports

9.6.1 Interim: Erf 145, 25A van Riebeeck Street, Heidelberg (CH)

Case No.: 21111112CH1020

- A Section 34 emergency permit was issued on 2 November 2022 for maintenance and repairs (restoration) of the JF Neumann Church.
- One of the conditions on the permit included a close out to be submitted to HWC within 30 days of practical completion.
- A progress report was submitted to HWC on 7 November 2025. The email correspondence noted that due to funding, certain areas of work are still outstanding. This work includes removing and restoring the existing windows, repairing window reveals, re-installing the restored windows and restoring the existing outbuilding thatch roof.
- The HWC permit has lapsed and the applicant queried if a new submission is required / extension of the existing permit.

COMMENT:

The Committee noted the interim report titled "Progress Report", dated 4 November 2025 as prepared by Theodor De Goede Architecture. The remaining work as listed under points 1,2,3 and 4 under "Priority items to be addressed" may be actioned under the existing permit dated 2 November 2022. The final close out report must be submitted to HWC within 30 days of practical completion.

9.6.2 Close-Out: Erf 156096-Re, Bishops Diocesan College, 65 Campground Road, Rondebosch (SJ)

Case No: HWC23072609SJ0801

- Graded IIIA and within proposed HPOZ.
- The proposed work was for the central inner courtyard of the school's boarding house, to create a wooden deck and pergola and insert paving as well as the creation of a new door into the courtyard from the existing dining hall.
- The application was approved on 08 August 2023 with the condition of "A close out report to be submitted to HWC within 30 days of practical completion".
- The project was implemented largely in accordance with the HWC-approved plans, with the courtyard repaved using the original bricks, the new pergola and deck constructed as proposed, and the new dining-room door installed with matching detailing.
- The one change during implementation was the ramp. The originally approved long ramp was omitted for cost reasons and replaced with a shorter ramp positioned on the opposite side of the courtyard.

ENDORSEMENT

The Committee resolved to endorse the close-out report titled “*BISHOPS DIOCESAN COLLEGE: COUTYARD, SCHOOL HOUSE*”, dated October 2025, and prepared by Karin Dugmore Strom, as having met the conditions of the HWC issued permit, dated 10 August 2023.

9.6.3 Close-Out: Erf 1113, 20 Brownlow Road, Tamboerskloof (CSI)

Case No: HWC25052805CSI0530

- Record of Decision issued on 19 June 2025 for minor work and a close-out report to be submitted within 30 days of practical completion.
- Work was for internal reconfiguration, kitchen alterations, and alterations to the existing steps.
- The work has been recently completed with no masonry alterations undertaken to the kitchen and scullery. The practitioner confirmed that no alterations were undertaken to the low stone stub-walls, only the actual steps.
- The work that has been completed is sensitive to the heritage resource with no negative impact.

ENDORSEMENT

The Committee resolved to endorse the close-out report titled “ERF 1113, CAPE TOWN at 20 BROWNLOW RD, TAMBOERSKLOOF: CLOSE-OUT REPORT”, dated 17 November 2025, and prepared by Stephen Townsend, as having met the conditions of the HWC issued permit, dated 19 June 2025.

9.7 Incomplete Applications

9.7.1 Matters Arising: None.

9.7.2 New Matters: 14.2 ; 14.6 ; 14.12 ; 14.13 ; 14.17 ; 14.19 ; 14.21 ; 14.25 ; 14.28 ; 14.31 ; 14.36 ; 14.37 ; 14.39 ; 14.42 ; 14.45 ; 14.47 ; 14.48 ; 14.49 ; 14.50 ; 14.51 ; 14.53

9.8 Decisions taken under ASD delegation

9.8.1 Matters Arising: 13.4 ; 13.5 ; 13.9 ; 13.11 ; 13.13 ; 13.16 ; 13.17 ; 13.19 ; 13.26 ; 13.30 ; 13.31

9.8.2 New Matters: 14.11 ; 14.15 ; 14.38 ; 14.54

9.9 Referrals to Committees

9.9.1 Matters Arising: None.

9.9.2 New Matters: 14.33 ; 14.34

9.10 Exemption Areas and Exemption Notice 9051 of 2025: NCW graded within CoCT

9.9.1 Matter Arising: None.

9.9.2 New Matters: 14.1; 14.14

9.11 Archaeological Matters

9.11.1 Item 13.20: S36: Hartland Lifestyle Estate on RE/11/219 (Remaining Extent of Portion 11 of farm Vaale Valley 219), Hartenbos, Mossel Bay (SB)

Case No: HWC25111401SB1114

Summary:

- HWC was inform of uncovered human remains at the Hartland development site.
- The development was previous approved by HWC (5 June 2008)
- These remains are not the same as the burial recorded in the 2005/2008 assessment. The old formal cemetery remains fenced off and untouched.
- During recent road construction for new housing, informal burials were unexpectedly uncovered. The site is open and not secure. Some bones were already disturbed, and SAPS removed the exposed remains for safekeeping.

- An emergency permit application has been submitted to allow the immediate recovery of all exposed remains, coffin wood, and any bones that may still be in spoil heaps. This is necessary to prevent further loss or disturbance. Limited testing is also required to check whether more graves are present nearby. Any further work will form part of a later application once the site is stabilised and the extent of the site is established.
- SAPS (Dagamasokop) is temporarily holding the recovered remains.
- Iziko Museum has confirmed that they will accept the remains under their existing repository agreement.
- It was noted at the HOMs committee of the 17 November 2025, that the matter cannot be treated as emergency as the heritage resources are no longer under direct threat. The committee resolved to request the following further requirements: 1. The soil heaps must be protected (e.g., covered with shade cloth) and cordoned off. No work may proceed in the immediate surrounding area, and the site must be properly secured. 2. A 30-day Public Participation Process must be undertaken, and all original comments must be submitted to HWC.
- Dr Nilssen responded that he responded to the further requirements and noted the following:
 - There is a high chance of ongoing exposure of new remains. Even after SAPS removed the initially exposed bones on 5 November, additional human bones and coffin fragments were exposed again on 11 November due to wind erosion. This confirms active disturbance and continual exposure.
 - Highly unstable dune sediments. The burial sands are fine aeolian dune sands that erode rapidly. Protective measures such as shade cloth will not work due to strong winds and will require constant maintenance.
 - Increased public risk during festive season. The area is currently cordoned off, but pedestrian traffic is expected to increase significantly from mid-December, creating a real risk of accidental disturbance, collection, or vandalism.
 - Builders' holiday (12 December – mid-January). Hence, the site will be completely unattended for more than a month, leaving exposed remains vulnerable to wind, weather, and human access.
 - High certainty of further exposure. Given recent erosion patterns and the unstable sediments, more bones will become exposed and potentially damaged if retrieval is delayed.
 - On Thursday, 20th November 2025, Official received email that more human remains and coffin material has been exposed due to seasonal winds.
 - Furthermore, Mossel Bay Heritage have endorsed and agreed with Dr Nilssen.

FOR NOTING

The Committee resolved to endorse the Section 36 permit application prepared by Dr Nilssen dated on 10 November 2025 on condition that:

1. Extensive 60 public consultation requirements in terms of S36(5) are adhered to post-exhumation as per the HWC guidelines.
2. Adequate recording methods as specified in the Regulations and Guidelines pertaining to the National Heritage Resources Act must be used.
3. A final report MUST be submitted to HWC

9.12 Illegal Works Database: Stop Works Orders issued

None.

9.13 Permit deadline:

25 November – COB (WD)

9.14 SAHRIS rollout feedback (RB)

- SAHRIS Online forms have been locked for submissions in line with the HWC closure period (from 21 November 2025 to 5 January 2026). Applications submitted before midnight on 21 November 2025 have been lodged and applicants are able to submit additional information on the case on SAHRIS.
- HWC SAHRIS Planned Launch dates:
 - Development Applications, i.e., S38 NID (with HIA being a heritage report added to the case) – soft launched on 5 May 2025 and hard launched on 1 September 2025.
 - BE Applications i.e., S27, S28, S29, S34 – soft launched on 23 October 2025 and plan is to hard launch on 5 January 2026.
 - APM/BGG i.e., S35, S36 – soft launch planned for 5 Jan 2026, and hard launch likely a month or so after (but before the financial year end)
 - CB Registration i.e., S25 – soft launch planned for some time in January 2026 (technically already there, just needs some tweaks for HWC) and hard launch likely a month or so after (but before the financial year end)
 - Nominations i.e., S27, S29 – soft launch planned for some time in January 2026 and hard launch likely a month or so after (but before the financial year end)
 - Appeals i.e., S49 – soft launch planned for some time in January 2026 and hard launch likely a month or so after (but before the financial year end).
- During the application closure period, the above deadlines will be worked towards with Jake and officer input will be requested when required.
- So far, some incredibly minor feedback has been received from the public on the BE webform, and changes have been actioned (e.g., a logical step issue with S27 minor works applications and a display error where the applicant could lock the form). No further feedback has been received and there have been multiple requests to our I&AP groups for feedback.
- There is a SAHRIS Comm's resource in development with Ayesha Augustus (DD from Economic Development and Tourism) and some SAHRIS video B-roll footage will be shot soon. No HWC official will be part of the videos as it is being handled by an agency.
- SOP will be updated to include the role of admin in the processing of SAHRIS cases.

10. Administrative Matters

10.1. Farm 10154, R328 R407, Weltevrede Road, Prince Albert (CH)

Case No: HWC25070304CH0801

- A Section 34 application was tabled at HOMs on 15 September 2025 to regularize additions and alterations on Farm 10154 in Prince Albert.
- HOMs requested that a heritage statement be submitted within 60 days and for this statement to be circulated to I&APs for 30 days.
- The appointment of Mr. Graham Jacobs was endorsed on 15 October 2025.
- HWC received communication from Mr. Jacobs requesting a two-week extension to compile the heritage statement.
- The Committee noted the applicants request for a two-week extension to complete and submit the requested heritage statement and that the heritage statement must be circulated to I&APs.

COMMENT:

The Committee resolved to grant the two-week extension for the submission of the heritage statement in response to point 1 of the further requirements issued on 16 September 2025. The heritage statement must be circulated to all I&APs for a 30-day commenting period.

10.2. Erf 983-Re, Corner Pentz Street and Yusuf Drive, Bo-Kaap (SJ)

Case No: HWC24040803SJ0409

- CoCT has requested clarification from HWC regarding the requirement for a full Section 27 application with public consultation for the Bo-Kaap Market Site. HWC previously advised that a Section 27 application, with consultation, would form the basis of a Heritage Agreement with the City.

- The City has indicated that they have already undertaken consultation and that initiating a new round would delay the process by approximately 24 months. They therefore seek clarity on:
 - The rationale for requiring a full Section 27 application with consultation; and
 - Whether there is scope for a streamlined approach, considering prior public engagement and the advanced stage of design
- HOMs is to consider whether the consultation already undertaken by the City may serve as the basis for the required Section 27 consultation, or whether additional consultation is needed.
- The final proposed design must be circulated to all Interested & Affected Parties. The 30-day public consultation period with the local municipality and registered conservation bodies is mandatory. If the public consultation has already been undertaken, proof of consultation must be provided. Consultation beyond the 30-day period would be in terms of PAJA.
- Undertaking the public consultation period over the December (festive) period would prejudice the public due to closure periods.
- Officials to draft letter to CoCT.

10.3. Various Farms in Karreebosch, Laingsburg, S38(8)-HIA (RB)

Case No: 21102218AM1022E / 22080301NK0803E / <https://sahris.org.za/node/384251>

- This item has been held over from HOMS on 17 November 2025 as the official was on sick leave.
- The Karreebosch WEF, which includes OHL, was approved by HWC in September and August 2022.
- The HIA evaluated by HWC included an AIA and a VIA.
- Part of the development footprint lies in the Northern Cape and as such the associated SAHRIS case has SAHRA as the heritage authority.
- There have been some layout changes as a result of the EIA process and the final layout and EMPR have now been submitted.
- The authorising authority has requested that HWC to provide comment on the final layout.
- The HP has provided a specialist opinion on the matter and motivates that the final pylon and substation layout falls in line with what has already been assessed and that no further mitigation is required other than the original mitigation measures which include a CFP and an AFP.
- The Committee noted that this falls inside the Komberg REDZ and did not see an issue with the altered layout.

COMMENT

HWC endorses the Specialist Opinion provided in the letter dated 18 July 2025, as follows:

- As the final pylon and substation layout is within the assessment corridor considered in the August 2021 HIA, the findings are still considered to be valid and the mitigation measures recommended in the previous remain valid and no additional measures are required.
- In light of the above, no heritage resources have been identified to be present within the OHL routing, final pylon placement and proposed works to the Komsberg substation itself.
- In conclusion, there is no objection to the final OHL routing and pylon placement, as well as the proposed 400kv LILLO structure works at the Komsberg substation for the Bon-Espirange to Komsberg grid connection infrastructure in terms of impacts to heritage resources on condition that:
 - The Chance Fossil Finds Procedure attached to the Heritage Assessment must be implemented throughout the construction phase of the development
 - Should any buried archaeological resources or burials be uncovered during the course of development activities, work must cease in the vicinity of these finds. The relevant heritage authority (the South African Heritage Resources Agency (SAHRA) in the Northern Cape and Heritage Western Cape (HWC) in the Western Cape) must be contacted immediately in order to determine an appropriate way forward.

10.4. Erf 33249, Strand, S38(8)-HIA (RB)

Case No: C13/3/6/1/1/1/A2

- This item has been held over from HOMS on 17 November 2025 as the official was on sick leave.
- HWC endorsed a S38(8) development in Strand with no expiration date on the provided ROD from 2006.
- This was based on an HIA that consisted of an AIA as evaluated by the then APM Committee with specialist Built Environment Staff input.
- The only condition was an AFP for human remains.
- This development finally received approval in 2022 via the CoCT LUMS process (which included rezoning to General Business Subzone 5) and is currently being enacted upon/being slightly revised.
- The development has since changed in terms no longer just being just Residential (142 retirement units), but instead to mixed-use (36 residential apartments, storage units, supermarket, and three smaller shops). This will also require rezoning from General Business Subzone 5 to General Business Subzone 3 (noting the site is smaller than 7000sqm so this is not a trigger).
- CoCT has requested that the applicant obtain HWC's written confirmation whether the 2006 ROD remains applicable or not and noting that this is still being done under the S38(8) trigger in terms of NEMA.
- The massing seems similar (5 stories, just shy of 20m) and this is also a part of Strand with no obvious heritage resources being in the vicinity. However, as the change in use is quite substantial, the Committee requires an SDP amendment application fully evaluate the changes in the SDP.

COMMENT

As the SDP has changed substantially since the HWC ROD, dated 8 November 2006, was issued, the applicant must submit an SDP amendment application.

10.5. Portion 1 of Farm 1050, Paternoster (CSI)

Case No: HWC25093007CSI1024

- PM to provide clarity regarding S35/S36 commenting process for excavated material stored in a repository as discussed with WD.
- PM: We do ask for input from conservation bodies who have registered for a particular section of the NHRA and we have the option to exercise the consultation process.
- Consultation for S35 and S36 applications will be processed on a case-by-case basis according to the conservation body map.

10.6. Remainder of HOMS for 2025 (WD)

- 1 December: NIDs + MA with RB to chair
- 9 December: Other New Matters + MA with chair to be confirmed.

11. Monitoring by practitioner

None.

12. Discussion of the Agenda

12.1. (Item 14.40) Erf 1709-RE, 3 Kelvin Street, Gardens (SVB)

- The previous permit for maintenance, repair and reconstruction of the boundary wall included a condition of a close-out report HWC25040713SJ0704). The close-out report has not yet been submitted to Heritage Western Cape.
- Committee is requested to advise whether HOMs can proceed with processing this new application for additions and alterations prior to receipt of the close-out report.
- The committee resolved to proceed with processing the application before HOMs at today's meeting HWC25111203SVB1113.

MATTERS TO BE DISCUSSED

13. MATTERS ARISING

13.1 Erf 14928, 9 Sweet Valley Vineyard Estate, Constantia, S34- Additions & Alterations Case No: HWC25101404CH1107

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 13 and 14 November 2025.
- Graded IIIA outside HPO. The site falls within the IIIA cultural landscape of Prince Kasteel Wetlands and Green Belt.
- Proposal is for work to the dairy building. The work includes:
 - - Demolishing portions of the building namely the dilapidated carport, leaking roof and damaged toilets.
 - - Stripping interior and interior walls to accommodate a new layout.
 - - Addition of a new living wing with a dry yard and outdoor deck area.
 - - New roof sheeting.
 - - Replacing the damaged steel and timber windows with aluminium glazing.
- Work has not started.
- Previous applications: S34 A&A application was approved at HOMs on 5 February 2025. This application was related to the main dwelling (HWC24110652SVB0113)
- CoCT supports and states that the building does not have any heritage significance and recommends a NCW grading. CoCT stated that the existing mature trees should be retained.
- CRRRA supports.

DECISION

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

CH

13.2 Erf 180, 34 Bezuidenhout Street, Stanford, S31- Additions & Alterations Case No: HWC25091913CH1002

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 17 November 2025.
- Graded IIIB inside the declared Stanford Heritage Area.
- Proposal is for internal alterations and the addition of a new bedroom, bathroom, covered patio and braai area.
- Work has not started.
- OHAC stated that the HWC permit is required.
- SHC supports

DECISION

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

CH

13.3 Erf 19861, 5 De Jongh Lane, Paarl, S27- Additions & Alterations
Case No: HWC25092207CH1027

Ms Chane Herman introduced the item.

Clive Theunissen and Chris Schoeman were present and took part in the discussion.

DISCUSSION

- Outstanding information was received on 17 November 2025.
- Graded II inside SCPAOZ of Paarl
- Proposal is for internal alterations to the bathrooms and kitchen, replacing two windows and one door, demolition of the existing low walls, column and steps at the rear, demolishing the existing braai at the rear, new paving for the parking area at the rear, internal alterations to the outbuilding at the rear and a 1.5m high palisade fence. It is also proposed to rezone the site from 'Conventional Housing Zone' to 'Mixed-Unit Housing Zone'.
- Work has not started.
- DHAC objects to the proposal and states that a heritage statement must be prepared by a suitably qualified heritage professional to assess the significance of the PHS and provide an assessment of the alterations, change of planning status and the proposed demolitions at the rear. DHAC required additional photographs of the rear and does not support the proposed door leading to the kitchen.
- DHF supports.
- Paarl300 Foundation supports.
- The heritage statement dated October 2025 was circulated on DHAC on 4 November 2025 and no comment was provided.

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. A close-out report, compiled by Mr. Christiaan Schoeman, must be submitted to HWC within 30 days of practical completion.

CH

13.4 Erf 492, 14 Calvalcade Road, Greenpoint, S34- Additions & Alterations
Case No: HWC25100303CH1006

Ms Chane Herman introduced the item.

CASE SUMMARY

- Outstanding information received on 11 November 2025.
- Graded IIIC outside HPO
- Proposal is for internal alteration, demolition of later additions to the structure, construction of a single garage to the south of the structure, alterations to the boundary wall and alteration to fenestration.
- Work has not started.
- CoCT supports.
- GPRRA 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

13.5 Erf 52777, 68 Miller Road, Claremont, S34- Additions & Alterations

Case No: HWC25021105CH0915

Ms Chane Herman introduced the item.

CASE SUMMARY

- Outstanding information received on 17 October 2025 and 17 November 2025.
- Graded IIIC outside HPO
- Proposal is for the addition of a conservatory.
- Work has not started.
- CoCT supports
- GLCA 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

13.6 Erf 877, 54 Lang Avenue, Mamre, S34- Additions & Alterations

Case No: HWC25072204CH0730

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 6 August and 11, 13, 14 and 18 November 2025.
- Graded potential IIIC outside HPO. The building is within the historic core of Mamre.
- Proposal is for a covered patio and to extend the verandah facing on to Lang Street. A new dwelling is proposed that faces onto Kort Street. The existing boundary wall will be retained.
- CoCT supports noting that the building as a stand alone heritage resource has little heritage value and has largely been altered. Support is given on condition that the front patio gate matches the permeable palisade fencing of the front patio openings to be in keeping with the current typology of Mamre mission village.
- FoBCA supports however states that the fencing over the front might be too obtrusive. Reference was made to the Mamre Mission Village guidelines which state that "stoeps and verandahs may have a maximum depth of 2m" and "stoep or verandah roof pitch must be between 7-15 degrees". This was pointed out in comparison to the drawings which reflect the stoep being a maximum depth of 3m and the roof pitch indicated at 3 degrees.

DECISION

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

CH

13.7 Erf 15429, 13 Spencer Road, Salt River, S38(4)-NID

Case No: 26564CH1104 / HWC25080718CH1104 (<https://sahris.org.za/node/386791>)

Ms Chane Herman introduced the item.

Megan Hampshire was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 18 November 2025.
- S38(1) trigger - site exceeding 5000sqm.

- Graded IIIC outside HPO. The site is a public open space. According to the statement of significance, the site is one of few public parks in a very densely built up environment. High social and environmental value.
- Proposal is to develop a portion of Erf 15429 into 12 single residential housing units. A small portion of the park will be taken up by the housing development, however the majority of the park will remain.
- Structures: The Spencer Road Clinic (graded IIIC) constructed in the 1980s is located on the southeastern portion of Erf 15429. There were two additional structures on site - one towards the eastern side of the site and one towards the west of the site. These structures were however demolished around 2009 and according to the NID one the structures were used as an ablution facility.
- Paleontology: The site is within an area of moderate sensitivity according to SAHRIS.
- Archaeology: Low.
- Visual: Low
- The applicant recommends NFS

DECISION

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

CH

13.8 Erf 3432, 58 Main Street, Paarl, S27- Additions & Alterations **Case No:** HWC25101407CH1104

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 18 November 2025... required the signed POA.
- Graded PHS (II) inside the SCPAOZ of Paarl
- Proposal is to enclose the front stoep with 14 fixed pane frameless clear glass panels and two frameless clear glass openable panels. The glass will be placed behind the Victorian cast iron columns and fixed to the inside face of the existing edge beam.
- Work has not started.
- Previous applications:
 - (1) S27 permit issued for general maintenance on 11 February 2025 (HWC24112808)
 - (2) S27 permit issued for maintenance on 24 March 2025 (HWC25021907)
 - (3) S27 permit issued for rezoning and alterations on 20 May 2025 (HWC25040905)
- Drakenstein Municipality (DHAC) supports.
- DHF supports.
- Paarl300 Foundation supports.

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. A close-out report, compiled by a suitably qualified heritage consultant, must be submitted to HWC within 30 days of practical completion.

CH

13.9 Portion 46 of Farm 832, Contactor Street, Paarl, S34- Additions & Alterations **Case No:** HWC25062708CH0627

Ms Chane Herman introduced the item.

CASE SUMMARY

- Outstanding information received on 18 November 2025.
- Not graded outside SCPAOZ of Paarl
- Existing buildings include the office block, staff accommodation block, the house and the factory blocks.

- Proposed work included:
- Office block: Replacing asbestos roofs with steel roof sheeting.
- Staff accommodation block/storerooms: Demolition of asbestos sheds
- House: No alterations.
- Factory blocks/storage warehouses: Replacing asbestos roof and timber sub-structure with steel whilst increasing the height of the roof. The roof alteration converts the simple double pitch warehouse structure into a warehouse shed. None of the masonry walls were altered and the warehouse shape remains intact, with its distinctive kink. (following the erf boundary line). The lightweight frame structure was installed on the inside of the existing walls and cladded with IBR sheeting on the external side. Inside, the space is transformed by the new structure. Existing masonry wall vents have been retained.
- The work applied for has already been completed.
- Drakenstein Municipality supports.
- DHF supports.
- Paarl300 Foundation does not support due to the work already being completed.
- A building inspector at Drakenstein Municipality conducted a site inspection on 19 June 2025 and provided HWC with an email thread regarding unauthorized work on site and a copy of a compliance notice sent to the owners.
- The owner stated that the work forms part of a modernisation programme for the site which started in December 2024. At this time the asbestos roofs were removed from the old warehouse building and all other asbestos roofs were removed before 13 January 2025. The work that commenced was motivated based on health and safety concerns. The building inspector stated in the email that instruction was given to demolish the unauthorized structure to which the owner seeks to remedy wrong doings through a separate architectural professional.
- Docomomo SA supports the proposed work noting that the structure is an example of Pius Pahl's work (a modernist architect in Paarl) and Hendriks & Stander Architects.
- The applicant/heritage practitioner assessed the unauthorized work and deemed it to not have any negative impact on the heritage resource. The storage warehouse sits at the far back corner of the property and is now the highest building on site. It does not obscure the view from the road of any of the office blocks or the saw-tooth factory buildings. It sits separately from all the structures and the alterations only affect the warehouse.
- Heritage practitioner recommends the following:
 - - The site be graded IIIC;
 - -The hard copy drawings of the structure be digitized; and archived online to preserve them for future use;
 - - The history of the site be recorded;
 - - Future additions be done in a sensible approach.

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 issue a S51 letter as the proposed work did not negatively impact the heritage resource.

CH

13.10 Erf 161, 13 Morton Street, Stanford, S31-Additions & Alterations **Case No.: HWC25092912CH1001**

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 6 and 19 November 2025.
- Graded IIIB inside the declared Stanford Heritage Area.
- Proposal is for internal alterations, the addition of a storage, stoep, carport, covered stoep and braai.
- Work has not started.

- OHAC supports.
- SHC supports.

DECISION:

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

CH

13.11 Erf 6486, 9 Arc Street, Hermanus, S34-Additions & Alterations
Case No.: HWC25102205CH1024

Ms Chane Herman introduced the item.

CASE SUMMARY

- Outstanding information received on 13 and 19 November 2025.
- Not graded outside HPO
- Proposal is to extend the existing ground floor kitchen and new 1st floor bedroom, the construction of a new garage, and the addition of three uncovered stoeps. Further works include the development of a swimming pool, a separate cottage, an additional garage, and a tennis court.
- Work has started and appears to be near completion.
- OHAC 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 issue a S51 letter as the proposed work did not negatively impact the heritage resource.

CH

13.12 Erf 178864, 24 Main Road, Kalk Bay, S34- Additions & Alterations
Case No: HWC25100610CN1031

Ms Corne Alexander introduced the item.

DISCUSSION

- Grading: IIIB
- HPO: Outside
- Status of Work: Majority of the work has been completed, as listed on the plans. R5000 fee has been paid.
- Previous Applications:
- Proposal: for the regularisation of unauthorised building deviations undertaken by the previous owner, which include multiple internal layout changes, new openings, wall removals and additions, enclosed patios, new doors and windows, and boundary wall alterations. The application also includes proposed alterations, specifically the removal of non-compliant staircases between the 1st–2nd and 2nd–3rd storeys, and the installation of new compliant staircases, which requires partial demolition of existing floor slabs, as well as the replacement of selected windows and doors on the 3rd storey.
- Consultation:
 - CoCT supports
 - KBSJRRRA has no objection
- Heritage Considerations: The unauthorised work did not impact the significance negatively. Proposed works no impact.

COMMENT

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

CN

13.13 Erven 41253 & 5132, 8 Mabel & 3 Meath Streets, Oakdale, Bellville, S34- Additions & Alterations
Case No: HWC25060310CN0605

Ms Corne Alexander introduced the item.

DISCUSSION

- Outstanding information was for a completed application form, CoCT comments, outstanding PoP, plan indicating work that has started been completed and motivation on heritage grounds which was received on 5, 10 and 19 November 2025
- Grading: Ungraded
- HPO: Outside
- Status of work: Near completion.
- Proposal: The proposal is for several alterations and additions to the buildings to upgrade the Bellville Bus Station.
- Consultation:
 - CoCT supports
- Heritage considerations: The buildings are deemed not conservation worthy. No negative impacts to heritage resources.

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 issue a S51 letter as the proposed work did not negatively impact the heritage resource

CN

13.14 Erf 13, 19 Acacia Way, Pinelands, S34 - Additions & Alterations
Case No: HWC25082503CSI1027

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 14 November for SG diagram, locality map, and all photos.
- Work applied for has not started
- Graded IIIB
- Inside HPO
- Proposed work is for the conversion of the garage into a studio space, a pergola, and timber staircase
- CoCT provided comment and support the application
- PRRA have no objection and have stamped the plans

DECISION

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

CSI

13.15 Erf 16213, 70 Main Street, Wellington, S34 - Additions & Alterations
Case No: HWC25091014CSI0912

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 18 November 2025 for DHAC comment and annotated plans
- Work applied for has started
- Not Graded
- Inside HPO

- Proposed work is for an extension to the current dwelling and replacement of doors and windows
- WHF provided comment stating support for Option 3 of the window schedule and support for the application overall.
- DHF provided comment stating support for Option 3 of the window schedule.
- Paarl 300 provided comment stating that they do not support and cannot comment on work already started or completed without a permit.
- DHAC provided comment and support the application

COMMENT

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

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

CSI

13.16 Erf 6929, 30 Petrusa Street, Belgravia Estate, Belville, S34 – Additions & Alterations **Case No: HWC25110512CSI1106**

Ms Chiara Singh introduced the item.

CASE SUMMARY

- Outstanding information received 19 November for CoCT comment
- Work applied for has not started
- Not Graded
- Outside HPO
- Proposed work is for an extension to the main dwelling and internal conversions to the third dwelling
- 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

13.17 Erf 218-RE, Bronaar Farm, Ceres, S34 – Minor Works **Case No: HWC25091701EJV1031**

CASE SUMMARY

- Outstanding Information received on 14 November 2025
- Not Graded
- Outside HPO
- Work has been completed
- The proposal is to regularise internal bathroom additions to each guest suite and the introduction of new fenestration in the guest house structure on site

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 issue a S51 letter as the proposed work did not negatively impact the heritage resource.

EJV

13.18 Erf 12570, 91 Upper Duke Street, Walmer Estate, S34 –Additions and Alterations

Case No: HWC25091707RB0918

Mr Ruan Brand introduced the item.

DISCUSSION

- OI received 14 November 2025
- Graded IIIC
- Inside Chester/Coronation HPOZ
- Work has not started and applicant has reconfirmed via email that work has not started.
- Proposal is for a few internal reconfigurations, removal of a low boundary wall (not on last approved plans from 1935), and addition of an outside braai area.
- WECA no longer comments.
- WERRA did not provide a response to the request for comment within 30 days.
- CoCT HRS support.

DECISION

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

RB

13.19 Erf 1448, 4 Keswick Way, Pinelands, S34-Minor Works

Case No: HWC25060604SB1103

Ms Stephanie Barnardt-Delport introduced the item.

CASE SUMMARY

- Proposal: Proposed retractable awning
- Work start: According to the form – no
- Grade: not graded
- HPO: outside HPO
- Comments: no comment as minor works.
- Outstanding information received 13 and 17 November

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 issue a S51 letter as the proposed work did not negatively impact the heritage resource.

SB

13.20 Hartland Lifestyle Estate on RE/11/219 (Remaining Extent of Portion 11 of farm Vaale Valley 219), Hartenbos, Mossel Bay, S36 – Emergency

Case No: HWC25111401SB1114

DISCUSSION

- HWC was inform of uncovered human remains at the Hartland development site.
- The development was previous approved by HWC (5 June 2008)
- These remains are not the same as the burial recorded in the 2005/2008 assessment. The old formal cemetery remains fenced off and untouched.
- During recent road construction for new housing, informal burials were unexpectedly uncovered. The site is open and not secure. Some bones were already disturbed, and SAPS removed the exposed remains for safekeeping.
- An emergency permit application has been submitted to allow the immediate recovery of all exposed remains, coffin wood, and any bones that may still be in spoil heaps. This is necessary to prevent further loss or disturbance. Limited testing is also required to check whether more graves are present nearby. Any further work will form part of a later application once the site is stabilised and the extend

of the site is established.

- SAPS (Dagamaskop) is temporarily holding the recovered remains.
- Iziko Museum has confirmed that they will accept the remains under their existing repository agreement.
- It was noted at the HOMs committee of the 17 November 2025, that the matter cannot be treated as emergency as the heritage resources are no longer under direct threat. The committee resolved to request the following further requirements: 1. The soil heaps must be protected (e.g., covered with shade cloth) and cordoned off. No work may proceed in the immediate surrounding area, and the site must be properly secured. 2A 30-day Public Participation Process must be undertaken, and all original comments must be submitted to HWC.
- Dr Nilssen responded that responded to the further requirements and noted the following:
- There is a high chance of ongoing exposure of new remains. Even after SAPS removed the initially exposed bones on 5 November, additional human bones and coffin fragments were exposed again on 11 November due to wind erosion. This confirms active disturbance and continual exposure.
- Highly unstable dune sediments. The burial sands are fine aeolian dune sands that erode rapidly. Protective measures such as shade cloth will not work due to strong winds and will require constant maintenance.
- Increased public risk during festive season. The area is currently cordoned off, but pedestrian traffic is expected to increase significantly from mid-December, creating a real risk of accidental disturbance, collection, or vandalism.
- Builders' holiday (12 December – mid-January). Hence, the site will be completely unattended for more than a month, leaving exposed remains vulnerable to wind, weather, and human access.
- High certainty of further exposure. Given recent erosion patterns and the unstable sediments, more bones will become exposed and potentially damaged if retrieval is delayed.
- On Thursday, 20th November 2025, Official received email that more human remains and coffin material has been exposed due to seasonal winds.
- Furthermore, Mossel Bay Heritage have endorsed and agreed with Dr Nilssen.

DECISION

The Committee resolved to endorse the Section 36 permit application prepared by Dr Nilssen dated on 10 November 2025 on condition that:

1. Extensive 60 public consultation requirements in terms of S36(5) are adhered to post-exhumation as per the HWC guidelines.
2. Adequate recording methods as specified in the Regulations and Guidelines pertaining to the National Heritage Resources Act must be used.
3. A final report MUST be submitted to HWC

SB

13.21 Erf 14157 (previously Erven 2641 & 2643), 36 Pagasvlei Road, Constantia, S34-Deviation Case No: HWC25100905SVB1031

Ms Sofia Briel introduced the item.

Quinn Jordan was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 12, 13, 17 & 18 November 2025.
- The property is graded IIIA and outside of any HPO.
- Work has started as per the previous 2024 approved plans.
- The proposal is for deviation from a previous approval for restoration of Mount Prospect Estate.
- The deviations to the barn shed include removal of two windows, slight variation of internal walls of the "private consulting room", a narrower version of the large window in the northern facade, and like-for-like re-building of the western walls, northern and a portion of the eastern walls instead of

restoration of these walls, for a structurally sound facade, as per the structural engineers recommendations.

- The deviations to the manor house include closing up an internal doorway, exclusion of a few previously proposed internal walls, exclusion of two previously proposed external doors off the "dell kitchen" and "drinks kitchen" and variation of the north facing windows of the new veranda in accordance with the engineers' requirements.
- The deviations to the cellar include various changes to windows on the southern facade, removal of two windows off the "micro winery - barrel store", removal of an existing wall between the kitchenette and staff room, as well as the addition of new internal walls, a proposed covered patio in place of the existing store room, the addition of two new windows and one door between the "micro winery - barrel store" and the new covered patio, like-for-like reconstruction of the manager "open plan office" room and store room walls as per the structural engineers recommendations.
- A previous permit dated 07 October was issued by HOMs for repairs, upgrades and renovations to the existing manor house, cellar and barn and shed (HWC24070305SJ0704).
- During that application process on 19 September 2024 HOMs requested further requirements for "The committee requires a heritage statement assessing the impact of the proposed work and a methodology with the material specification to be submitted." At the HOMs meeting of 07 October 2024, the committee resolved to approve the application unconditionally, however the methodology and material specifications were stamped along with the plans.
- As per the CoCT statement of significance the manor house is a very unusual double storey Victorian farmhouse, in a farming landscape. One of the few remaining in Constantia that has not been 'restored'. High contextual value as an important part of the Constantia cultural landscape. Clear environmental significance as part of a working agricultural landscape.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. The full structural engineering report referenced within this application must be submitted to HWC.
2. The Methodology and Materials Specifications must be updated in line with the current proposal and submitted to HWC.

SVB

13.22 Erf 26900, 24 London Road, Observatory, S34-Additions

Case No: HWC25102808SVB1029

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 06 and 18 November 2025.
- The property is graded IIIB and within the Upper Observatory HPOZ.
- Work has not started.
- The proposal is for an addition to accommodate an ensuite bathroom.
- OCA support the proposal.
- CoCT support the proposal.

DECISION

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

SVB

13.23 Erf 3106, 33 Jordaan Street, Bo-Kaap., S34-Alterations & Additions

Case No: HWC25093001SVB1001

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 18 November 2025.
- The property is graded IIIC and within the Bo-Kaap HPOZ.
- Work has not started.
- The proposal is for various internal and external alterations to the existing building, including alterations to the windows and door on the street facing facade. The proposal is also for the addition of a second storey.
- City of Cape Town do not object to the proposal.
- Bo-Kaap Tourism Association did not respond.
- Bo-Kaap Youth Movement did not respond.
- Bo-Kaap Civic Association did not respond.

DECISION

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

SVB

13.24 Erf 4163, Oude Bank Building, 7 Church Street, Stellenbosch, S34-Minor Works

Case No: HWC25102203SVB1027

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 16 November 2025.
- The property is graded IIIC (Stellenbosch Heritage Survey) and within the Stellenbosch Historic Core.
- Work is complete.
- The completed work is new signage.

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.

SVB

13.25 Erf 65375-RE, 25 Gibson Road, Kenilworth, S34-Additions & Alterations

Case No: HWC25080720SVB0922

Ms Sofia Briel introduced the item.

Simon Mueller and Cahlan Williams were present and took part in the discussion.

DISCUSSION

- Outstanding information received on 12 November 2025.
- The property is graded IIIB and within the Kenilworth PHA proposed HPOZ.
- Work is complete.
- The completed work is construction of three internal walls on the ground floor of the main dwelling as well as a new covered courtyard and wall on the southern side; changes to windows on the first storey northern facade and various new internal wall of the main dwelling; an extension to the eastern side of

the standalone activity room which is not older than 60 years; and construction of a new free-standing administrative building along the western Gibson Road boundary, which does not touch any of the existing heritage structures.

- LKID did not respond to the request for comment.
- CoCT do not support the proposal for the following reasons:
 - Due to the levels of significance of the resource and context within the proposed HPOZ, HRS believes that the work carried out, as well as that shown on the plans, is not sensitive to the associated levels of significance of the resource.
 - The plans provided are not accurate – eg roof pitch and roof design is incorrectly shown.
 - HRS recommends that the plans be redrawn so as to be accurate and that a suitably experienced Heritage Practitioner be appointed to report on the current condition of the resource, establish what work is unauthorised and provide heritage indicators/guidance for any proposed work.
- All I&APs have been invited to the meeting of 24 November 2025.
- In response to objections received, the applicant has provided a plan clarifying all previous approvals in response to the CoCT's comment regarding inaccurate representation of unauthorized work. The heritage consultant has investigated the evolution of the site and maintains that the main dwelling and what is now the consulting and therapy room are the only buildings that are older than 60 years. They also note that the main house has undergone notable alterations over time, which include window replacement, enclosure of a balcony, substantial replacement of the thatched roof and raising of the roof to include attic rooms and associated dormers and an addition to the northern elevation. The consultant notes that majority of the current proposed internal and window alterations to be regularized, are confined to the 2000s addition. In addition, the covered courtyard also to be regularized, is minor in scale and positioned along Ascot Street, which is the historically less significant facade of the building. The heritage consultant is of the opinion that the work to be regularised does not negatively impact the heritage resource.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. The building plans must be revised to accurately reflect the as-built structures as per the CoCT's comment.

SVB

13.26 Erf 112220, 7 Spencer Road, Claremont, S34-Additions & Alterations

Case No: HWC25100614SJ1013

CASE SUMMARY

- NHRA Trigger: Structure older than 60 years old.
- The work has not started.
- Graded IIIC and outside HPOZ.
- Proposal is for the addition of an en-suite to an existing house.
- Consultation:
 - CoCT EHM: support.
 - GLCA: no response received.
- Consultation Responses: Response to any objections
- Outstanding information received on 28 October 2025

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.

SJ

13.27 Erf 1329, 57 Hofmyer Street, Gardens, S34-Minor Works

Case No: HWC25101305SJ1014

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- The work has not started.
- Graded IIIB and inside Upper Table Valley HPOZ.
- Proposal is to raise the boundary wall by adding a painted steel fence on top of the existing wall and installing a vehicular access gate along the existing wall. A new window will be created and a timber stacking door will be inserted at the rear.
- Consultation:
 - CoCT EHM: support.
 - CIBRA: support.
- Outstanding information received on 18 November 2025

DECISION

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

SJ

13.28 Erf 227, 1B Broad Walk, Pinelands, S34-Additions & Alterations

Case No: 26539SJ1030 (<https://www.sahris.org.za/node/386728>)

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- Additional Information: Altered substantially in 2017.
- The work has started, not completed. Work has been stopped.
- Graded 'Some heritage significance evident' (CoCT EGIS Viewer) and inside Pinelands HPOZ.
- Proposal is for the enclosure of the existing covered patio to create a solarium, a new gym and pool room to the north west boundary, new pergola, ensuite to Bedroom 3 (extension of the dormer) and the unauthorized addition of the carport.
- Consultation:
 - CoCT EHM: support.
 - PRRA: Object to 0 setback - 1500mm would be acceptable.
- Consultation Responses: Response provided citing precedent in the area and design considerations.
- Outstanding information received on 11 November 2025.

DECISION

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

SJ

13.29 Erf 487-Re, 34 Gilmour Hill Road, Tamboerskloof, Gardens, S34-Minor Works

Case No: 26541SJ1030 (<https://www.sahris.org.za/node/386730>)

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- The work has not started.
- Graded IIIB and inside Upper Table Valley HPOZ.
- Proposal is for the replacement of the roof tiles with Coverland Double Roman Terracotta tiles which are a closely matched tile. The existing tiles are currently failing.
- Consultation: N/A MW
- Outstanding information received on 11 November 2025.

DECISION

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

SJ

13.30 Erf 189, 4 Lichfield Avenue, Bishopscourt, S34-Additions & Alterations

Case No: HWC25102102XM1030

Ms Xola Mlwandle introduced the item.

CASE SUMMARY

- The proposal is to permit the proposed additions and alterations as
- shown on the Building Plan submitted with this application. The additions include an
- extended kitchen, a new cloakroom, new slabs, sky lights and roofs and other internal
- layout changes to accommodate the new design, as shown on the Building Plan.
- Work has started
- The subject property is not graded and not located within the HPO
- CoCT 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 issue a S51 letter as the proposed work did not negatively impact the heritage resource.

XM

13.31 Erf 90500-RE, 85 Prince George Drive, Wynberg, S34- Additions & Alterations

Case No: HWC25062505XM0804

Ms Xola Mlwandle introduced the item.

CASE SUMMARY

- The proposal is for additions and alterations including a bedroom with a lounge, kitchen and bathroom.
- The proposed extension to existing property would only serve to improve use of the property.
- Work has not started
- Graded NCW by COCT
- Not within HPO
- CoCT 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 issue a S51 letter as the proposed work did not negatively impact the heritage resource.

XM

13.32 Erf 118, 117 High Level Road, Green Point, S34-Additions & Alterations

Case No: HWC24111109XM01115

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding info received 21 October and 18 November 2025.
- The proposal is for the reconfiguration of the internal spaces; covered terrace, folding sliding doors, open dining and kitchen as well as scullery. A new triple storey level addition is proposed to the back of the house to further accommodate a guest bedroom, a playroom and a top level with new kitchen living area. A single garage off Joubert Street is provided at the rear of the property as the double

garage on High Level Road is to be converted to staff accommodation.

- Work has not started
- Graded IIIB, outside the HPO
- HRS does not support: The complete reconfiguration of the interior of the building and the resultant loss of fabric, as well as the insensitively designed addition, will impact negatively on the heritage resource.
- HRS RECOMMENDATION: While the adaptation and reconfiguration of a heritage resource is supported in principle, it should be done in a manner that respects and recognizes the significance of the heritage resource. It is recommended that a redesign be considered where the retention of the intrinsic historic character and fabric is considered. It is again recommended that a heritage practitioner be appointed to establish heritage design indicators to guide the adaptation process. A cautious approach should be followed to permit the least damage to the existing resource.
- GPRRA declined to support the application and support the CoCT recommendation that a qualified heritage practitioner be appointed to establish heritage design indicators and guide the adaptation process with the least damage to the existing resource. It was recommended that a heritage practitioner be appointed to establish heritage design indicators to guide the adaptation process. A site visit was also conducted to see the internal changes that had been made. This seems to have been done by previous owners without approved building plans. afterwhich I&APs were offered a chance to review and comment on the revised drawing.
- CoCT revised comment: The existing building is regarded as an intrinsically significant heritage resource and it is valued for its architectural, historical and aesthetic qualities. With the excessive loss of such heritage resources in this and other neighbourhoods along the Atlantic Sea Board, these qualities have become rare. While it is acknowledged that some of the original fabric had been lost during previous alterations, the current layout will attempt to reinstate those spaces. The new circulation route is an improvement and will reinstate the original entrance lobby with arch and passageway. The addition to the back has been simplified and it was confirmed that it will not be visible from street level. There is some reference to the symmetry around the Cape Revival gable.
- RECOMMENDATION
- The adaptation and reconfiguration of the heritage resource is supported with the latest design, as it proposes to respond more sensitively by respecting and recognizing the significance of the original heritage resource. It is recommended that any significant original fabric be salvaged and recycled.
- GPRRA revised comment: We have no objection to the alterations and additions to the property shown on the attached plans

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 2336, 103 Fitzroy Street, Goodwood, S34-Additions &Alterations Case No: CH1110

Ms Chane Herman introduced the item.

COMMENT

As per the Provincial Gazette 8982 regarding exempting properties from complying with Section 34(1) and (2), the application is exempt from the need to obtain a permit in terms of Section 34 of the NHRA.

CH

14.2 Erf 1168, 2 Eighth Avenue Schaapkraal, Philippi, S34- Additions &Alterations
Case No: HWC25092911CH1111

OUTSTANDING INFORMATION

CoCT comment, streetscape photographs, coloured up plans, clarity on the proposed work.

CH

14.3 Erf 3289, Railway Hotel, Distillery Road, Wellington, S34-Minor Works
Case No: HWC25110720CH1110

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIC inside SCPAOZ of Paarl.
- Proposal is for internal alterations and to replace the timber windows and doors on the facade with aluminum.
- Majority of the work has been completed
- Previous applications:
 - (1) S34 A&A permit issued on 27 March 2013 (130307NN11E)
 - (2) S51 letter issued on 3 March 2022 (22020408RG0216E)

COMMENT

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

CH

14.4 Erf 4898, Old Post Office, Belhambra House, Great Brak River, Mossel Bay, S34-Additions & Alterations
Case No: HWC251120501CH1111

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIA outside HPO
- Proposal is for internal alterations to convert the Old Post Office into a Pharmacy, the addition of a coffee shop and garden of remembrance.
- Work has not started.
- Heritage Mossel Bay supports.
- Mossel Bay Municipality supports.

DECISION

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

CH

14.5 Erf 798, 8 Malherbe Street Wellington, S34- Additions & Alterations
Case No: HWC25111103CH1112

Ms Chane Herman introduced the item.

DISCUSSION

- Not graded inside the SCPAOZ of Wellington.
- Proposal is for the addition of a second dwelling.
- Work has not started.
- Drakenstein Municipality supports.
- DHF supports.

- WHF supports and provided suggestions regarding the corner window next to the door, changing the horizontal slated doors to Victorian doors and including a plaster band around the parapet wall.

DECISION

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

CH

- 14.6 Erf 27431, The Crazy Store, Shop 18, Laborie Centre, Cnr of Main & Hartford Road, Paarl, S34-Minor Works**
Case No: HWC25111208CH1113

OUTSTANDING INFORMATION

Locality plan and streetscape photographs.

CH

- 14.7 Erf 247, 2 King Street, Stanford, S31- Additions & Alterations**
Case No: HWC25111201CH1113

Ms Chane Herman introduced the item.

DISCUSSION

- Not graded inside the declared Stanford Heritage Area
- The application is to regularize the covered stoep, internal alterations and freestanding tool shed.
- Work applied for has already been completed. The work was completed by the previous owner.
- OHAC did not comment within 30 days.
- SHC supports and recommends that the street façade with two small aluminium windows be improved by being replaced using windows similar to W2.

COMMENT

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

CH

- 14.8 Portion 1 of Farm Wortel Gat No. 723, Wortel Gat Road, Stanford, S38(8)-NID**
Case No: HWC25081913CH1114 /26686CH1114/ (<https://sahris.org.za/node/387210>)

Ms Chane Herman introduced the item.

DISCUSSION

- S38 NID trigger - site exceeding 5000sqm.
- Proposal is for the construction of 14 accommodation units to be used for tourism/ or shareholder (long term) purposes. Each unit will have a development footprint of approximately 250sqm. Four units will be located near the lagoon offering scenic views and access to the waterfront. The design of the units will be similar to the existing boathouses i.e., light footprint built on post and beams, including outdoor decks and small private pools. Ten units will be located at the bottom of a ridge above a line of Milkwood trees. The design of these units will incorporate elements that blend with the natural environment to ensure minimal visual impact.
- Work has not started.
- Previous approval was for a swimming pool and five units located at the edge of the Kleinrivier Lagoon (19062714AS3107E).
- Archaeology: Low - no stone age tools or archeological resources were encountered during a field assessment conducted on 25 September.
- Paleontology: Potentially high specifically in the areas where the Milkwood units are proposed.
- Graves: Low
- Impacts to the Klein Rivier Lagoon: Low
- Impacts to the Historic Spookhuise dated 1892: Low.

- Impacts to the Stanford Village: Low - the site is approximately 10kms north east of Stanford.
- Visual impacts: Medium/Low specifically where the Milkwood units are proposed.
- Heritage consultant recommends HIA with PIA and VIA.

INTERIM COMMENT

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

1. Paleontological Impact Assessment
2. Visual Impact Assessment

CH

14.9 Erf 1127, 18 Milner Road, Tamboerskloof, S34- Additions & Alterations Case No: HWC25110705CN1112

Ms Corne Alexander introduced the item.

DISCUSSION

- Grading: IIIC
- HPO: Inside
- Status of Work: Not started
- Previous Applications: None
- Proposal: The proposal is for a series of alterations and refurbishments to the property, including the demolition of later glazed and aluminium additions, reconfiguration and refurbishment of ground and first-storey internal spaces, creation of new kitchen, dining area, bedrooms and a sunroom, and the introduction of a new double-volume space with staircase. External works include refurbishment and partial enclosure of balconies, creation of a new outdoor entertainment and braai area with pergola, realignment of the entrance and boundary wall, and the addition of a new swimming pool and off-street parking bay.
- Consultation:
 - CoCT supports
 - CIBRA supports
- Heritage Considerations: No impacts to the resource nor HPO.

DECISION

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

CN

14.10 Erf 20342, 4 Van der Lingen Street, Paarl, S34- Additions & Alterations Case No: 387277CN1117 – (<https://sahris.org.za/node/387277>)

Ms Corne Alexander introduced the item.

DISCUSSION

- Grading: IIIC
- HPO: Inside
- Status of Work: Not started
- Proposal: For an extension of the existing hallway on the ground level to create more accommodation at the school.
- Consultation:
 - DHAC has no objection
 - Paarl 300 supports
 - DHF has no objection to the revised design following their comments with recommendations.
- Heritage Considerations: No impacts.

DECISION

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

CN

14.11 Erf 257, 15 Protea Street, Velddrif, S34- Additions & Alterations Case No: HWC25110602CN1110

Ms Corne Alexander introduced the item.

CASE SUMMARY

- Grading: Not graded
- HPO: Outside
- Status of Work: Not started
- Previous Applications: None
- Proposal: For an extension to the rear - a bedroom and two bathrooms.
- Consultation:
 - Bergriver Municipality noted an application to HWC is required.
 - Velddrif Heritage Foundation has no objection and notes the building has little to no heritage significance
- Heritage Considerations: Not a heritage resource

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

14.12 Erf 321, 4 Rubusana Avenue, Langa, S34- Additions & Alterations Case No: HWC25110504CN1112

OUTSTANDING INFORMATION

Title Deed, Plan, Locality Plan, All Photos, Municipality comments and SG diagram required.

CN

14.13 Erf 50613-RE, 13 Clare Park Avenue, Rondebosch, S34- Additions & Alterations Case No: HWC25110601CN1110

OUTSTANDING INFORMATION

CoCT and GLCA Comments required.

CN

14.14 Erf 5659, 60 Llandudno Road, Llandudno, S34-Minor Works Case No: HWC25110702CN1110

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

14.15 Erf 57091, 34 Washington Road, Claremont, S34- Additions &Alterations
Case No: HWC25110506CN1110

Ms Corne Alexander introduced the item.

CASE SUMMARY

- Grading: Not graded
- HPO: Outside
- Status of Work: Not started
- Previous Applications: None
- Proposal: For comprehensive alterations and additions to the ground floor and the addition of a first storey.
- Consultation:
 - CoCT supports and notes the grading to be NCW.
- Heritage Considerations: Not a conservation worthy building.

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

14.16 Erf 653-RE, 41 Lourens Street, Somerset West, S27-Minor Works
Case No: HWC25100702CN1113

Ms Corne Alexander introduced the item.

DISCUSSION

- Grading: II - PHS
- HPO: Outside
- Status of Work: Not started
- Previous Applications: S51 for Alts & Adds - 2015. Rezoning 2024. S51 for roofing and extensions in 2024.
- Proposal: Restoration of timber flooring in the Standard Hotel.
- Heritage Considerations: Floor restoration will have no negative impacts on the PHS.

DECISION

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

CN

14.17 Erven 18 and 328, 22-26 Voortrekker Street, De Doorns, S34-Minor Works
Case No: HWC25111104CN1113

OUTSTANDING INFORMATION

WCG Resolution, POA, Locality Plan and Streetscape photos required

CN

14.18 Erf 133, Church Street, Hoekwil, George, S38(4) - NID

Case No: 26636CSI1111/ (<https://sahris.org.za/node/387018>)

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; S38(1)(d) Rezoning of a site exceeding 10 000m² in extent.
- Proposed development: establishment of a residential estate on the southern portion of the property with the remaining portion becoming a nature conservation area and a sewer conservancy tank. The existing structures will be demolished.
- Current zoning/land-use: Agricultural Zone II/ Rural Occupation - Vacant
- Built environment: Significant alterations to the original cottage included replacement of the entire roof with a single structure and removal of original gable ends. Internal timber flooring (evidenced through the presence of old floor ventilation grids) had been removed entirely and replaced by concrete flooring, which in the long term is likely to lead to water damage within walls due to capillary action. Original fenestration had been replaced with steel-framed window frames. To the interior ceilings, internal doors and other features had been replaced and no historic built fabric remains, except for walls. The consultant has recommended a grading of NCW.
- Visual impacts: The landscape has gradually transformed through human habitation and development, most of the traditional landscape patterns are no longer evident within the present landscape as the local planning authority appears to support densification – particularly so within the village core. The proposal is therefore unlikely to negatively impact cultural landscape elements remnant on the property and its direct environs.
- Archaeology: Considering the agricultural nature of the site, it is considered unlikely that pre-colonial material would remain with context, thus allowing for further study and interpretation that may add to the archaeological record relevant to the area. However, the HWC standard clause for Chance Archaeological Finds will apply.
- Palaeontology: Sensitivity on the SAHRIS palaeo map is low, consultant has recommended that the chance finds should be considered.
- Consultant recommends NFS

FINAL DECISION

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon. HWC Chance Finds Procedure and HWC Accidental Finds protocol to be included in the EMPr and Environmental Authorisation.

CSI

14.19 Erf 577, 7 Gilmour Hill Road, Tamboerskloof, S34 - Additions & Alterations

Case No: HWC25110508CSI1011

OUTSTANDING INFORMATION

Company resolution, CIBRA comment, streetscape and internal photos. Clarification regarding the age of the wall if known

CSI

14.20 Multiple Erven, off the M9, Govan Mbeki Road, Phillipi, S38(8) - NID

Case No: 26643CSI1111/ (<https://sahris.org.za/node/387042>)

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; (ii) involving three or more existing erven or subdivisions thereof
- Proposed development: upgrading and formalisation of the Monwood (also referred to as 'Siyahlala')

Informal Settlement through the Upgrading of Informal Settlements Programme (UISP) Project. The scope includes electrical connections, internal road network, bulk services (sewer, water, and storm water infrastructure), and upgrading and integration of existing infrastructure.

- Current zoning/land-use: General Industrial 1 (GI1) / Informal settlement
- Built environment: No historical structures will be negatively impacted
- Visual impacts: Surrounding land-use is business and residential. No visual impact expected. The area proposed for development has experienced significant alteration since the 1980s due to increased urbanisation and local population growth and, by extension, rising informality. Given the existing character of the area, and the limited number of built environment heritage sites in the vicinity, there is no reason to believe that the proposed development should have any significant or adverse effects on nearby heritage resources.
- Archaeology: No negative impact to archaeological resources anticipated. The proposed development area has already been extensively disturbed through decades of urban activities, and is presently occupied by informal housing structures. This, combined with the conclusions drawn by previous archaeological assessments, means that it is highly unlikely that undisturbed in-situ archaeological heritage will be found or significantly impacted by the Monwood UISP development.
- Palaeontology: Sensitivity on the SAHRIS palaeo map is moderate. Despite the known moderately palaeontological sensitivity of the area, it is highly unlikely that significant paleontological resources would be exposed on the surface as a result of the development. As such, a palaeontological field assessment is unlikely to yield any significant findings.

FINAL COMMENT

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon. HWC Chance Finds Procedure to be included in the EMP and Environmental Authorisation.

CSI

14.21 Multiple Farms, off the R303, Op-die-Berg, Ceres, S38(8) - NID

Case No: 26631CSI1110/ (<https://sahris.org.za/node/387011>)

OUTSTANDING INFORMATION

PoP required.

CSI

14.22 Portion 120 of Farm 304, Farm Matjiesfontein, Bitou, S38(8) - NID

Case No: 26621CSI1110 (<https://sahris.org.za/node/386989>)

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: S38(1)(a) Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length., S38(1)(c) Any development or activity that will change the character of a site -, (i) exceeding 5 000m² in extent;
- Proposed development: Upgrading the existing bulk water pipeline between the Plettenberg Bay Water Treatment Plant and the Matjiesfontein Reservoir in Keurbooms and the upgrade and expansion of the existing bulk sewer network between the Aventura Pump Station and Goose Valley areas.
- Current zoning/land-use: Transport / Residential
- Built environment: There are no historical structures that will be impacted.
- Visual impacts: No visual impacts expected as the proposal is for pipelines.
- Archaeology: There may be middens in the undisturbed land closer to the ocean behind the houses and near Matjiesfontein. Potential for human remains in the undisturbed sand dunes along the coastline but the pipelines will mainly cross through residential, agricultural, and road infrastructure.
- Palaeontology: Sensitivity on the SAHRIS palaeo map is low.

FINAL COMMENT

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon. HWC Chance Finds Procedure and HWC Accidental Finds protocol to be included in the EMPr and Environmental Authorisation.

CSI

14.23 Portion 2-RE of Farm 419, Portion 1 of Farm 1540, and Farm 1540-RE, Polkadraai Road, Cape Farms, Kraaifontein, S38(8) - NID

Case No: 26619CSI1110/ (<https://sahris.org.za/node/386982>)

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;; (ii) involving three or more existing erven or subdivisions thereof;; S38(1)(d) Rezoning of a site exceeding 10 000m² in extent.
- Proposed development: Mixed-use development which will entail two phases, the second depending on the outcome of an application to adjust the urban edge and will require a Mixed Use 2 zoning. Phase 1 will include data centre, offices, warehousing, logistics park, and an electrical sub-station. Phase 2 will include medium density residential housing, warehousing, offices, and logistics park.
- Current zoning/land-use: Agricultural
- Built environment: There are two structures older than 60 years
- Visual impacts: The proposed development is located on the Bottelary Cultural Landscape and the Polkadraai scenic route outside of the urban edge.
- Archaeology: There are no impacts expected as the land is agricultural in nature
- Palaeontology: Sensitivity on the SAHRIS palaeo map is low
- Consultant has recommended an HIA with Landscape Assessment and VIA

INTERIM COMMENT

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

1. Visual Impact Assessment on the Cultural Landscape

CSI

14.24 Portion 3 of Farm 1387, Eden Farm, off Upland Road, Wellington, S38(8) - NID

Case No: 26633CSI1110/ (<https://sahris.org.za/node/387015>)

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: 24G application to regularise activities that were undertaken without environmental authorisation including rehabilitation and stabilisation of the flood-damaged riverbank through gabion and concrete retaining structures; reconstruction of the property boundary fence washed away during the July 2024 flood event; construction of a concrete retaining/pool structure within the previously disturbed riparian zone; associated supporting infrastructure, including a small laapa, ablution facilities, and a proposed carport.
- Current zoning/land-use: Agricultural
- Built environment: Structures greater than 60 years old occur on the property. They are located approximately 100 m northeast of the study area. No impacts expected.
- Visual impacts: Situated on the Blouvillei landscape. The development is very limited in scale, very low lying and surrounded by trees. No impacts to the cultural landscape are expected to have occurred.
- Archaeology: There are likely to be scattered archaeological artefacts in the general area but the site is in an active river flood plain and nothing is expected to have been present there. No impacts expected.
- Palaeontology: Sensitivity on the SAHRIS palaeo map is unknown

- Consultant recommends NFS

FINAL COMMENT

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

CSI

14.25 Farm 282 Portion 3 Middelpos, Saldanha Bay, S38(8) - HIA

Case No: HWC23110725SB1107

OUTSTANDING INFORMATION

Mapping and spatialisation; confirmation from Saldanha Bay Municipality required

EJV

14.26 Farm 1341, Bo-Dal Road, Dal Josaphat, Paarl, S38(8) - NID

Case No: HWC25110303EJV1113 / 26666EJV1113 <https://sahris.org.za/node/387146>

Emily Jane Vowles introduced the item.

Clive Theunissen was present and took part in the discussion.

DISCUSSION

- Graded I
- Outside the Special Character Protected Overlay Zone of Paarl but inside the proposed Dal Josaphat Heritage Overlay Zone
- Work has not started
- Triggers s38(1)(a), (c)(i), and NEMA
- The proposal is to develop a 108 MV solar photo voltaic facility across approximately 130ha. The site falls within the Dal Josaphat region inclusive of a number of historic farm complexes, sensitive landscapes and farmlands, and strong cultural associations to the emergence and formalisation of the Afrikaans language. The region is known for ESA artefacts the likes of which were recorded on the north-eastern and south-western portions of the site (Halkett 2009 and Orton 2017). A formal graveyard was noted on the site with graves dating between the 1860s and 1995, while unmarked graves are not expected to occur due to the hard substrate and history of ploughing. The SAHRIS Palaeo Map indicates moderate sensitivity
- The municipality do not support the proposal
- Consultant recommends an HIA with VIA and AIA

INTERIM COMMENT

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

1. Visual Impact Assessment
2. Archaeological Impact Assessment
3. Socio-Historical Study

EJV

14.27 Farm 1064 Portion 1, La Provence, Franschhoek, S38(8) - NID

Case No: 26665EJV1113 <https://sahris.org.za/node/387141>

Emily Jane Vowles introduced the item.

DISCUSSION

- Graded Proposed IIIA
- Inside IIIA Landscape unit and falls along the R45 Grade II scenic route
- Work has not started
- Triggers s38(1)(c)(i), (ii), (d), and NEMA.
- The proposal is to diversify the economic potential of portion 1 of the property La Provence with the

addition of new structures, the conversion the existing structures, and introducing new uses through the subdivision and redevelopment of the site. The southern section of the property is proposed for two new dwellings roughly 600m² in extent, an outdoor events venue of roughly 380m², and three new tourist accommodation units, and ablution facility to support the proposed outdoor events and picnic area. The existing farmhouse will be converted into a guest house with ancillary restaurant, workshop, and maintenance shed proposed as new structures. The existing worker houses will be converted into tourist accommodation. The northern section of the property north of the railway line is intended for three new business-oriented buildings and a parking area. The proposal will also see the revitalisation of the vineyards and introduction of other agricultural activities to better contribute to the agrarian cultural landscape. La Provence is a part of the historic Franschhoek landscape marked by notable farm complexes and their homesteads. The victorian farmhouse on site dates to 1899 and was not described by Hansen while the other structures on site are contemporary. A field survey revealed no pre-historic or historic archaeological heritage resources of significance and the SAHRIS Palaeo Map indicates low and moderate sensitivity.

- Consultant recommends an HIA with VIA

INTERIM COMMENT

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

1. Visual Impact Assessment
2. Architectural Assessment

EJV

- 14.28 Erf 66573-RE, Maynardville Park, Wynberg, S38(4) – NID**
Case No: 26670EJV1113 <https://sahris.org.za/node/387151>

OUTSTANDING INFORMATION

PoA required.

EJV

- 14.29 Erf 56236-RE, 10 Irene Road, Claremont, S34 - Additions & Alterations**
Case No: HWC25111004EJV1110

Emily Jane Vowles introduced the item.

Andrea Bam was present and took part in the discussion.

DISCUSSION

- Graded IIIC
- Outside HPO
- Work has not started
- The proposal is to extend the groundfloor to accommodate a new guest room, patio, garage extension, and domestic quarters extension with internal alterations and for alterations and a new roof on the first storey
- CoCT support; UCRRA do not object or raise comment on the majority of the proposed work but recommend that wooden windows be retained on the street facing façade instead of being replaced with aluminium
- In response to the UCRRA comment, the applicant states that the proposed street facing windows mimic the scale and language of the traditional wooden windows in the area, but are a simple, fresh, relevant interpretation that offer several benefits. Historically, wooden windows have in some cases stood the test of time where they have been meticulously maintained. However, the quality of wood available today is significantly less robust as the timber industry has shifted towards faster-growing, softer woods, which are more prone to warping, cracking, and decay. As a result, maintaining wooden windows has become increasingly challenging. The ongoing need for repairs, replacements, and treatments not only adds to the cost of ownership but also compromises the structural integrity of the windows. In contrast, aluminium windows are durable, low maintenance, and more resistant to environmental stresses. Notably, many neighbouring houses and developments in the area have

already adopted aluminium windows, creating a precedent for this upgrade. The proposal ensures consistency with the surrounding architectural style while improving the functionality and sustainability of their home.

- All parties were invited to HOMs today.

DECISION

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

EJV

14.30 Erf 3795, 9 Rosmead Avenue, Gardens, S34 - Deviation; Additions **Case No: HWC25110604EJV1110**

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 14 November 2025
- Graded IIIB
- Inside HPO
- Work has started
- The proposal is to deviate from the approved plans HWC24022006CSI0328 and HWC25020620SJ0307 in the form of as-built internal divisions in the approved basement, like-for-like rebuilding of a portion of boundary wall and the addition of a proposed carport
- CIBRA Support; CoCT Support

COMMENT

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

EJV

14.31 Erf 11-RE, 13 Kus Drive, Kleinbaai, Van Dyks Bay, S34 – Total Demolition **Case No: HWC25110608EJV1111**

OUTSTANDING INFORMATION

Demolition plan; resolution; response to OHAC objection

EJV

14.32 Erf 97631, 41 Newlands Ave, Newlands, S36 – Emergency **Case No: HWC25111806RB1119**

Mr Ruan Brand introduced the item.

DISCUSSION

- Human remains were accidentally encountered during excavation for the underpinning of a house foundation.
- Preliminary investigation suggests that the site was part of a church graveyard that was deconsecrated and exhumed during the 1960s prior to houses being built in the area.
- It appears that some graves may have been left behind.
- Curiously, there is no obvious sign of a graveyard on historical aerial imagery, so it is possible that only a small number of graves were ever present.
- Further research will be undertaken to better understand the context of the finds.
- The aim is to recover the already removed remains from the SAPS Forensic Laboratory at Platteklouf, search for any further bones in the spoil heaps, and monitor the remaining excavation work to check for and deal with further graves if any come to light.
- HWC issued a stop works order on 28 October 2025 and HOMS endorsed the recommendations of the site inspection report:
 - 1. The site inspection and report be noted at HOMS on 3 November 2025.
 - 2. The owners must appoint a suitably qualified archaeologist to apply for a S35/S36 permit:

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

DECISION

The human remains are no longer imminently threatened. The Committee resolved that the applicant/owner must enter into a mitigation agreement. The mitigation agreement is to be finalised between the applicant/owner and HWC within 90 days.

14.33 Erven 18228, 15349, Haardekraaltjie Cemetery, Stellenbosch University, Parow S36-Memorialisation
Case No: HWC24091815SB1113

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Application for the memorialisation of the Haardekraaltjie Cemetery
- Proposed Landscaping Plan that will formally memorialise the cemetery, including interpretive elements, pathways, planting, a central memorial stone, and future CMP implementation.
- The cemetery contains the remains of individuals buried primarily during the late 19th and early 20th centuries, including many who lived through and were shaped by profound social inequalities of the colonial and segregation eras.
- Site is one of the early formal burial grounds associated with communities historically marginalised by discriminatory social structures. Archival research confirms that burials occurred here during an era of racialised labour, restricted land access, and institutional inequity.
- The memorialisation proposal seeks to formally recognise, conserve, and honour the histories embedded in the cemetery through a sensitive, community-informed memorial landscape.
- Grade: 3A
- HPO: Outside
- Background:
- December 2017 the NID application was considered for the redevelopment of the Tygerberg campus, HIA was required (phased)
- IACom Decisions – 7 August 2017 & 7 July 2018:
 1. A 50m buffer zone around Erf 15349 (the historic cemetery).
 2. Any future development within Erven 15349, 18228, or the contiguous buffer must be processed under Section 36. Development should avoid impacts to graves and maintain the integrity of the extended cemetery landscape.
 3. A Conservation Management Plan (CMP) must be prepared.
- This decision was appealed; matter was heard at appeal. Appeal Committee Decisions (July 2018):
- Appeal Committee confirmed IACom's decision
 1. Hardekraaltjie has high local socio-historic and archaeological significance (Grade IIIA).
 2. The buffer zone condition is valid and enforceable.
 3. Section 36 processes must be followed for all memorialisation or development activities.
- Summary of Consultation:
- Pre-Application Consultation (2021–2023)
- Long-term engagement undertaken by the SU Hardekraaltjie Steering Committee.
- Multiple meetings with Tygerberg Hospital Heritage Team.
- Oral history collection and publication of the community heritage book.
- Formal Public Participation (October–November 2024) that followed the following:
- Documentation circulated to I&APs for 30 days (16 Oct – 15 Nov 2024).
- Advert was placed in the TygerBurger (Eng/Afr).
- Hard copies placed in Ravensmead, Bellville, Parow public libraries and the Stellenbosch University Library
- Site notices at the campus entrance and at the cemetery site.
- A public meeting was held on 26 October 2024.
- Online and email submissions captured - Appendix G4A
- Focus Group & In-Application Consultation (2025)
- Several meetings with the Tiervlei Erfenis Community (4 April, 20 August, 23 September 2025).
- Meetings with HWC officials (16 May 2024; 17 Jan 2025; 16 Oct 2025).
- Public meeting held **10 November 2025** to present the final proposals (Option 4).
- Continuous communication with SU, Tygerberg Hospital, and community representatives.
- Several objections were submitted by representatives of the Ravensmead & Tiervlei Erfenis Community regarding the procedural fairness, transparency, and accessibility of the process to establish the Hardekraaltjie Memorial Management Committee - procedural concerns were raised

about the process felt rushed, lacked community-centred engagement, PHS Consulting responded and stated that the concerns were mainly relating to communication gaps, notice period, and venue selection—no objections were lodged on heritage grounds relating to the memorialisation proposal or test-pitting work.

- Preferred alternative is option 4 as it protects burial area *in situ*, and provide a space for memorialization – a community space.

REFERRAL

The Committee resolved to refer to the application IACom on 3 December 2025 due to IACom committee making the initial decision and the objection received.

SB

14.34 Erf 24602, Hardekraaltjie Cemetery, Stellenbosch University, Parow, S36-Test Excavations Case No: HWC25102803SB1113

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed excavate six high-confidence GPR anomalies to confirm whether they represent human burials- No exhumation is proposed.
- Includes archaeological ground-truthing that is necessary for defining the cemetery's full extent, this is non-invasive or minimally invasive archaeological methods.
- Prevents accidental damage during future landscaping – outside of the 50m buffer zone.
- Grade: 3A
- HPO: Outside
- Background:
- December 2017 the NID application was considered for the redevelopment of the Tygerberg campus, HIA was required (phased)
- IACom Decisions – 7 August 2017 & 7 July 2018:
 4. A 50m buffer zone around Erf 15349 (the historic cemetery).
 5. Any future development within Erven 15349, 18228, or the contiguous buffer must be processed under Section 36. Development should avoid impacts to graves and maintain the integrity of the extended cemetery landscape.
 6. A Conservation Management Plan (CMP) must be prepared.
- This decision was appealed; matter was heard at appeal. Appeal Committee Decisions (July 2018):
- Appeal Committee confirmed IACom's decision
 4. Hardekraaltjie has high local socio-historic and archaeological significance (Grade IIIA).
 5. The buffer zone condition is valid and enforceable.
 6. Section 36 processes must be followed for all memorialisation or development activities.
- Summary of Consultation:
- Pre-Application Consultation (2021–2023)
- Long-term engagement undertaken by the SU Hardekraaltjie Steering Committee.
- Multiple meetings with Tygerberg Hospital Heritage Team.
- Oral history collection and publication of the community heritage book.
- Formal Public Participation (October–November 2024) that followed the following:
- Documentation circulated to I&APs for 30 days (16 Oct – 15 Nov 2024).
- Advert was placed in the TygerBurger (Eng/Afr).
- Hard copies placed in Ravensmead, Bellville, Parow public libraries and the Stellenbosch University Library
- Site notices at the campus entrance and at the cemetery site.
- A public meeting was held on 26 October 2024.
- Online and email submissions captured - Appendix G4A
- Focus Group & In-Application Consultation (2025)
- Several meetings with the Tiervlei Erfenis Community (4 April, 20 August, 23 September 2025).
- Meetings with HWC officials (16 May 2024; 17 Jan 2025; 16 Oct 2025).

- Public meeting held **10 November 2025** to present the final proposals (Option 4).
- Continuous communication with SU, Tygerberg Hospital, and community representatives.
- Several objections were submitted by representatives of the Ravensmead & Tiervlei Erfenis Community regarding the procedural fairness, transparency, and accessibility of the process to establish the Hardekraaltjie Memorial Management Committee - procedural concerns were raised about the process felt rushed, lacked community-centred engagement, PHS Consulting responded and stated that the concerns were mainly relating to communication gaps, notice period, and venue selection—no objections were lodged on heritage grounds relating to the memorialisation proposal or test-pitting work.

REFERRAL

The Committee resolved to refer to the application IACom on 3 December 2025 due to IACom making the initial decision and the objection received.

SB

14.35 Erf 4942, City Hall Auditorium, 56 Corporation Street, Cape Town, S27-Addition

Case No: HWC25091009SJ1110

Ms Sneha Jhupsee introduced the item.

Laura Milandri was present and took part in the discussion.

DISCUSSION

- NHRA Trigger: Provincial Heritage Sites.
- Additional Information: The City Hall is a late 19th/early 20th century civic building and a good architectural example in the Italian Renaissance style. It is a landmark building framing the Grand Parade (landmark place).
- The work has not started.
- Graded II and inside Central City HPOZ.
- Proposal is for the addition of a choir guardrail and audio induction loop in the City Hall auditorium.
- Consultation:
 - CoCT EHM: support.
 - CIBRA: support.
- There will be further applications for City Hall.

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. A close-out report, compiled by a suitably qualified heritage consultant, must be submitted to HWC within 30 days of practical completion.

SJ

14.36 Erf 156871, 23A Salisbury Street, Woodstock, S34-Additions & Alterations

Case No: HWC25111210SJ1114

OUTSTANDING INFORMATION

Consultation comments: Local municipality and Conservation bodies in the area (If consultation has already taken place and no comment was received during the 30-day commenting period, HWC only requires proof of correspondence.) Response to objections received during consultation process.

SJ

14.37 Erf 2134, Chardonnay Deli, 89A Constantia Main Road, Constantia, S34-Additions & Alterations

Case No: HWC25102304SJ1114

OUTSTANDING INFORMATION

Annotated internal, external & streetscape photographs (up and down the road, neighbouring structures, Google images are not accepted); As work has started, plans must clearly indicate proposed work that is yet to be completed and work already completed by use of annotations or cloud highlights.

14.38 Erf 748, 1 Camphor Lane, Bergvliet , S34-Additions & Alterations
Case No: HWC25110711SJ1114

CASE SUMMARY

- NHRA Trigger: Structure older than 60 years old.
- The work has started.
- Not graded and outside HPOZ.
- Proposal is for regularisation of as-built work: free-standing carport, pool, internal works and patio undertaken by previous owner.
- Consultation:
 - CoCT EHM: support S51.

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 issue a S51 letter as the proposed work did not negatively impact the heritage resource.

SJ

14.39 Erf 1555, 35 St James Street, Vredehoek, S34-Total Demolition
Case No: SVB1114

OUTSTANDING INFORMATION

POA, and POP required.

SVB

14.40 Erf 1709-RE, 3 Kelvin Street, Gardens, S34-Alterations & Additions
Case No: HWC25111203SVB1113

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 19 November 2025.
- The property is graded IIIB and within the Upper Table Valley HPOZ.
- Work has not started.
- The proposal is for additions to the rear of the property as well as minor internal alterations.
- A previous permit was issued for maintenance and repair and reconstruction of the boundary wall in April 2025 (HWC25040713SJ0704). The maintenance and repair have been completed however the reconstruction of the boundary has not and has therefore been included in these new drawings along with the additions and alterations.
- CIBRA support the proposal.
- CoCT support the proposal.

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. A combined close-out report for applications HWC25040713SJ0704 and HWC25111203SVB1113 must be submitted to HWC within 30 days of practical completion.

SVB

14.41 Erf 19825, 2 Dorette Street, Paarl, S34-Alterations & Additions
Case No: HWC25100707SVB1114

Christian Schoeman and Clive Theunissen were present and took part in the discussion.

DISCUSSION

- Outstanding information received on 20 November 2025.
- The property is not graded and outside of any HPO. However, the Drakenstein Municipality recommend a grading of IIIA in their comment.
- Work has not started.
- The proposal is for the addition of two new free-standing dwellings along the northern boundary of the site, as well as two new double garages which connect to the existing dwelling via an external wall. The proposal is also for alterations to the existing house which include changes to various internal openings, as well as windows, addition of some new internal walls, as well the addition of a new drying yard, boundary wall, and various other gardens walls that touch the existing dwelling. The proposal is also to re-roof the entire house in corrugated iron roof sheeting.
- Drakenstein Municipality object to the proposal and note that:
 - (i) The applicant must consult with Heritage Western Cape regarding Section 38 of the National Heritage Resources Act (Act 25 of 1999). The response from Heritage Western Cape must be provided;
 - (ii) A heritage statement must be provided for comment, which assesses the significance of the heritage resource. Furthermore, the statement must include the assessment of the alterations, and the proposed demolitions on site; and
 - (iii) The heritage statement must be prepared by suitably qualified heritage professional.
- DHF do not object to the proposal.
- Paarl 300 support the proposal.
- All I&APs have been invited to the meeting of 24 November 2025.
- The applicant provided a heritage report prepared by Mr Christian Schoeman in response to the Municipalities comment:
 - The heritage statement notes that the building is built in the Cape Dutch Revival style and was in existence as early as 1938. Further, the report notes that the east-facing building has a high-pitched corrugated iron roof, symmetrical facade with a Cape Dutch style gable on either side, each with two sash windows and small window above. The enclosed stoep has three arches with a centre Dutch dormer gable above and two smaller plain dormers on either side.
 - The practitioner does not recommend a grading.
 - The observations and recommendations in the report are as follows:
 - 1. The main changes to the property are at the rear of the large erf and stylistically are not out of character with the existing complex. The residence is situated on a very large open erf with another large open space (the public park) to the east and south of it, so in a sense it is relatively “isolated” from the rest of the neighbourhood and can only be viewed from a fair distance. In further mitigation, the public park and Dorette Street lie at a lower level which will lessen the angle and view up the slope to the new additions at the back even more.
 - 2. The conversion of the property to a guest house will be an asset to the Suider-Paarl region and beneficial from a tourism, economical and local employment perspective. Also, being run as a commercial concern will also ensure the property’s consistent and continued maintenance, which in the years to come will stand the historical residence in good stead.
 - 3. In view of the observations contained above, and the support of the Paarl 300 Foundation and Drakenstein Heritage Foundation, it is recommended that Heritage Western Cape approves a permit for the proposed alterations to No.2 Dorette Street, Courtrai, Paarl.

- The committee resolved that the proposed development does not constitute a change in character and therefore does not trigger Section 38(1)(c) of the National Heritage Resources Act (Act 25 of 1999).

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. The Heritage Statement prepared by Mr Christian Schoeman, titled 'Draft Heritage Report' and dated 'November 2025' must be circulated to Drakenstein Municipality for a 14-day commenting period.

SVB

14.42 Erf 245, 5 Jeffcoat Avenue, Bergvliet, S34-Additions & Alterations **Case No: HWC25082903SVB1110**

OUTSTANDING INFORMATION

Locality plan and streetscapes images required.

SVB

14.43 Erf 431, 14 Loader Street, Cape Town City Centre, S34-Minor Works **Case No: HWC25110609SVB1111**

DISCUSSION

- Outstanding information received on 20 November 2025.
- The property is graded IIIC and within the Loader Street HPOZ.
- Work has not started.
- The proposal is for installation of new internal dry walling.
- CoCT support the proposal.
- DWCA were consulted but did not respond.

DECISION

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

SVB

14.44 Erf 45490, 71 Main Road, Rosebank, S34-Additions & Alterations **Case No: HWC25111204SVB1113**

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 20 November 2025.
- The property is graded IIIB and within the Rosebank Proposed HPOZ.
- Work has not started.
- The proposal is for new entrance steps on the street facing side of the property as well as a new second storey addition at the rear of the property.
- CoCT support the proposal.
- RAMPAC did not respond.

DECISION

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

SVB

14.45 Erf 97909, 8 Melba Road, Newlands, S34-Additions & Alterations

Case No: HWC25102113SVB1111

OUTSTANDING INFORMATION

Streetscape / contextual images and conservation body comment required.

SVB

14.46 Erf 79-RE, 98 Solomons Road, Sea Point, S34-Alterations

Case No: HWC25110710SVB1110

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.

SVB

14.47 Erf 935, 30 Church Street, Wellington, S34-Additions & Alterations

Case No: 26645XM1111 <https://sahris.org.za/node/387051>

OUTSTANDING INFORMATION

POP with outstanding amount, Company/Trust Resolution, Consultation comments: Conservation bodies in the area required

XM

14.48 Erf 118241, Brooklyn, S34-Additions & Alterations

Case No: HWC25110704XM1113

OUTSTANDING INFORMATION

New Application form, Motivation, Tittle deed, Locality Map, Streetscape photographs, Consultation comments: Local municipality required.

XM

14.49 Erf 1705, 9 Alex Pienaar Street, Strand, S34-Additions & Alterations

Case No: HWC25111307XM1114

OUTSTANDING INFORMATION

Locality Map Annotated Internal, External & Streetscape photographs

XM

14.50 Erf 503, 15 Calvacade Road, Green Point, S34-Additions & Alterations

Case No: HWC25111013XM1111

OUTSTANDING INFORMATION

Application form- both owners to sign, Streetscape photographs, Consultation comments: Local municipality and Conservation body required.

XM

14.51 Erf 51677, 30 Roosevelt Road, Claremont, S34-Additions & Alterations

Case No: HWC25111209XM1113

OUTSTANDING INFORMATION

Company/Trust Resolution, Locality Map, Annotated Internal photographs, Consultation comments: Conservation bodies in the area required.

XM

14.52 Erf 574, 11 Sydney Street, Green Point, S34-Additions & Alterations
Case No: HWC25111013XM1111

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The proposal is for to create a double storey second dwelling
- outbuilding over the lean-to additions at the back of the house, and to make the house more liveable for contemporary family life.
- The garage front is proposed to be extended towards the street to increase the internal garage dimensions. The existing pergola will be retained, and vertically divided screens and a braai chimney will be constructed above.
- The work has not started
- The subject property is graded IIIC and located within the Green Point HPOZ
- CoCT supports
- The GPRRA have no objection to the application
- Recommend: approval

DECISION

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

XM

14.53 Erf 954, Unit 207, 305 Beach Road, Sea Point, S34-Minor Works
Case No: HWC25110607XM1110

OUTSTANDING INFORMATION

Company/Trust Resolution and Streetscape photographs required.

XM

14.54 Erf 96905, 1 Argyle Road, Rondebosch, S34-Additions & Alterations
Case No: HWC25102310XM1111

Ms Xola Mlwandle introduced the item.

CASE SUMMARY

- The proposal is for an additional second dwelling above the existing garage as well as a new pergola.
- Work has not started
- The subject property is graded IIIC and not located within the HPO
- CoCT supports
- The GLCA has no objection
- Recommend: 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 issue a S51 letter as the proposed work did not negatively impact the heritage resource.

XM

15. Other Matters

16. Adoption of Resolutions and Decisions:

EJV moves to adopt and CN seconds the adoption of resolutions and decisions of the meeting of 24 November 2025.

17. **Closure:** The chairperson, Ms. Chiara Singh, officially closed the meeting at 12h46

18. **Date of next meeting:** Monday, 9 December 2025

MINUTES APPROVED AND SIGNED BY:

CHAIR:

SECRETARY:

APPROVED

Annexure A – HWC: Heritage Officers’ Meetings

Abbreviations

APHP - Association of Professional Heritage Practitioners

AHP - Agulhas Heritage Society

BKCA - Bo-Kaap Civic Association

BKYM - Bo-Kaap Youth Movement

CIBRA - City Bowl Ratepayers ' & Residents Association

CoCT – City of Cape Town

CTHT – Cape Town Heritage Trust

CRM - Cultural Resources Management

DRHCA - De Rust Heritage Conservation Association

Docomomo South Africa

DHS -Durbanville Heritage Society

EHM – Environmental Heritage Management department

FoBCA- Friends of Blaauwberg Conservation Area

FE - Friends of Elim

GLCA- Greater Lynfræ Civic Association

GPRRA - Green Point Ratepayers & Residents Association

HVA- Harfield Village Association

HMB - Heritage Mossel Bay

HVTA - Hex Valley Tourism Association

HBRRA - Hout Bay & Ratepayers and Residents Association

HIA - Heritage Impact Assessment

ILASA - Institute for Landscape Architecture in South Africa

KBHA - Kalk Bay Historical Association

KBSJRR - Kalk bay-St James Ratepayers & Residents Association

LKID - Lower Kenilworth Improvement District

MHCS - Muizenberg Historical Conservation Society

NCW – Not Conservation Worthly

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

NID - Notification of Intent to Develop

NCOA - Noetzie Conservancy Owners Association

OH - Oudtshoorn Heritage

Paarl300 Foundation

PRRA - Pinelands Ratepayers & Residents Association

PACF - Prince Albert Cultural Foundation

SAHRA - South African Heritage Resources Agency

SRHS - Salt River Heritage Society

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

SvDSF - Simon van der Stel Foundation Cape Town

STHS - Simon's Town Historical Society

SHF - Stellenbosch Heritage Foundation

SHCT - Stillbaai Heritage Conservation Trust

GHT - George Heritage Trust

RVRA- Rustenburg Valley Residents Association

TRHCS - Touws River Heritage and Conservation Society

VASSA - Vernacular Architecture Society of South Africa

WUECAG - Walmer/University Estate Conservation Action Group

WCAC - West Coast Aboriginal Council

WAAC - Woodstock Aesthetic Advisory Committee

WHCS - Worcester Heritage & Conservation Society

WRRRA - Wynberg Residents and Ratepayers Association

ASAPA - Association of Southern African Professional Archaeologists

ABHC - Associated Bibeys Hoek Conservancy (Knysna)

BELCOM - Built Environment and Landscapes Committee

CBCRA -Camps Bay Clifton Ratepayers Association

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

CTHF - Cape Town Heritage Foundation

CRRRA - Constantia Ratepayers & Residents Associations

CMP – Conservation Management Plan

DWCA - De Waterkant Civic Association

DHF - Drakenstein of Heritage Foundation

EMPr - Environmental Management Program

FHRA -Franschhoek Heritage and Ratepayer Association

FoCVGB - Friends of Constantia Valley Green Belts

GBRM - Great Brak River Museum

GVHAG- Greater Vredehoek Heritage Action Group

GCS - Greyton Conservation Society

HRF - Helderberg Renaissance Foundation

HOMs - Heritage Officers Meeting

HPO – Heritage protects overlay.

HWC – Heritage Western Cape

IACom - Impact Assessment Committee

IGIC - Inventories, Gradings and Interpretations Committee

KHS - Kommetjie Heritage Society

MGHS - McGregor Heritage Society

NHC - Napier Heritage & Conservation

NASDB - Nelspoort Agency of Sustainable Development body

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

NRA - Newlands Residents Association

OCA - Observatory Civic Association

OHAC - Overstrand Heritage and Aesthetics Committee

PPP - Public Participation Process

PHCT - Pniel Heritage and Cultural Trust

RMCA - Rosebank and Mowbray Planning & Architectural Committee

SAHRIS - South African Heritage Resources Information System

SPFA - Sea Point for All Group

SHC - Stanford Conservation Trust & Stanford Heritage Committee

SIG - Stellenbosch Interest Group

SHA - Swellendam Heritage Association

OWVS - Old Wynberg Village Society

TVHF - Tulbagh Valley Heritage Foundation

UCRRA- Upper Claremont and Residents and Ratepayers Association

WERRA - Walmer Estate Ratepayers and Residents Association

Ward 2 Forum

WCC- Whale Coast Conservation

WRA - Woodstock Residents Association

WECA - Wynberg East Civic Association