

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS' MEETING**
**Held on Tuesday, 28 April 2026 at 08:30 via MS Teams/1st Floor Boardroom, Protea
Assurance Building**



1. Opening and Welcome

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

2. Attendance

Members

Ms. Corne Alexander	Chairperson, Specialist Heritage Officer	CN
Ms. Chane Herman	Acting Specialist Heritage Officer	CH
Mr. Ruan Brand	Specialist Heritage Officer	RB
Ms. Stephanie Barnardt-Delport	Specialist Heritage Officer	SB
Emily Jane Vowles	Heritage Officer	EJV

Staff

Ms. Aneeqah Brown	Secretariat	AB
Ms. Nosiphiwo Tafeni	Back up Secretariat/I&APs chat	NT

Legal Advisor

Ms. Penelope Meyer	Deputy Director	PM
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Observers

Elizabeth Stead

Visitors

Cindy Postlethwayt	Applicant Heritage Practitioner	Item 13.7, 14.41
Mr. Clive Theunissen	Drakenstein Municipality	Drakenstein Items
Anne-Marie Fick	Applicant Heritage Practitioner	14.13, 14.16
Nazeema Duarte	Applicant	14.22
Marnus Erasmus	Malherbe Rust Architects	14.7
Nicolene Visser	Malherbe Rust Architects	14.7
Nicole Oehly	Fagan Architects	14.29
Jandre' Hanekom	Developer	14.39

3. Apologies

Mr. Olwethu Dlova	Back-up Secretariat	OD
Ms. Chiara Singh	Heritage Officer	CSI
Ms. Sofia Briel	Heritage Officer	SVB
Ms. Xola Mlwandle	Heritage Officer	XM
Ms. Waseefa Dhansay	Assistant Director	WD
Ms. Penelope Meyer	Deputy Director	PM

Absent

None.

4. Acceptance of the Code of Conduct

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

5. Approval of Agenda

The Committee resolved to approve the agenda of 28 April 2026 with the following additions:

- Item 9.10.1 was added under archaeological matters (EJV)
EJV moved to adopt the agenda and CH seconded.

6. Approval of Minutes of the Previous Meeting

- 6.1.** The Committee resolved to approve the minutes of 20 April 2026. EJV moved to adopt the approval of the minutes and RB seconded.
- 6.2.** The Committee resolved to approve the confidential minutes of 20 April 2026. RB moved to adopt the agenda and CH seconded.

7. Disclosure of conflict of interest

7.1. None

8. Confidential matters

8.1. None.

9. Standing Items

9.1. Site inspections undertaken

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

FOR NOTING

The Committee notes the site inspection that was undertaken on 23 April 2026.

9.2 Proposed Site Inspections

9.2.1 None

9.3 Site Inspection Reports

9.3.1 Erf 3289, Distillery Road, Wellington - Railway Hotel, 23 April 2026 (CN)
To be tabled at HOMs next week.

9.4 Preparation for upcoming Committee meetings

- 9.4.1** IGIC 7 May 2026
9.4.2 HOMs 11 May 2026

9.5 Tribunal Updates (Legal)

9.5.1 None

9.6 Interim and Close-Out Reports

9.6.1 None

9.7 Incomplete Applications

- 9.7.1** Matters Arising: 13.11 (XM), 13.12 (CN)
9.7.2 New Matters: 14.2, 14.4, 14.6, 14.9, 14.10 (CH), 14.12, 14.19 (CN), 14.21, 14.22, 14.24, 14.32 (EJV), 14.33, 14.34, 14.35, 14.37, 14.38, 14.39, 14.40, 14.41, 14.42 (RB), 14.44, 14.48 (SB), 14.53, 14.55, 14.56, 14.58, 14.59, 14.60, 14.61 (XM).

9.8 Decisions taken under ASD delegation

- 9.8.1** Matters Arising: None
9.8.2 New Matters: None

9.9 Exemption Notice 9051 of 2025: NCW graded within CoCT

- 9.9.1** Matter Arising: None
9.9.2 New Matters: 14.54 (XM)

9.10 Archaeological Matters

9.10.1 Farm 1500, Millers Points Longbarn, Main Road, Millers Point Case No: HWC25032001EJV0327

DISCUSSION

- HOMs on 23 April 2025 resolved to approve the application for geotesting and disturbance of the Millers Point Longbarn site subject to monitoring by Katie Smuts
- On 23 April 2026, HWC were contacted by the monitoring archaeologist to confirm that they had intersected the periphery of what they believe to be a kitchen midden to the southeast of the kitchen and modern bathrooms. The midden contained food waste, shell, ceramic, glass, and metal.
- The archaeologist confirmed that while there was interest in excavating the midden, neither budget nor time had been accounted for, and it was therefore not feasible at this point. As such, the archaeologist recommended leaving the midden in situ without further disturbance, photographing the intersected material, and recording the site on SAHRIS for possible future excavation subject to a permit from HWC.

FOR NOTING

The Committee noted the update from the monitoring archaeologist regarding the geotesting, and disturbance of the Millers Point Longbarn site permitted under case number HWC25032001EJV0327.

9.11 Illegal Works Database: Stop Works Orders issued

9.11.1 None

9.12 Permit deadline: Wednesday, 29 April 2025 end of business.

9.13 SAHRIS rollout feedback (RB)

- RB will provide further feedback when Jake has returned from leave as there are some updates awaiting implementation.
- Officers are reminded to ensure case statuses are updated accurately and that applications are locked after review.
- Locality plan is a frustration for officers with applicants unable to accurately place the location on SAHRIS. There is a plan to update this but so far need feedback from Jake and the developers.
- For permit extensions, applicants select new application and extension instead of applying for a new permit. The setup via the SAHRIS "extend permit route" needs to be implemented to solve this issue.

10. Administrative Matters

10.1. Proposed habitat restoration, Portion of 'Lion Battery Table Mountain PHS Area' adjacent to Erf 506, Bantry Bay (CN obo SVB)

DISCUSSION

- On 09 April HWC was approached by Mr Kenneth Hillan, requesting HWC's attendance at a meeting to discuss the proposed habitat restoration of a portion of the Table Mountain PHS, located on Erf 148-RE, Bantry Bay.
- HWC official Ms Sofia Briel attended the site meeting on 22 April 2025. Also, in attendance were Mr Duncan Robertson (architect) and Mr Njabulo Mathebula on behalf of SANParks. City of Cape Town officials Andrew Douglas from Road and Stormwater and Sandra Hustwick from Environment & Heritage Management were also invited to the meeting but were unable to attend.
- At the meeting Mr Hillan indicated that the proposed habitat restoration project is at the early stages of conception. However, the project is likely to include surveying and preparation work, planting, re-grading of an existing carriage way crossing, introduction of new pathways and

new signage. However, the exact scope and extent of the work is still to be determined. Mr Hillan also noted that this will likely be a three-to-five-year project.

- It was agreed at the meeting that the details of the proposal will be determined in consultation with SANParks and other interested and affected parties. Ms Briel advised that HWC will provide clearer guidance on the correct application procedure to follow and application requirements once the scope and extent of the proposal has been determined.
- Ms Briel agreed to take part in future pre-application stakeholder engagements, where feasible and appropriate, and to elaborate on application procedures and requirements at the earliest stage, once clarification on the scope and extent of the proposal has been provided.

FOR NOTING

The committee awaits the final scope of work before determining the application process.

10.2. Erf 3029, Strawberry Lane, Constantia (SB)

Case No: 21070812RG0411E

DISCUSSION

- HWC issued a final comment the 27 July 2023, environmental authorization was issued, application is now at local authority level for final approval. CoCT required clarification on if demolition was approved during the HIA process as it was not clear.
- The initial HIA did not clearly state or approve the demolition of the structure on site to make way for the new approved development. After a number of meetings and discussions, the team have agreed to submit the revised SDP showing the demolition and report indicating that the "revised SDP" is in accordance with the previous approval.
- The report prepared by the Williams Cultural Management (WCM) illustrates and concludes the following:
- Although the demolition of the existing structures is not expressly stated in the approved Heritage Impact Assessment (HIA), the Site Development Plans (SDPs) considered as part of the Section 38 heritage process do not retain or incorporate the structures older than 60 years.
- This indicates that their demolition was implicitly required to enable the approved development. The structures proposed for demolition are indicated in purple in Appendix B for ease of identification on plan. Notwithstanding minor technical refinements to the SDP, including adjustments to access and buffer requirements, the development proposal remains materially unchanged from that considered during the heritage process.
- The committee noted that the revised SDP is in accordance with the previous approval and final comment dated 27 July 2023.

ENDORSEMENT

The Committee resolved to endorse the revised SDP as per the drawings numbered revision 5, dated June 2024, and prepared by Jaclyn Cattell Architect as being substantially in accordance with the previous HWC approval dated 27 July 2023 and the demolitions indicated on the revised SDP.

11. Monitoring by practitioner

11.1. Farm 1500, Millers Point Longbarn, Main Road, Millers Point

Case No: HWC25032001EJV0327

DISCUSSION

- HOMs on 23 April 2025 resolved to approve the application for geotesting and disturbance of the Millers Point Longbarn site subject to monitoring by Katie Smuts.
- HWC were later contacted with the CV and appointment letter for Jenna Lavin who had been contracted to provide monitoring assistance to Katie Smuts.

COMMENT:

The Committee resolved to endorse the appointment of Jenna Lavin to monitor the proposed work in compliance with the Section 35 permit issued on 23 April 2025.

12. Discussion of the Agenda

- 12.1.** (14.45) Erf 32564-RE, Cnr Bunga Avenue and N1, Kewtown, S34-Additions, Alterations, and/or Partial demolition

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

HELD OVER

The matter was held over subject to legal input regarding the ongoing Section 29(10) process.

- 12.2.** (14.50) Erf 25104, Off Francie Van Zijl Drive, Parow, S34-Total demolition

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

COMMENT

The demolitions are to be considered within Phase 2 of the ongoing Heritage Impact Assessment process under case number 16060607AS0606M / 14120811GT1209M.

MATTERS TO BE DISCUSSED

13. MATTERS ARISING

- 13.1** Erf 1151, 34 Fabriek Street, Paarl, S34- Additions & Alterations

Case No: 27938CH0324 <https://www.sahris.org.za/node/394284>

Ms Chane Herman introduced the item.

Clive Theunissen was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 15 April 2026.
- Graded IIIC inside SCPAOZ of Paarl.
- Proposal is for a new enclosed braai/entertainment room at the rear, internal alterations to the bathrooms and living room, braai, extending the existing garage and a new boundary palisade fence.
- Work has not started.
- DHAC supports.
- DHF supports the work proposed to the structure however objects to the boundary wall alterations. DHF provided an initially comment on 25 October 2025 objecting to the removal of the precast pilasters as it mirrors the wall condition of the adjacent historic wall that forms part of the semi-detached houses. The existing capping should be reused on top of the new columns. DHF provided an additional comment on 17 February 2026 in response to the revised drawings. DHF stands by its original comments further stating that all fenestration must be vertically proportioned in keeping with the existing and that the boundary wall design be revised with regards to the fencing proposed on top of the existing wall.
- Paarl300 Foundation supports.
- The applicant provided a response to the objecting the following:
 - The proposal seeks to replicate the existing fence style of the adjoining property with steel balustrades installed above the current masonry wall.
 - Given that the dwelling is semi-detached, this approach has been carefully considered to ensure visual continuity and architectural harmony to between the two properties.
- The Committee believed the proposed boundary wall and fencing treatment is in keeping with

the adjacent semi-detached house. The proportions of the new windows are not visible from the street.

DECISION

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

CH

13.2 Erf 1259, 24 Kloof Nek Road, Tamboerskloof, S34 – Additions & Alterations

Case No: 28021CSI0330 <https://sahris.org.za/node/395513>

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

DISCUSSION

- Outstanding information received 17 April for additional streetscapes, CIBRA comment, and outstanding payment.
- Work applied for has been completed
- Graded IIIB
- Inside HPO
- Completed work is for internal bedroom alterations
- CoCT and CIBRA provided comment and support the application.

COMMENT

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

CSI

13.3 Erf 53017, 2 Ravensworth Road, Claremont, S34 – Minor Works

Case No: 27980CSI0327 <https://sahris.org.za/node/395405>

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

DISCUSSION

- Outstanding information received 17 April for annotated plans showing completed work and applicant confirmation
- Work applied for has started
- Graded IIIC
- Outside HPO
- Proposed work is for a new car port, conversion of the existing garage into an entertainment room, and internal alterations. Applicant has confirmed in an email response that the pool, the timber deck, the entire carport is yet to be completed (uploaded to case tracking).
- The committee noted that the proposed boundary wall is an improvement on the existing, and the solid masonry portion is not too high. The changes to the street facing façade are not super extensive and did not see the proposal as negative impact although majority of the work was completed.

COMMENT

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

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

- 13.4 Erf 57980, 18 Rutland Street, Claremont, S34-Additions & Alterations**
Case No: 27936RB0324 <https://sahris.org.za/node/394207>
Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received 22 April 2026.
- Graded IIIC.
- Outside.
- Work has not started.
- Proposal is for fitting of two new doors and a window as well as some drywall partitioning.
- Despite qualifying for minor works, CoCT HRS as well as HVA support the proposal.

DECISION

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

RB

- 13.5 Erf 168334, 52 Lion Street, Bo-Kaap, S34-Additions & Alterations**
Case No: 28010SVB0408 <https://sahris.org.za/node/395470>
Ms Corne Alexander introduce the item on behalf of Sofia Briel.

DISCUSSION

- Outstanding information received on 21 April 2026.
- The property is graded IIIC and is within the Bo-Kaap HPOZ.
- Work has not started.
- The proposal is for additions to the rear of the property in the existing courtyard, minor internal alterations and the addition of a wrought iron balustrade and security gate at the front of the property.
- CoCT support the proposal with conditions.
- Bo-Kaap Civic Association do not object to the proposal.
- Bo-Kaap Youth Movement do not object to the proposal.
- Bo-Kaap Tourism Association do not object to the proposal.

DECISION

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

SVB

- 13.6 Erf 1125, Section 55 Beach Court, 1 London Road, Sea Point, S34-Alterations**
Case No: 27453SVB0218 <https://sahris.org.za/node/389591>
Ms Corne Alexander introduce the item on behalf of Sofia Briel.

DISCUSSION

- Outstanding information received on 18 March and 07, 08 and 17 April 2026.
- The property is graded IIIB and is outside of any HPO.
- Work has not started.
- The proposal is for internal walls to adjust the layout, as well as alterations to four windows and the balcony.
- Sea Point For All do not support the proposal as they are of the opinion that the proposed window design will in fact alter the visual identity of the building and will not maintain the established street-facing appearance of Beach Court. The note that the proposed changes do not remain sympathetic to the original architectural language of Beach Court as it introduces a design that departs from the original intention of the architects. The overall feature of the

Beach Court facade is the strong horizontal lines that are incorporated in the window design - a typical feature of modernist buildings that emphasized horizontal lines in order to create a low-slung appearance. All the windows of Beach Court feature a top horizontal line as well as a bottom horizontal line. These lines continue around the circular sections of the facade as well. Further, they note that they are not against the proposal to replace windows with matching aluminium profile, colour and window opening size. However, the design has to be a facsimile of the original window design - including the opening sections and retention of both the horizontal lines.

- Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents' Association did not submit a comment.
- CoCT support the proposal.
- In response Sea Point For All's objection the applicant has amended the windows in the plans to match the other existing windows in the block.

DECISION

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

SVB

13.7

Erf 34891, Retief Street, Paarl, S34-Total Demolition

Case No: 27882XM0319 <https://www.sahris.org.za/node/392496>

Mr Ruan Brand introduced the item on behalf of Xola Mlwandle.

Clive Theunissen and Cindy Postlethwayt were present and took part in the discussion.

DISCUSSION

- The proposal is for the Proposed total demolition of garage and out building.
- Work has not started
- Not graded
- Within the proposed Paarl Heritage overlay Zone
- Drakenstein Municipality has no objection
- Drakenstein Heritage Foundation has no objection
- Paarl 300 supports.

DECISION

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

XM

13.8

Erf 8064, 28 Watt Street, Gordons Bay, S34-Additions & Alterations

Case No: 27610XM0303 <https://www.sahris.org.za/node/390190>

Mr Ruan Brand introduced the item on behalf of Xola Mlwandle.

DISCUSSION

- The outstanding information was received on the 15 April 2026.
- Proposal is for an addition to the existing dwelling
- Work has not started
- Not graded
- Outside HPO
- CoCT comment- as there is no heritage value evident, the City therefore declines its opportunity to comment on this case from a heritage point of view and requests that HWC accepts and concludes this permit application without the City's comment
- The HRF supports

DECISION

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

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

XM

13.9 Erf 154, 17 Maynard Street, Vredehoek, S34-Minor Works

Case No: 27934XM0324 <https://www.sahris.org.za/node/394179>

Mr Ruan Brand introduced the item on behalf of Xola Mlwandle.

DISCUSSION

- The outstanding information was received on the 15 April 2026.
- Proposal is for additions and alterations to remove a portion of the solid street boundary wall & install a slatted vehicular gate, create off-street parking in the front yard, minor adjustment to front edge of stoep.
- Work has not started
- Graded IIIB
- Inside HPO
- CoCT supports

DECISION

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

XM

13.10 Erf 858, 2 Regent Circus, Tamboerskloof, S34-Additions & Alterations

Case No: HWC25070113XM0707

Mr Ruan Brand introduced the item on behalf of Xola Mlwandle.

DISCUSSION

- The outstanding information was received on the 15 April 2026.
- Proposal is for additions and alterations for new proposed extension.
- Work has been completed.
- Graded IIIC
- Outside HPO
- CoCT supports
- CIBRA does not support due to work completed without following the normal required procedures

COMMENT

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

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

XM

- 13.11** Erf 935, 30 Church Street, Wellington, S34-Additions & Alterations
Case No: 26645XM1111 <https://www.sahris.org.za/node/387051>

OUTSTANDING INFORMATION:

Company Resolution required.

XM

- 13.12** Erf 1783, Cnr Napier & Montagu Streets, George, S34-Total Demolition
Case No: 28000CN0329 <https://sahris.org.za/node/395449>

OUTSTANDING INFORMATION:

George Municipality comments required.

CN

- 13.13** Erf 3289, Distillery Road, Wellington - Railway Hotel, S34-Minor Works
Case No: 28014CN0330 <https://sahris.org.za/node/395481>

UNDER INVESTIGATION:

Site inspection conducted on 23 April 2026. The applicant must submit revised plans, as portions of the work have already commenced and certain works are not reflected in the current submission.

CN

- 13.14** Erf 510, 32 Le Roux Street, Montagu, S34-Additions & Alterations
Case No: 27515CN0223 <https://sahris.org.za/node/389909>
Ms Corne Alexander introduced the item.

DISCUSSION

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

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 11 May 2026 for all parties to be invited.

CN

13.15 Erven 2032 & 2033, 16 Huising Street, Somerset West, S34-Additions & Alterations

Case No: 27843CN0317 <https://sahris.org.za/node/391555>

Ms Corne Alexander introduced the item.

DISCUSSION

- Outstanding Information: Streetscape photos required- Received 17 April
- Grading: Not graded
- HPO: Outside
- Status of Work: Not started
- Previous Applications: None
- Proposal: For converting the covered patio into an internal space and adding a main en-suite, study, and expanded living area. Internal reconfigurations, minor roof changes, and general upgrades are proposed.
- Consultation:
- CoCT notes no heritage value evident and therefore declines its opportunity to comment on this case from a heritage point of view.
- HRF do not oppose the development, however recommends, 1. the timber cladding on all gables and the face brick plinth are retained, 2. to architecturally differentiate the new addition by setting it back by a single skin of brick on both elevations, and by giving the new addition a change in material, like face brick, or a similar timber cladding that does a lot to soften the perceived scale from the driveway side.
- Heritage Considerations: The property has little to no identified heritage significance, with the City stating that no heritage value is evident. While the HRF does not oppose the proposal and provides recommendations to refine the design, these are considered advisory in nature and not essential to mitigate heritage impacts, as the proposal is deemed not to impact on heritage resources.

DECISION

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

CN

13.16 Erven 2662 & 15653, Cathedral & Memorium Street, George, S35/36 - GPR and Ground Truthing

Case No: HWC26042901SB0408

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed action: Ground Penetrating Radar (GPR) survey of Erven 2662 and 15653
- Work start: no
- Human remain: not yet identified.
- Application summary: identify and map possible subsurface features, including unmarked graves, in subject properties linked to historical cemeteries. Previous observations and historical records indicate the presence of graves in the area. Ground Penetrating Radar (GPR) will be used to detect anomalies, which should then be verified through small-scale test excavations. These ground-truthing efforts will help understand the burial area's extent and support informed decisions regarding site management.
- An archival map from 1875 suggests that a location at the corner of Kerkhof and Cathedral Streets was initially planned as a Catholic Cemetery in 1842. Later, the land was transferred to the Anglican Church before the establishment of St Marks Anglican Church in 1850. The identified properties are near the Ebenezer Mission Cemetery, but the historical cemetery boundaries do

- not align with the current properties.
- methodology: The survey will use non-destructive GPR techniques to collect data carefully, ensuring no damage to existing heritage resources. GPR antennas will be moved along selected transects, collecting geo-referenced radar data for analysis. The GPR system will be a Dual Frequency Utility Scan with antennas providing both high and low-resolution scans. Raw data will be processed using Geolitix software. Equipped with various tools for excavation and documentation, the project will be led by Coen Nienaber and Henk Steyn, assisted by trained technicians and local workers.
- motivation and desire outcome: controlled test excavations to identify potential heritage resources based on the result of GPR, the focusing on unmarked burials while adhering to relevant regulations.
- Comments: George Heritage Trust and the George Museum have shown support for the project, while the George Municipality has been notified but has not responded according to the report.
- The site condition: vacant land
- is it an emergency: no
- Repository: no provide, for the GPR this is fine as nothing should be collected.
- Outstanding information received on the 21 April 2026 that included the original comment or/and proof of consultation.
- The committee agreed that a repository agreement is not required as no collection of material.

DECISION

The Committee resolved to approve the Section 35/36 application for the GPR survey on the following condition:

1. Ground truthing is to be applied for in a separate process following the results of the GPR survey.

SB

13.17 Erven 2662 & 15654, Cathedral & Memorium Street, George, S36-GPR and ground truthing Case No: SB0408

FOR NOTING

Withdrawn as only one application is required in terms of section 35/36 for the GPR survey.

SB

13.18 Erf 143, 72 Moll street, Paarl, S34-Additions & Alterations Case No: 27205SB0129 <https://sahris.org.za/node/388722>
Ms Stephanie Barnardt-Delport introduced the item.
Clive Theunissen was present and took part in the discussion.

DISCUSSION

- Proposal: Internal Changes, replace old steel windows with new aluminium windows, new proposed carport
- Work start: yes
- Grade: not graded
- HPO: outside
- Comments: DHF states that the work is complete and strongly object to carport and state that it must be setback to 300mm. Paarl 300 does not support as work is completed.
- Additional information received on 21 April 2026, that includes DHF comment, "the applicant is required to separate the work already completed from the work still to be done and submit them as two separate applications. The DHF strongly objects to the placement of the carport. It needs to be setback a minimum of 300mm from the front façade of the house". Municipality objects and notes that all work complete and the carport should be set back. completed work to be marked up on the plans, confirmation that the work is complete (evident in the photographs).
- The committee noted that the work is complete however did not have a negative impact on the streetscape.

COMMENT

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

SB

13.19 Erf 313, 4 Cupido Street, Paarl, S34-Additions & Alterations

Case No: 27970SB0325 <https://sahris.org.za/node/395357>

Ms Stephanie Barnardt-Delport introduced the item.

Clive Theunissen was present and took part in the discussion.

DISCUSSION

- Proposal: new store, covered porch, carport and shade net
- Work start: yes
- Grade: not graded
- HPO: Outside
- Additional information 15 and 10 Apr 2026, signed POA by both owners and updated plans showing that all work is completed, additional fee has been paid, Paarl300 did not support has work is completed, DHF noted that cannot comment on work that has been started or completed. Had the DHF received the application before work started, the committee would have supported the proposed new garden store, and covered porch located on this property. Drakenstein has no objection.
- Additional information received 17 April, the applicant has informed me that A van der Berg was married, her husband died and she remarried her current husband - in other words she is the sole owner of the property - the marriage certificate was only to prove the change of her surname. An affidavit has been added to explain the name difference on the Title deed.

COMMENT

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

SB

13.20 Erf 374, 48 Children's Way, Bergvliet, S34-Additions, Alterations, and Partial demolition

Case No: 27548SB0225 <https://sahris.org.za/node/390008>

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposal: Two Verandahs has been added to front and back of dwelling, The owner claim he was not aware of it being considered illegal structures, and submitted a plan to city for approval, this submission to heritage is part of the process.
- Work start: Yes (Complete – regularization)
- Grade: Not graded
- HPO: Outside
- Comments: CoCT recommends S51,
- Outstanding information received 19 March - better streetscape photographs that show the context
- Additional Title deed added on the 24 March.
- A new affidavit was submitted explaining the ownership on the 13 April.

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.

13.21 Erf 789, 14 Letchworth Road, Pinelands, S34-Additions & Alterations

Case No: 27975SB0326 <https://sahris.org.za/node/395386>

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposal: plaster and paint, pitched roof extension with clay tiles, existing trees to remain. Solar Geyser noted on plans which won't be visible from street.
- Work start: No
- Grade: IIIC
- HPO: Inside
- Previous permit , proposal addition and alteration (21082306KB0823E) dated 22 September 2021.
- Comments: PRRA (stamped plans) and CoCT support
- Additional information received 15 April 2026, POA and SG diagram

DECISION

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

SB

13.22 Erf 23/17, Mosselbank Street, Paternoster, S35-GPR

Case No: HWC260408SB0408

Ms Stephanie Barnardt-Delport introduced the item.

Nazeema Duarte was present and took part in the discussion.

DISCUSSION

- Proposed action: GPR survey is to identify and map subsurface anomalies that may indicate the presence of significant heritage resources within the indicated property.
- Work start: No
- human remain: none identified as yet.
- The site condition: currently vacant and it is note in the report that“presence of shell middens on the property have been observed and similar archaeological deposits have been recorded in the vicinity, including a declared Provincial Heritage Site known as the Paternoster North Midden on Portion 37 of the Farm Uitkomst 23 (Jerardino, 2024). Indications of the presence of shell middens are visible on historical aerial photographs and satellite imagery”
- Comment: West Coast Aboriginal Council indicate support, the Aikonese Cochoqua Khoi Tribal Council and Saldanha Bay Municipality did not provide a comment within 30 days. However, on 24 March, Chief Kevin Maart did provide a comment.
- Methodology: Survey grids will be established across the designated study area, with transects spaced approximately 0.25 -1 .0 m apart, depending on surface conditions. The GPR antennas will be traversed along each transect while continuously collecting radar data. All radar traces will be geo-referenced. Collected data will be post-processed and (3D) interpreted with GPR software to delineate anomalies consistent with possible burial features.
- Is it an emergency: no
- Additional information received 21 April 2026, the original comment as requested by HOMs previously.

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 11 May 2026 for site images to be obtained.

SB

14. NEW MATTERS

14.1 Erf 4269-RE, 13 Main Road, Aan Die Weg, Somerset West, S34-Additions & Alterations

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

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIB outside HPO
- Proposal is to convert the existing homestead into a restaurant and convert the existing outbuilding (barn) into 8x guest accommodation suites. Some internal walls will be removed in the main building to create larger internal spaces for dining areas as well as the insertion of a kitchen and back-of-house facilities in the current kitchen wing. Externally changes are limited to the construction of a new pergola to the facade and remodelling the steps to include a wheelchair ramp. No changes are proposed to the roof and structural walls. The scope of work to the barn structure is outlined on pages 54-55 of the heritage report. According to the summary, apart from the two new stairs on either end of the building and roof windows, the proposed design will match the current building exactly and there will be limited change in the landmark quality of the barn.
- Work has not started.
- Previous application:
 - 1) 19 March 2024: S34 permit issued for alterations and maintenance (HWC24011601SJ0117).
 - 2) 12 August 2024: S38 NID application submitted to change the use of the property, alterations to existing buildings in order to function as a restaurant and guest house and to construct a new office block. HOMs requested an HIA with architectural analysis, VIA and townscape assessment.
 - 3) 14 August 2024: Decision issued by BELCom refusing the demolition of the barn structure. Decision taken at the meeting held on 31 July 2024 (HWC24041203CN0521).
 - 4) 27 May 2025: RoD issued in response to the HIA for the repurposing and development on site. IACom endorsed the HIA on 14 May 2025 subject to, amongst others, detailed proposals being submitted as separate Section 34 applications (HWC24041203CH0730)
- CoCT supports.
- HRF supports. HRF notes that more considered and heritage-sensitive intervention, with roof dormers could potentially helping to express a deliberate attic living space rather than accommodation merely inserted beneath the roof.

COMMENT

The Committee is supportive of the proposed interventions. For Heritage Western Cape (HWC) to issue a permit, the following is required:

1. The applicant must appoint a suitably qualified consultant with the appropriate heritage experience to oversee the proposed work.
2. HWC is to be provided with the details of the consultant and their CV confirming suitability to oversee the work.
3. A letter of appointment to be signed by the applicant and consultant

Once the above has been fulfilled, HWC will provide the required permit.

CH

14.2 Erf 10894, 16 Gawe Street, Paarl, S34- Additions & Alterations

Case No: 28192CH0415 <https://sahris.org.za/node/396075>

OUTSTANDING INFORMATION:

DHAC comment an outstanding payment of R4000.

- 14.3 Erf 27629-RE, 22 Collingwood Road, Observatory, S34-Total Demolition**
Case No: 28122CH0410 <https://sahris.org.za/node/395903>
 Ms Chane Herman introduced the item.

DISCUSSION

- Not Graded outside HPO
- Proposal is to demolish the existing structure on site. The replacement structure will be a mixed-use residential building.
- Work has not started.
- A demolition permit was issued on 4 June 2021 (21011108KB0407E).
- CoCT did not comment within 30 days.
- OCA stated that they have no further comment on the demolition.
- Docomomo SA did not comment within 30 days.
- A comment was received from a neighbour at no. 1 Blake Street Observatory (Ms. Patricia Gates). The comment reiterates concerns expressed in 2022 regarding the replacement structure and an appeal that was lodged at the City of Cape Town.

DECISION

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

CH

- 14.4 Erf 46023, 23 Lovers Walk, Rondebosch, S34- Additions & Alterations**
Case No: 28190CH0415 <https://sahris.org.za/node/396073>

OUTSTANDING INFORMATION:

Rustenberg Valley Residents Association comment, external photographs of the entire front facade and carport to be indicated on the boundary elevation.

CH

- 14.5 Erf 1266, 23 Van Riebeeck Street, Barrydale, S34- Additions & Alterations**
Case No: 28101CH0409 <https://sahris.org.za/node/395835>
 Ms Chane Herman introduced the item.

DISCUSSION

- Not Graded outside HPO
- Proposal is for alterations to the front stoep with an addition of a pergola, demolishing the toilet and carport and the addition of two double garages, living room and bedroom with covered patio.
- Work has not started.
- Swellendam Municipality did not comment within 30 days.
- Swellendam Heritage Association supports.

DECISION

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

CH

- 14.6 Erf 2284, 38B Long Street, Grand Daddy Hotel, Cape Town, S34- Additions & Alterations**
Case No: 28127CH0410 <https://sahris.org.za/node/395912>

OUTSTANDING INFORMATION:

POA authorizing Phillippus Bernardus to submit on behalf of the owner, CoCT comment, CIBRA comment and outstanding fee of R4000.

CH

14.7 Erf 929-RE, 44-48 Huguenot Road, Franschhoek, S34-Minor Works

Case No: 28134CH0410 <https://sahris.org.za/node/395922>

Ms Chane Herman introduced the item.

Mr. Marnus Erasmus & Ms. Nicolene Visser joined for the item.

DISCUSSION

- Graded IIIA inside the historic core of Franschhoek
- Proposal is to install sliding glass screens to the existing shop verandah.
- Work has not started.
- Previous applications:
 - 1) S34 permit issued on 25 September 2019 for A&A namely internal alternations and an underground cellar storage area (19072606LB0729E).

DECISION

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

CH

14.8 Erf 10685, 55 Main Road, Fish Hoek, S34-Minor Works

Case No: 28194CH0415 <https://sahris.org.za/node/396077>

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIC outside HPO
- Proposal is for internal alterations to change the shared bathrooms into en-suites, change the use of the existing rooms and to enlarge the existing balcony.
- Work applied for has already been completed.
- CoCT supports

COMMENT

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

CH

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

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

OUTSTANDING INFORMATION:

CoCT comment and RMCA comment required.

CH

14.10 Portion 2 of Erf 691, Longmead Farm, 18 Winery Road, Stellenbosch, S34- Additions & Alterations

Case No: 28198CH0415 <https://sahris.org.za/node/396087>

OUTSTANDING INFORMATION:

CoCT comment and RMCA comment required.

CH

- 14.11 Erf 127-RE, 46 Long Street, Montagu, S27-Minor Works**
Case No: 28161CN0413 <https://sahris.org.za/node/395980>
Ms Corne Alexander introduced the item.

DISCUSSION

- Grading: II
- HPO: Outside
- Status of Work: Started but not completed.
- Previous Applications: 140127NN03E
- Proposal: The proposal is for internal alterations accommodate office use. The works comprise the reconfiguration of internal spaces through lightweight partitions and glass cubicles, wall removals and closures, and adjustments to openings, including new glazed doors and the reinstatement of selected original door elements. Associated upgrades include finishes, services, and the provision of office-related facilities such as a reception area, boardroom, kitchenette, and ablutions.
- Consultation:
 - MHA supports

COMMENT

The Committee is supportive of the proposed interventions. For Heritage Western Cape (HWC) to issue a permit, the following is required:

1. The applicant must appoint a suitably qualified consultant with the appropriate heritage experience to oversee the proposed work
2. HWC is to be provided with the details of the consultant and their CV confirming suitability to oversee the work
3. A letter of appointment to be signed by the applicant and consultant

Once the above has been fulfilled, HWC will provide the required permit.

CN

- 14.12 Erf 1291, 33 Church Street, Stellenbosch, S34-Permit extension**
Case No: 28137CN0410 <https://sahris.org.za/node/395928>

OUTSTANDING INFORMATION:

Streetscape photos required.

CN

- 14.13 Erf 1637-RE, 34 Jonkershoek Way, Stellenbosch, S34-Additions & Alterations**
Case No: 28141CN0411 <https://sahris.org.za/node/395934>
Ms Corne Alexander introduced the item.
Anne-Marie' Fick was present and took part in the discussion.

DISCUSSION

- Grading: IIIA
- HPO: Outside HPO but inside proposed Townscape Character Units of Stellenbosch
- Status of Work: Not started
- Previous Applications: 18060419HB0605E
- Proposal: The proposal involves the construction of a second dwelling on the erf, along with a new boundary wall along the western boundary. It also includes minor additions and alterations to the existing house, namely a new double garage, a laundry room, internal modifications to the veranda, an ensuite to Bedroom 1, and an external timber staircase providing access to the loft.

- Consultation:
- Stellenbosch Municipality did not comment within 30 days
- SHF did not comment in 30 days
- SIG objects to the proposed new dwelling and additions in their current form, particularly due to the siting of the new house within the frontage, which is seen as intrusive and detrimental to the setting, views, and streetscape presence of the historic building. The scale and massing are considered incompatible, resulting in a visually dominant intervention that undermines the prominence and hierarchy of the heritage resource. Concerns are also raised about the forward position of the proposed garage impacting views of the house. SIG supports the internal alterations, noting that they will not negatively affect heritage significance. While mitigation measures are suggested, SIG maintains that the overall impact remains high and cannot be adequately addressed without a redesign.
- Response to comments:
 - The applicant disputes SIG's concerns, arguing that the existing house is already largely screened from the street by dense vegetation, and that the proposal retains this condition by preserving mature trees and maintaining the existing view corridor down the driveway. The second dwelling is positioned within the front garden to one side, making use of natural screening and set back beyond building line requirements to retain the green character of the street.
 - It is further argued that the proposal does not alter the relationship between the house and the street, nor does it impact any key public views, as the house is not considered a landmark. The scale and massing of the new dwelling are considered appropriate, being lower than the existing house's ridgeline and consistent with surrounding development patterns.
 - Regarding heritage concerns, the applicant maintains that the erf itself is not a protected resource, and that the garage addition, although forward in position, avoids impacting key architectural elements while allowing functional adaptation. Overall, the applicant contends that the proposal is contextually appropriate and that the perceived impacts are overstated.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

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

CN

14.14 Erf 1743, 32 Rowan Street, Stellenbosch, S34-Additions & Alterations

Case No: 28131CN0410 <https://sahris.org.za/node/395919>

Ms Corne Alexander introduced the item.

DISCUSSION

- Grading: Not graded
- HPO: Outside HPO but inside proposed Townscape Character Units of Stellenbosch
- Status of Work: Completed
- Previous Applications: None
- Proposal: The application seeks to regularise alterations and additions to the existing dwelling, including deviations from the 2013 approved plans. These include internal reconfiguration, enclosure of open areas, addition of a roof terrace, and partial conversion to double storey with a double-volume living space.
- Consultation:
- Stellenbosch Municipality did not provide comments in 30 days
- SHF indicated that they have no comments
- SIG notes concern over increasing unauthorised work and weak enforcement, and questions assumptions about past heritage approvals. However, they agree that heritage impact is likely minimal and do not support further action, while recommending clearer HWC policy and

enforcement going forward with regards to unauthorised work.

COMMENT

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

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

CN

14.15 Erf 192, 10 Broad Walk Street, Pinelands, S34-Additions & Alterations

Case No: 28223CN0417 <https://sahris.org.za/node/396176>

Ms Corne Alexander introduced the item.

DISCUSSION

- Grading: IIIC
- HPO: Inside
- Status of Work: Not started
- Previous Applications: None
- Proposal: For internal reconfiguration to create an open-plan layout, upgrading and relocation of bathrooms, and formation of a new main bedroom suite. A new second dwelling is proposed at the rear, linked to the existing garage, which will also be upgraded. Additional work includes extending the living area, adding a verandah/patio, installing new openings (with some existing joinery retained), and constructing new boundary walls and gates.
- Consultation:
- CoCT supports and recommends that original timber windows on primary facades be retained and repaired. The drawings notes salvaging and re-installing timber windows, and the heritage statement broadly frames reuse of timber windows.
- PRRA stamped the plans with no objection.

DECISION

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

CN

14.16 Erf 212, 31 Iris Lane, Velddrif, S34-Minor Works

Case No: 28140CN0411 <https://sahris.org.za/node/395933>

Ms Corne Alexander introduced the item.

DISCUSSION

- Grading: Not graded
- HPO: Outside
- Status of Work: Not started
- Previous Applications: None
- Proposal: The proposal involves removing the unsafe, corroded roof structure of the Smit Pavilion and replacing it with a new galvanised steel structure and fibre cement roof, replicating the existing design with necessary structural upgrades.

DECISION

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

CN

- 14.17** **Erf 44545, 28 Forth Road, Rondebosch, S34-Additions & Alterations**
Case No: 28188CN0415 <https://sahris.org.za/node/396067>
Ms Corne Alexander introduced the item.

DISCUSSION

- Grading: IIIC
- HPO: Outside
- Status of Work: Completed
- Previous Applications: None
- Proposal: For internal reconfiguration, an extension to the rear for new study, bathroom, a new bay window, as well as changes to existing doors and windows. It also includes extending the existing stairs to access a new storage area within the roof space.
- Consultation:
- CoCT supports

COMMENT

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

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

CN

- 14.18** **Erf 704, 55 Belmont Avenue, Oranjezicht, S34-Minor Works**
Case No: 28121CN0328 <https://sahris.org.za/node/395901>
Ms Corne Alexander introduced the item.

DISCUSSION

- Grading: IIIB
- HPO: Inside
- Status of Work: Not started
- Previous Applications: None
- Proposal: The works include restoration of original features and removal of non-original elements, with internal reconfiguration to accommodate a new kitchen, bathrooms, study, and a master bedroom within the existing footprint. Minor additions are limited to the rear, including a small storage extension, and the roof will be replaced without changing its form, as well as minor external changes.
- Consultation:
- CoCT supports after design revisions took place.
- CIBRA supports

DECISION

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

CN

- 14.19** **Erf 86264, 202 Main Road, Muizenberg, S34-Minor Works**
Case No: 28158CN0413 <https://sahris.org.za/node/395975>

OUTSTANDING INFORMATION:

- 14.20 Erven 2335, 2336, 2347-RE & 2348, 47 Strand Street, Cape Town CBD, S34-Additions & Alterations**
Case No: 28138CN0410 <https://sahris.org.za/node/395929>
Ms Corne Alexander introduced the item.

DISCUSSION

- Grading: IIIC
- HPO: Inside
- Status of Work: Not started
- Previous Applications: None
- Proposal: For conversion of the building to residential use with the works including internal alterations with a minor impact on the external envelope, as well as the construction of two additional floors at the top of the subject building.
- Consultation:
 - CoCT supports deeming the proposal appropriate.
 - CIBRA supports
 - Docomomo acknowledges the building's contextual and architectural value and does not object to the internal alterations or the principle of lightweight, recessive balcony additions. However, they object to aspects of the proposed vertical extension, including the manner in which new floors are added to the existing building. Their concerns relate to the possible demolition of the lower parapet, the prominent steel frame above the parapet, the large glass roof extension shown on drawing A(LA)1008, and the thick roof-edge projection, all of which are considered too visually dominant. In their view, any additions should be lighter, more recessive, set back, and subordinate to the existing building, so that its original profile and articulation remain legible.
- Design Architects response to objections:
 - The applicant acknowledges the concerns raised and indicates that the design has been refined rather than fundamentally changed. Internal alterations and balconies remain as proposed, with balconies confirmed as lightweight and recessive.
 - Regarding the rooftop addition, the principle is supported and the response focuses on improving its integration. The parapet has been partially retained and slightly adjusted, with the addition set back to maintain the perceived skyline and ensure the original building remains dominant.
 - In response to concerns about the structural frame, it cannot be set back due to structural constraints but has been reduced in scale and aligned with the existing structural rhythm to appear lighter and less visually intrusive.
 - The issue of large glass panes has been addressed by introducing more articulation and subdivision, reducing visual dominance and creating a finer-grained, more proportionate façade.
 - Lastly, the roof edge has been refined and reduced in thickness to lessen its prominence while still remaining legible at the scale of the building.
 - Overall, the applicant argues that the revisions achieve a more recessive, subordinate and balanced contemporary addition that better responds to the existing building.
- Heritage Considerations: While concerns were raised by Docomomo regarding the rooftop addition, these have been adequately addressed through targeted design refinements. The proposal ensures that the additional floors remain subordinate to the existing building. The proposal adopts a contemporary architectural language that avoids pastiche while remaining respectful of the existing building's scale, proportions, and articulation. The distinction between old and new is clear yet balanced, ensuring the existing building remains the dominant element.

DECISION

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

14.21 Erf 10763, 16A Dalham Road, Constantia, S34 – Total Demolition
Case No: 28195EJV0415 <https://sahris.org.za/node/396079>

OUTSTANDING INFORMATION:

Parkscape comment required.

EJV

14.22 Erf 49925-RE, Tabora, 22 Boshoff Avenue, Newlands, S27 - Partial Demolition, Landscaping, Restoration, and Additions & Alterations
Case No: 28199EJV0415 <https://sahris.org.za/node/396088>

OUTSTANDING INFORMATION:

Streetscapes; consultation comments; confirmation as to practitioner required.

EJV

14.23 Erf 1183, 54 Molteno Road, Gardens, S34 – Additions & Alterations
Case No: 28150EJV0413 <https://sahris.org.za/node/395951>
Emily Jane Vowles introduced the item.

DISCUSSION

- Graded IIIC
- Inside the Upper Table Valley HPO
- Work has not started
- The proposal is for extensions to the structure and internal and external alterations
- CoCT support; CIBRA support

DECISION

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

EJV

14.24 Erf 377-RE, Pressing Cellar, The Alphen Estate, Peter Cloete Avenue, Constantia, S27 - Additions & Alterations
Case No: 28172EJV0414 <https://sahris.org.za/node/396007>

OUTSTANDING INFORMATION:

Parkscape comment required.

EJV

14.25 Erf 4942, Cape Town City Hall, Darling Street, Cape Town, S27 – Minor Works
Case No: 28225EJV0418 <https://sahris.org.za/node/396184>
Emily Jane Vowles introduced the item.

DISCUSSION

- Graded II
- Inside the Central City HPO
- Work has not started
- The proposal is to restore the pipe organ within the City Hall to its original concert performance standard. Where exact like-for-like replacements are not possible due to the lack of availability of certain materials, then the closest match in terms of physical properties and performance will be utilised. The applicant recommends monitoring by both the heritage practitioner and organ specialist, Werner Hurter, and the submission of a close-out report.

DECISION

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

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

EJV

14.26 Farm 159 Portion 1, Thornlands, Buffeljagsrivier, Swellendam, S38(1) - NID

Case No: 28129EJV0410 <https://sahris.org.za/node/395917>

Emily Jane Vowles introduced the item.

DISCUSSION

- Not Graded
- Outside HPO
- Work has not started
- Triggers s38(1)(d).
- The proposal is to subdivide and rezone the site in order to allow for a portion to be managed as a separate entity. The site forms part of a larger farm and is utilised for sheds. No additional structures are proposed, and no considerable change of use is proposed - the site is therefore not transforming to any considerable extent and there is no impact to heritage resources. The SAHRIS Palaeo Map indicates moderate sensitivity, but no groundbreaking will occur.
- Consultant recommends no further studies

DECISION

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

EJV

14.27 Farm 1065 Portion 12, Laguna, Langebaan, S38(8) - NID

Case No: 28130EJV0410 <https://sahris.org.za/node/395918>

Emily Jane Vowles introduced the item.

DISCUSSION

- Not Graded
- Outside HPO
- Work has not started
- Triggers s38(1)(c)(i) and (d) and NEMA.
- The proposal is to subdivide and rezone the site for the development of 120 residential erven, 5 private open spaces, private roads, and bulk infrastructure. The map of relative archaeological and cultural heritage theme sensitivity screener indicates low sensitivity with localised areas of very high sensitivity due to being within 100m of an ungraded heritage site. the Langebaan coastline is known for stone age archaeological material inclusive of shell middens, lithic scatters, pottery, and OES. The map of relative palaeontology theme sensitivity screener indicates medium and very high sensitivity due to the potential for fossil bone and shell in the Witsand formation cover sands and in the collapsed calcretes and aeolianites of the Langebaan formation.
- Consultant recommends and HIA with AIA and PIA

INTERIM COMMENT

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

1. Archaeological Impact Assessment
2. Palaeontological Impact Assessment

EJV

14.28 Farm 33 Portions 6 and 7, Konfettibos Street, Paternoster, S38(8) - NID

Case No: 28113EJV0410 <https://sahris.org.za/node/395884>

Emily Jane Vowles introduced the item.

DISCUSSION

- Not Graded
- Outside HPO
- Work has not started
- Triggers s38(1)(c)(i) and (d) and NEMA.
- The proposal is to subdivide and rezone the site to allow for the redevelopment of 65 single residential erven, open spaces, internal road, and bulk services and infrastructure. The map of relative archaeological and cultural heritage theme sensitivity screener indicates predominantly very high sensitivity due to being within the proximity of Grade II and Grade III heritage sites. The Paternoster coastline is known for stone age archaeological material inclusive of shell middens, lithic scatters, pottery, OES, and unmarked graves. The map of relative palaeontology theme sensitivity screener indicates unknown and very high sensitivity, and Pether confirmed that vertebrate bone and fossil shell in raised beach deposits may occur in underlying calcrete capping of the aeolianites of the Langebaan formation.
- Consultant recommends an HIA with AIA and PIA

INTERIM COMMENT

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

1. Archaeological Impact Assessment
2. Palaeontological Impact Assessment

EJV

14.29 Erven 94912 and 94913-RE, Seafare House, 68 Orange Street, Gardens, S34 – Minor Works

Case No: 28156EJV0413 <https://sahris.org.za/node/395965>

Emily Jane Vowles introduced the item.

Nicole Oehly on behalf of Fagan Architects was present and took part in the discussion.

DISCUSSION

- Graded IIIB
- Inside the Upper Table Valley HPO
- Work has not started
- The proposal is to modernise the building to allow for ground floor use by Provincial Treasury and a rotational hot desk on the first and second floors, the provision of universal access, an upgrade of bulk services, and the incorporation of a new atrium to allow for better circulation.

DECISION

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

EJV

14.30 Erf 96152, Sections 1 and 15 Hampton Flats, 14A Camp Street, Gardens, S34 - A&A

Case No: 28226EJV0419 <https://sahris.org.za/node/396185>

Emily Jane Vowles introduced the item.

DISCUSSION

- Graded IIIB
- Inside the Upper Table Valley HPO
- Work has not started
- The proposal is to structurally link the ground storey flat with its basement via a staircase and to convert the basement into a usable area
- CoCT and CIBRA support

DECISION

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

EJV

14.31 Erven 34880, 34890, and 34891, Beaumont Lifestyle Estate Phase 3 and 4, Retief Street Paarl, S38(8) – HIA

Case No: 25782EJV0730 <https://sahris.org.za/node/383799>

Emily Jane Vowles introduced the item.

Jandre Hanekom & Cindy Postlethwayt were present and took part in the discussion.

DISCUSSION

- The existing dwelling is graded IIIA
- Inside the proposed Paarl Heritage Overlay Zone and along the Main Road Scenic Route
- Work has started
- HOMs in August 2025 requested an HIA with supplementary VIA for the revised SDP submitted for The Beaumont Lifestyle Estate. The estate was subject to an HIA and resolved by BELCom in February 2009. Phases 1 and 2 have been developed and sold off. Due to continued development of Phases 3 and 4 after a change in project ownership and layout, a S24G application is now required. These phases of development have included a higher density as approved by the local municipality and the addition of a storey from single to double (maximum 8m) in some of the units in an effort to limit the building footprints and encourage more garden and open space. The 2009 VIA recommended that development be kept as low as possible, and "houses to be predominantly single storey with a height restriction of 6.5m". As such, HOMs did not consider the revised SDP substantially in accordance.
- The property is comprised of three erven situated within the urban edge. Erf 34880 is cleared and partially developed, Erf 34891 comprises demolition rubble from a contemporary shed, and a garage and outbuilding older than 60-years proposed for demolition, and Erf 34890 comprises the original IIIA graded homestead utilised for business purposes.
- The Development proposal includes:
 - a revised SDP which retains the 2016 Municipal approved coverage of 70%; retention of approved departures relating to setbacks and garage heights.
 - an increase in the number of units from the 266 municipal approved, by an additional 11 - 15 Group Housing Units on Phase 3 (with rezoning);
 - Amended Architectural Guidelines for Beaumont Estate promoting variation in built form and placement which mitigate the proposed increase in coverage, as well as the considered selection of materials and finishes, the application of Cape vernacular architectural forms, the modern interpretation of classical Cape vernacular elements to suite a modern design, deliberate façade articulation that transitions from public to private realms and adopting hierarchy within the development.
 - Amendment of height from 6m to 8m.
 - Replacing the reference to Vineyards to the area next to heritage precinct on adjoining Erf 8907 and on Main Road to Open Space area to permit increased recreational usage.
 - A revised Landscape Master Plan focussing on tree planting along all internal roads to embed the development into its more mature urban residential context. The lemon orchard buffer

along the Main Road and St Peter's Roche remains.

- The proposed development site lies on the interface between a rural and urban landscape. The site can no longer be characterised as forming part of an intact rural or agricultural landscape. Instead, the site occupies a transitional urban landscape. The proposed development is likely to result in incremental visual change within an already modified urban landscape. The proposed amendments would therefore contribute to an ongoing process of urbanisation rather than initiating it. The receiving environment is already visually modified to a moderate degree, and no longer exhibits the high sensitivity typically associated with undeveloped rural land but rather reflects a condition in which additional development is visually anticipated and partially absorbed by existing form and structure. Visual impacts are assessed as low to moderate prior to mitigation and low following implementation of mitigation measures. Implementation of a Landscape Framework Plan will ensure that residual visual impacts remain low and that development integrates coherently with the surrounding landscape character.
- The St Peter's Roche homestead (proposed grade II) and its garden setting form an important heritage receptor to the north. This site is a fine example of High Victorian architecture with classical principles evident in the order, hierarchy, symmetry, and axuality of the settlement. However, this site falls within a landscape that is currently undergoing transition and is contemplated for future development itself. St Peter's Roche is no longer visually isolated within a rural landscape but rather forms part of an urbanising heritage setting. There is an early 20th century Edwardian house associated with the vineyard portion on Erf 34980 on the site that has been extensively remodelled since the 70s. The structure is isolated on the landscape and is not part of a historic ensemble or classical werf.
- In terms of public participation: the Drakenstein Municipality support on condition that clarity be obtained regarding compliance to the 2009 BELCom conditions, that an RoD be provided from HWC at building plan stage, that the landscaping framework and maintenance plans be implemented before the occupation certificate is issued, that a revised SDP for Erven 34890 and 34891 be provided for comment, that fencing along Main Road be permeable, and that maintenance plans for the orchard buffer be provided. DHF have no objection and support the proposed open space adjacent to Main Road. Paarl 300 did not respond to the call for comment.

REFERRAL

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

EJV

- 14.32 Erf 107746, Wagenaar's Reservoir, 9 Adderley Street, Cape Town, S35 – Minor Works**
Case No: EJV0421

OUTSTANDING INFORMATION:

Additional photographs; motivation for the proposed actions; HWC reference number

EJV

- 14.33 Erf 13619, 2 Rowan Street, Stellenbosch, S34-Additions & Alterations**
Case No: 28204RB0416 <https://sahris.org.za/node/396125>

OUTSTANDING INFORMATION:

Streetscape images required.

RB

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

OUTSTANDING INFORMATION:

Internals, externals, and streetscape images, as well as Parkscape Conservation Body comment required.

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

OUTSTANDING INFORMATION:

DHAC comment and plans properly indicating completed vs proposed work required (and potentially outstanding payment) required.

RB

- 14.36 Erf 2706RE, along R315 near Yzerfontein, Swartland, S38(8)-NID**
Case No: 28209RB0416 <https://sahris.org.za/node/396137>
 Mr Ruan Brand introduced the item.

DISCUSSION

- S38(8) with DEA&DP as the authorising authority.
- S38(1)(c)(i) and (d) triggered.
- Proposal is to subdivide and rezone to provide for the establishment of four Business Zone 1 erven intended for future commercial development.
- There is currently only a rough SDP proposed with height and massing being unknown.
- Palaeosensitivity is red/very high and this kind of zoning allows for up to 6 storeys, so there may be deeper earthworks once they decide on the height/massing.
- Visually/townscape, the site sits just outside of edge of town and in more rural setting, this is generally how commercial hubs are planned, with some other similar commercial properties already there (e.g., Build It, Louw Villas Business park, etc.).
- Archaeologically, this is the West Coast and there is always a big concern with respect to pre-colonial burials and middens near the coast.

INTERIM COMMENT

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

1. Archaeological Impact Assessment
2. Desktop Palaeontological Impact Assessment

RB

- 14.37 Erf 31957, 6 Pillans Road, Rosebank, S34-Additions & Alterations**
Case No: 28212RB0416 <https://sahris.org.za/node/396141>

OUTSTANDING INFORMATION:

As the property is graded IIIB, this does not qualify as minor works and comments from CoCT E&HM as well as RMCA/RAMPAC required.

RB

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

OUTSTANDING INFORMATION:

Coloured up to scale plans required.

RB

- 14.39 Erf 2939, 24 Sir George Grey, Oranjezicht, S34-Additions & Alterations**
Case No: 28215RB0416 <https://sahris.org.za/node/396155>

OUTSTANDING INFORMATION:

CoCT E&HM comment required.

RB

14.40 Erf 199, 135 Buitenkant Street, Vredehoek, S34-Additions & Alterations

Case No: 28217RB0417 <https://sahris.org.za/node/396160>

OUTSTANDING INFORMATION:

POP showing the applicant can submit on SAHRIS required.

RB

14.41 Erf 3398, 73 Main Road, Knysna, S34-Minor Works

Case No: 28219RB0417 <https://sahris.org.za/node/396164>

OUTSTANDING INFORMATION:

Confirmation of extent of completed work required and updated plans reflecting as such.

RB

14.42 Erf 1424, Kretzenhoop Primary School, John Kretzen Street, George, S34-Minor Works

Case No: 28222RB0417 <https://sahris.org.za/node/396174>

OUTSTANDING INFORMATION:

Internal photographs required.

RB

14.43 Erf 15090, 18 Milner Road, Woodstock, S34-Additions, Alterations, and/or Partial demolition, Restoration

Case No: 28164SB0413 <https://sahris.org.za/node/395990>

Ms Stephanie Barnardt-Delpont introduced the item.

DISCUSSION

- Proposal: new boundary wall, restoration of front windows with Victorian style timber frame sash windows to match existing and replace tiled roof to front with Victorian profile corrugated metal roof sheeting.
- Work start: No
- Grade: IIIC
- HPO: Inside (Roodebloem Road Heritage Protection Overlay Zone (HPOZ).)
- Comments: In January 26, applicant engaged with WAAC and responded and revised the drawing set, WAAC did not respond again since 20 March- more than 30 days. WRA had no heritage related comments. CoCT notes that amended design is more sensitive and allows for more visual permeability, hence the City concluded that "The amended proposal is supported as not negatively impacting the heritage significance of the building or streetscape within the HPOZ context, subject to further CCT tree assessment."

DECISION

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

SB

14.44 Erf 20888, 9 Kerkhof Street, George, S34-Total demolition

Case No: 28132SB0410 <https://sahris.org.za/node/395920>

OUTSTANDING INFORMATION:

14.45 Erf 32564-RE, Cnr Bunga Avenue and N1, Kewtown, S34-Additions, Alterations, and/or Partial demolition

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

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposal: decommissioning of the Athlone Power Station (Erf RE/32564), including alterations, demolitions, and stabilisation works to a large mid-20th century industrial complex.
- Works include:
 - Removal of asbestos and hazardous materials
 - Demolition of selected structures (e.g. ash plant, redundant infrastructure)
 - Structural repairs and stabilisation of remaining buildings
 - Reduction of chimney heights ($\pm 100\text{m}$ to $\pm 18\text{m}$)
 - Removal of machinery and industrial equipment
 - Site rehabilitation and securing
- Work start: No
- Note: Provisional protection under Section 29 valid until May 2026.
- Grade: City grading: Grade 3A (high local significance)
- Proposed: Grade II (Provincial Heritage Site) – under appeal / High Court review
- Context: Landmark industrial complex
- Rare surviving coal-fired power station in the Western Cape
- Strong cultural landscape associations
- HPO: proposed HPO, site forms part of a proposed Cultural Landscape Heritage Area
- Adjacent heritage resources:
- Langa Initiation Site (Grade 3A)
- Langa Heritage Core Area (proposed HPOZ)
- Background, site and Context information:
 - 36ha industrial site located along the N2 between Pinelands, Langa, and Athlone
 - Developed from 1957–1967 as a municipal coal-fired power station
 - Contains turbine halls, boiler house, chimneys, coal conveyors, railway infrastructure
 - Cooling towers demolished (2010)
- Heritage Significance:
 - Historical: Associated with apartheid-era spatial planning and nearby Langa resistance history. Visible in key events such as the 1960 Langa March – key landmark
 - Aesthetic / Landmark: Strong industrial Modernist design
 - Chimneys are major visual landmarks across the Cape Flats
 - Scientific / Technical: Demonstrates mid-20th century power generation technology
 - Innovative use of treated wastewater for cooling
 - Social / Cultural: Strong association with surrounding communities (especially Langa)
 - Acts as a symbolic spatial marker between historically segregated areas
 - Rarity: Last coal-fired station of its type in the province
 - Rare 100m free-standing brick chimneys
- Previous Heritage Process/timeline:
 - 2020 BELCom: Partial approvals; major demolitions refused
 - 2020 Appeal: Allowed further demolitions (chimneys + ash plant)
 - 2021 Tribunal: Upheld appeal decision
 - 2024–2026: Site provisionally protected as PHS
 - Currently under High Court review
- Public Participation: 30-day PPP undertaken (Aug–Sept 2025)
- Docomomo-SA:

- Raised strong concerns regarding the loss of heritage fabric, particularly the chimneys and industrial components. Emphasised the site's high architectural and industrial significance and advocated for maximum retention and heritage-sensitive intervention.
- Langa Community Representatives:
 - Highlighted the site's social and cultural importance, especially its relationship with the Langa Initiation Site. Emphasised the need for sensitive timing of works, ongoing engagement, and protection of cultural practices and community identity.
- SAHRA:
 - Focused on compliance with the NHRA and appropriate mitigation. Supported conditions requiring comprehensive documentation, recording, and conservation of significant elements.
- City of Cape Town:
 - Commented from an implementation perspective, balancing heritage considerations with safety, feasibility, and decommissioning requirements, and supporting a managed approach to stabilisation and future use.
- Consultants Recommendations:
 - Retain representative industrial elements (e.g. one boiler/turbine set)
 - Preserve and archive historical documents
 - Retain remaining railway infrastructure where possible
 - Ensure visual and archival recording prior to works
- HO: I don't think HOMs has delegation to deal with this matter – refer to IACom and BELCom, joint committee input of expertise.

HELD OVER

The matter was held over subject to legal input regarding the ongoing Section 29(10) process.

SB

- 14.46 Erf 13490, Leopard Drive, Pezula Estate, Knysna, S38(1)-NID**
Case No: 28179SB0414 <https://sahris.org.za/node/396026>
 Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: 25m Freestanding Base Station
- Trigger: (i) exceeding 5 000m2 in extent;
- Other: na
- Grade: not graded
- HPO: outside
- Heritage resource:
- Archaeology: given the nature if the proposal, unlikely to impact.
- Palaeontological: unknown section according to SAHRIS palaeo map - given the nature if the proposal, unlikely to impact.
- Visual/Cultural: None given the nature of the proposal.
- Consultant recommendations: NFS

COMMENT

The proposal does not trigger the NHRA in terms of S38(1). A letter of no trigger to be issued.

SB

- 14.47 Erven 11141 and 26364, 10 & 12 Robert Sobukwe Road, Bellville, S38(1)-NID**
Case No: 28135SB0410 <https://sahris.org.za/node/395923>
 Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: Redevelopment and densification of Erven 11141 and 26364, Bellville CBD, including subdivision, rezoning, and mixed-use development (government offices, residential, retail, public

spaces and associated infrastructure).

- Trigger:
S38(1)(c) – change in character of a site
S38(1)(c) – development exceeding 5 000m²
S38(1)(d) – rezoning exceeding 10 000m²
- Other: None
- Grade: No formal grading / not graded (based on City of Cape Town map viewer)
- HPO: Outside
- Heritage resource: Limited heritage significance; some existing structures older than 60 years but heavily altered and of low significance. No formally protected resources on site; surrounding context largely CBD with limited heritage value.
- Archaeology: Given the nature of the proposal within a disturbed urban context, unlikely to impact.
- Palaeontological: Low sensitivity according to SAHRIS map; unlikely to impact.
- Visual/Cultural: None of significance; located within an established CBD context undergoing redevelopment.
- Consultant recommends: NFS
- Since there is no reason to believe heritage will be impacted.

FINAL COMMENT

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

SB

- 14.48 Portion 16 of Tygerfontein 347 Off Horne Road, Albertinia, Hessequa, S38(1)-NID**
Case No: 28125SB0420 <https://sahris.org.za/node/395909>

OUTSTANDING INFORMATION:

Title deed, POA, SG Diagram and Site photographs is required.

SB

- 14.49 Remainder of Farm 27, Off the R304, Stellenbosch, S38(8)-NID**
Case No: 28183SB0415 <https://sahris.org.za/node/396043>
Ms Stephanie Barnardt-Delpont introduced the item.

DISCUSSION

- Proposed: Development of a 100MW solar photovoltaic facility (±85ha) including BESS plant, substation, underground cabling and associated infrastructure on the Remainder of Farm 27, Stellenbosch.
- Trigger:
S38(1)(c) – change in character of a site
S38(1)(c) – development exceeding 5 000m²
- Other: NEMA, WULA
- Grade: No formal grading / not graded
- HPO: outside
- Heritage resource: No heritage resources identified; existing dwellings on site to be retained for staff housing.
- Archaeology: According to screener, there is small highly sensitive archaeological site however there is PHS off Koelenhof on Nooitgedacht estate (won't be impacted), given the scale of the development, potential for impact exists; however, no resources are identified by the consultant on the NID assessment. Based on the photographs of the site, flat agricultural lands, unlikely that archaeological resources will be present. Impact low
- Palaeontological: Low sensitivity according to SAHRIS and screener report shows a small portion in moderate sensitive; given the nature of the proposal, unlikely to impact. But chance finds

recommended.

- Visual/Cultural: Potential visual impact due to large-scale solar facility; no specific cultural resources identified. Based on Stellenbosch municipality survey, not along scenic route, hence, impact low.
- Consultant recommends: NFS
- The committee noted that property is identified as an NCW land parcel and surrounded by a IIB cultural landscape directly to the east according to the draft Stellenbosch CMP, hence potential visual impact.

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

SB

14.50

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

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

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

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

COMMENT

The demolitions are to be considered within Phase 2 of the ongoing Heritage Impact Assessment process under case number 16060607AS0606M / 14120811GT1209M.

SB

14.51

Erven 1303 and RE/1302, Vredendal North Clinic, Cnr of Hoërskool and Bult Streets, Vredendal, S38(1)-NID

Case No: 28196SB0415 <https://sahris.org.za/node/396082>

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: Subdivision and consolidation of portions of Erf 1303 and Erf RE/1302 ($\pm 5856 \text{ m}^2$), rezoning of a portion of Erf 1303 to Local Administration, and extension of the existing Vredendal North Clinic.
- Trigger: S38(1)(c) – development exceeding $5\,000 \text{ m}^2$
- Other: None
- Grade: No formal grading / not graded
- HPO: None
- Heritage resource: No heritage resources identified; existing structures are contemporary (<60 years) and not of heritage significance.
- Archaeology: Given the nature of the proposal, unlikely to impact.
- Palaeontological: Unknown sensitivity; however, given the nature and limited scale of the proposal, unlikely to impact.
- Visual/Cultural: None, given the nature of the proposal within an existing developed urban context.
- Consultant recommends: NFS

COMMENT

The proposal does not trigger the NHRA in terms of S38(1). A letter of no trigger to be issued.

SB

- 14.52 Portion 22 of Farm Kraaibosch and Erf 23333 (now described as Portion 8 of Erf 28005) Off Cederberg Street, George, S38(8)-NID**
Case No: 28176SB0414 <https://sahris.org.za/node/396013>
Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: Part 2 Amendment of the Environmental Authorisation (EA) and rezoning of Erf 28005, George from Business Zone I to residential use, including transfer of development rights to a new developer. The proposal shifts from an approved mixed-use/business development to purely residential development.
- Trigger: S38(1)(c) – development exceeding $5\,000 \text{ m}^2$
- S38(1)(d) – rezoning exceeding $10\,000 \text{ m}^2$
- Other: NEMA (Part 2 Amendment of EA)
- Grade: Not graded
- HPO: outside
- Background: The development was approved by Environmental Authorisation (EA) issued on 26 February 2013 with reference: 16/3/1/5/D2/19/0021/12 for the development of Portion 22 of Farm Kraaibosch and Erf 23333, George. The original EA approved a mixed-use development (Business Zone I) on what was then described as Portion 8, now Erf 28005, George.
- Heritage resource: No heritage resources identified on site (site is vacant)
- Archaeology: given the nature of the proposal, unlikely to impact.
- Palaeontological: unknown section according to SAHRIS palaeo map - given the nature of the proposal, unlikely to impact.
- Visual/Cultural: within urban context, impact low.
- Consultant recommendations: nfs
- Since there is no reason to believe that heritage will be impacted.

FINAL COMMENT

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

- 14.53 Farm 40/622, Sanbona Wildlife Reserve, Swellendam, S34-Minor Works**
Case No: 28108XM0420 <https://www.sahris.org.za/node/395876>

OUTSTANDING INFORMATION:

Company/Trust Resolution, Streetscape photographs required.

XM

- 14.54 Erf 25138-RE, 55 Morningside Road, Maitland, S34-Minor Works**
Case No: 28186XM0415 <https://www.sahris.org.za/node/396053>

COMMENT

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

XM

- 14.55 Erf 4707, 110 Long Market Street, Cape Town, S34-Additions & Alterations**
Case No: 28169XM0413 <https://www.sahris.org.za/node/396002>

OUTSTANDING INFORMATION:

Proof of Payment with outstanding amount, Company/Trust Resolution, Streetscape photographs, Consultation comments: Local municipality and Conservation body comments required.

XM

- 14.56 Erf 11182, 29 Wright Street, Woodstock, S34-Additions & Alterations**
Case No: 28170XM0413 <https://www.sahris.org.za/node/396003>

OUTSTANDING INFORMATION:

WAAC and CoCT comment, Streetscape photos required.

XM

- 14.57 Erven 96829 & 97770, 127 Campground Road, Newlands, S34-Total Demolition**
Case No: 28110XM0410 <https://www.sahris.org.za/node/395880>
 Mr Ruan Brand introduced the item on behalf of Ms Xola Mlwandle.

DISCUSSION

- The proposal is for the total demolition of all structures on erven 96829 & 97770 for a new development.
- Work has not started
- Graded IIIC
- Inside HPO
- CoCT support
- The GLCA has no objection
- CTHF did not comment in 30 days

DECISION

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

XM

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

OUTSTANDING INFORMATION:

Work has not started and Streetscape photographs required.

XM

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

OUTSTANDING INFORMATION:

Company/Trust Resolution required.

XM

14.60 Erf 11264, 240 Halt Road, Elsie's River, S34-Total Demolition
Case No: 28154XM0413 <https://www.sahris.org.za/node/395959>

OUTSTANDING INFORMATION:

Work has not started, Motivation, Power of Attorney and Demolition plan, Consultation comments: Local municipality required.

XM

14.61 Erf 1435, 5 Florida Court, 8 Davenport Road, Vredehoek, S34-Additions & Alterations
Case No: 28157XM0413 <https://www.sahris.org.za/node/395966>

OUTSTANDING INFORMATION:

Confirmation of work started, Streetscape photographs required.

XM

14.62 Erf 56946, 37 Roosevelt Road, Claremont, S34-Additions & Alterations
Case No: 28163XM0413 <https://www.sahris.org.za/node/395985>
Mr Ruan Brand introduced the item on behalf of Ms Xola Mlwandle.

DISCUSSION

- The application is for additions and alterations including a proposed patio deck & pergola, braai and internal alterations Work has not started
- Not Graded
- City consider the structure NCW
- CoCT supports
- Recommend for approval

DECISION

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

XM

15. Other Matters

None

16. Adoption of Resolutions and Decisions:

RB moves to adopt and CH seconds the adoption of resolutions and decisions of the meeting of 28 April 2026.

17. Closure: The chairperson, Ms Corne Alexander, officially closed the meeting at 12H04

18. Date of next meeting: 11 May 2026

MINUTES APPROVED AND SIGNED BY:

CHAIR: _____

SECRETARY: _____

Annexure A – HWC: Heritage Officers' Meetings

Abbreviations

APHP - Association of Professional Heritage Practitioners

AHP - Agulhas Heritage Society

BKCA - Bo-Kaap Civic Association

BKYM - Bo-Kaap Youth Movement

CIBRA - City Bowl Ratepayers & Residents Association

CoCT - City of Cape Town

CTHT - Cape Town Heritage Trust

CRM - Cultural Resources Management

DRHCA - De Rust Heritage Conservation Association

Docomomo South Africa

DHS -Durbanville Heritage Society

EHM - Environmental Heritage Management department

FoBCA - Friends of Blaauwberg Conservation Area

FE - Friends of Elim

GLCA - Greater Lynfræ Civic Association

GPRRA - Green Point Ratepayers & Residents Association

HVA - Harfield Village Association

HMB - Heritage Mossel Bay

HVTA - Hex Valley Tourism Association

HBRRA - Hout Bay & Ratepayers and Residents Association

HIA - Heritage Impact Assessment

ILASA - Institute for Landscape Architecture in South Africa

KBHA - Kalk Bay Historical Association

KBSJRR - Kalk bay-St James Ratepayers & Residents Association

LKID - Lower Kenilworth Improvement District

MHCS - Muizenberg Historical Conservation Society

NCW - Not Conservation Worthy

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

NID - Notification of Intent to Develop

NCOA - Noetzie Conservancy Owners Association

ASAPA - Association of Southern African Professional Archaeologists

ABHC - Associated Bibbys Hoek Conservancy (Knysna)

BELCOM - Built Environment and Landscapes Committee

CBCRA -Camps Bay Clifton Ratepayers Association

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

CTHF - Cape Town Heritage Foundation

CRRA - Constantia Ratepayers & Residents Associations

CMP - Conservation Management Plan

DWCA - De Waterkant Civic Association

DHF - Drakenstein of Heritage Foundation

EMPr - Environmental Management Program

FHRA -Franschhoek Heritage and Ratepayer Association

FoCVGB - Friends of Constantia Valley Green Belts

GBRM - Great Brak River Museum

GVHAG - Greater Vredehoek Heritage Action Group

GCS - Greyton Conservation Society

HRF - Helderberg Renaissance Foundation

HOMs - Heritage Officers Meeting

HPO - Heritage protects overlay.

HWC - Heritage Western Cape

IACom - Impact Assessment Committee

IGIC - Inventories, Gradings and Interpretations Committee

KHS - Kommetjie Heritage Society

MGHS - McGregor Heritage Society

NHC - Napier Heritage & Conservation

NASDB - Nelspoort Agency of Sustainable Development body

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

NRA - Newlands Residents Association

OCA - Observatory Civic Association

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

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