

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



1. Opening and Welcome

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

2. Attendance

Members

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

Staff

Ms. Nosiphiwo Tafeni	Secretariat	NT
Ms. Yusrah Hoosain	I&APs group chat	YH
Ms. Waseefa Dhansay	Assistant Director	WD

Legal Advisor

Ms. Penelope Meyer	Deputy Director	PM
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Observers

Mr Vuyo Adoorns

Visitors

Mr Bruce Wilson	Applicant/Architect	Item 14.2
Ms Jone Kros	Applicant/Architect	14.2
Mr Clive Theunissen	Drakenstein Municipality	Drakenstein items

Capacity

Applicant/Architect
Applicant/Architect
Drakenstein Municipality

3. Apologies

Ms. Stephanie Barnardt-Delport	Specialist Heritage Officer	SB
Ms. Aneeqah Brown	Secretariat	AB

Absent

None.

4. Acceptance of the Code of Conduct

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

5. Approval of Agenda

- 5.1.** The Committee resolved to approve the agenda of 30 March 2026 with the following addition:
Moving item 13.16 on the agenda to item 10.2.
CN moved and CH approved.

6. Approval of Minutes of the Previous Meeting

6.1. The Committee resolved to approve the minutes of 23 March 2026. XM moved to approve and CN supported.

7. **Disclosure of conflict of interest**

None.

8. **Confidential matters**

None.

9. **Standing Items**

9.1. **Site inspections undertaken**

9.1.1 Erf 67397, 5 Lindley Road, Wynberg (RB)

Case No: 27699RB0306 <https://sahris.org.za/node/390398>

9.2 **Proposed Site Inspections**

9.2.1 **Item 14.1** Erf 1086, 36 Vredehoek Avenue, Vredehoek, S34 – Total Demolition

Case No: 27889CH0319 <https://www.sahris.org.za/node/392675>

9.3 **Site Inspection Reports**

9.3.1 Erf 67397, 5 Lindley Road, Wynberg (RB)

Case No: 27699RB0306 <https://sahris.org.za/node/390398>

- Site inspection undertaken to resolve conflicting heritage assessments regarding proposed demolition.
- Applicant: NCW; CoCT: Grade IIIB.
- Context:
 - Area significantly transformed by high-density development.
 - Only two remaining row-type houses on the street.
 - Surrounding properties include apartment blocks and active redevelopment.
 - Planning framework supports ongoing densification.
- Originally an Edwardian row house, but substantially altered (2012 and earlier).
- Loss of key features (e.g. stoep) and reduced architectural integrity.
- Limited surviving original elements; insufficient to support grading.
- No longer contributes meaningfully to a coherent heritage context.
- Context required for row-typology conservation no longer exists.
- Better examples of this typology exist elsewhere in Wynberg.
- Precedent for densification already established in the area.
- Property has low heritage significance.

COMMENT

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

- That once the WRRRA comment is submitted (or the 30-day consultation period lapses), that the application be tabled at HOMS with an invitation to the Heritage Architect, WRRRA representative, and the CoCT E&HM official, or any other I&APs.
- That when HOMS ventilates the matter, that the grading of this property on City Map viewer of IIIB be scrutinized with the information provided in this report.

9.4 **Preparation for upcoming Committee meetings**

9.4.1 Appeals (8 April 2026)

9.4.2 IACom (15 April 2026)

9.4.3 BELCom (22 April 2026)

9.4.4 HOMS for April and May

9.5 **Tribunal Updates (Legal)**

- None.
- 9.6 Interim and Close-Out Reports**
None.
- 9.7 Incomplete Applications**
- 9.7.1** Matters Arising: 13.3; 13.5; 13.14; 13.15; 13.18; 13.22
- 9.7.2** New Matters: 14.4; 14.5; 14.7; 14.9; 14.10; 14.13; 14.27; 14.28; 14.29; 14.30; 14.31; 14.32; 14.33; 14.34; 14.42; 14.43; 14.44; 14.45; 14.46; 14.48; 14.49
- 9.8 Decisions taken under ASD delegation**
- 9.8.1** Matters Arising: TBC – 13.1, 13.2, 13.6, 13.19
- 9.8.2** New Matters: TBC – 14.3, 14.8, 14.39, 14.40.
- 9.9 Exemption Notice 9051 of 2025: NCW graded within CoCT**
- 9.9.1** Matter Arising: None.
- 9.9.2** New Matters: 14.38
- 9.10 Archaeological Matters**
None.
- 9.11 Illegal Works Database: Stop Works Orders issued**
None.
- 9.12 Permit deadline:**
Given operation requirements for this week, there is no formal permit deadline.
- 9.13 SAHRIS rollout feedback (RB)**
- Officers are requested to:
 - Improve e-mail templates for requesting images in outstanding information and not accepting individually uploaded images. Request a PDF and send them the guideline docs (has been working for me so far – no complaints just yet – I have just noticed a lot of individual images being uploaded and that is tough to review. CN you have also flagged this a few times).
 - Please also edit the webform submissions for BE stuff and fix the mapping location before locking the form. About ¼ of the complete applications on the agenda have incorrectly mapped locations.
 - SAHRIS admin team have Q4 reporting but are slowly working on our requests submitted from two weeks ago.
 - A new fee structure and S38 NID checklist has been finalised. These will be distributed to applicants and loaded onto SAHRIS.

10. Administrative Matters

10.1. Farm 319 Portion 92, Palmiet Rivier, Grabouw & Farm 951-RE, Oak Valley, Grabouw

Case No.: 26228EJV0926 & 26273SB1001

DISCUSSION

- HOMs on 13 October 2025 resolved to request an HIA for the proposed service stations on either side of the N2. The HIA is to be inclusive of the service stations proposed in case ID 26228EJV0926 and Case ID 26273SB1001 to provide an integrated, holistic assessment that considers the cumulative impact of both of the developments on either side of the N2 within a single HIA process.
- HWC were contacted on 23 March 2026 by the applicant who notes that it is common practice in the fuel station industry for the site to have the appropriate land use rights in place prior to their commitment; and to utilise in-house architectural and engineering teams to undertake the design work. The proposal design is therefore only established following the NEMA process and Land Use

Planning application (assuming they are successful). The HIA therefore cannot satisfy the requirements of Section 38(3) at this stage.

- It is proposed that this HIA would most appropriately be managed through a phased process in terms of the HWC Guidelines in this regard. This would include:
 - Interim comment in terms of Section 38(8) be sought from HWC on a Phase 1 HIA inclusive of the requirement for assessment of the final design and approval by HWC as a condition of NEMA authorisation.
 - Record of Decision sought from HWC on a Phase 2 HIA
- Both phases will be subject to public participation

COMMENT

The Committee resolved to endorse the request for a phased approach to the Heritage Impact Assessment requested by HOMs on 13 October 2025 under case numbers 26228EJV0926 and 26273SB1001 for the proposed service stations on Farm 319 Portion 92, Palmiet Rivier and Farm 951-RE, Oak Valley in Grabouw.

10.2. Item 13.16. Portion of Remainder Erf 75569, Portion of Erf 75562 and Portion of Erf 75567, Klip Road, Grassy Park, S38(8) – NID **Case No: HWC24040806SB0625**

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

DISCUSSION

- Previous the committee requested and HIA with specialist studies included an AIA.
- The development has subsequently changed, therefore a new NID has been submitted.
- Hence, 18 March 2026 - email received to confirm the withdrawal of the NID as the development has been reduced, on a smaller more disturbed portion. A new NID application is to follow.

FOR NOTING

Committee noted the request for the above application to be withdrawn and awaits the submission of the revised NID.

11. Monitoring by practitioner

11.1. Erven 3346-RE, 1128-RE, 1130-RE, Porter Estate, Tokai Road, Constantia, S27 and S35 - Excavation, Collection, Removal, and Use of Excavation Equipment **Case No: HWC24081509EJV0816**

- The item was discussed under 13.9 on the agenda.

11.2. Erf 1370, 38 Hofmeyr Street, Waterhof Spring Vault, Oranjezicht, S34 – Restoration **Case No: 27414CSI0216**

- HOMS on 23 February issued the following 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 compile a close-out report.
 2. HWC must be provided with the details of the consultant and their CV confirming suitability to compile the close-out report.
 3. A letter of appointment must be signed by the applicant and consultant.
 4. A revised drawing set indicating the material specifications for the installation of ironmongery into the historical brick-and-mortar structure in order to reattach the timber door and frame. Once the above has been fulfilled, HWC will provide the required permit.
- The proposed work is for the Work applied for has not started
- Within a graded IIIA cultural landscape, inside HPO

- Grading notes from CoCT map viewer: Is a large intact gardens with a pond. Has a historic pump house over a natural spring. Is part on the environmental management plan of 2012 O'Donoghue. Statement of significance: Spring being a remnant of a historical agricultural landscape associated with the Upper Table valley market farms. Now a landscaped garden feature.
- The Waterhof Spring vault was built to cover the natural spring that can only be accessed through a small timber door. The arch around this door has deteriorated due to an ant infestation, which compromised its structural integrity and resulted in its collapse. The door to the vault is now free standing. The proposed repair works is to repair the arch and reattach the door using its original ironmongery. This type of repair is consistent with the provisions of the EMP which makes allowances for this necessary intervention. The proposed interventions include a new arched timber frame for single outward opening arched timber door; to be finished with varnish, to match existing wood structures (the door); and the existing ironmongery will be used to reattach the door.
- The CV, appointment letter, and revised drawing were submitted on 23 March.

DECISION

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

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

12. Discussion of the Agenda

12.1. 13.15 – Erf 374, 48 Children's Way, Bergvliet, S34 – Additions, Alterations, and/or Partial demolition

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

MATTERS TO BE DISCUSSED

13. MATTERS ARISING

13.1. Erf 10303, 81 8th Street, Voelklip, Hermanus, S34 – Additions & Alterations

Case No: 27821CH0313 <https://www.sahris.org.za/node/391480>

CASE SUMMARY

- Outstanding information received on 20 March 2026.
- Not Graded outside HPO. Inside a IIIB heritage area.
- Proposal is for internal alterations, extensions to the existing dwelling, alterations to windows and doors, swimming pool, timber deck and timber pergola.
- Work has not started.
- OHAC supports.

FOR NOTING

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

- 13.2. Erf 2450, 108 8th Street, Voelklip, Hermanus, S34 – Additions & Alterations
Case No: 27818CH0313 <https://www.sahris.org.za/node/391475>

CASE SUMMARY

- Outstanding information received on 20 March 2026.
- Not Graded outside HPO. Inside a IIB heritage area.
- Proposal is to extend the existing 1980s garage and granny flat and internal alterations to the granny flat.
- Work has not started.

FOR NOTING

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

CH

- 13.3. Erf 90, 44 Main Road, Gansbaai, S34 – Minor Works
Case No: HWC25091712CH0918

OUTSTANDING INFORMATION

Correct ownership details required (POA, Resolution, Title deed).

CH

- 13.4. Farm 663, Meaker Road, Paarl, S34 – Additions & Alterations
Case No: 27479CH0219 / HWC25102307CH0219 <https://sahris.org.za/node/389777>

Ms Chane Herman introduced the item.

DISCUSSION

- Further requirements received on 23 March 2026. HOMs required clarity on the age of the second dwelling/ outbuilding and for the elevations to reflect all proposed work.
- Not Graded within the Sonstraal Road Scenic Route Overlay Zone. At the 16 March 2026 meeting, DHAC retracted their comment regarding the IIC grading and stated that the werf is graded IIIA.
- Proposal is to renovate the farmhouse/second dwelling. The work includes internal alterations, raising the roof to accommodate a kitchen, dining/living room, bedroom, walk in closet and bathroom. All windows and doors will be replaced with aluminium. No work is proposed to the main dwelling.
- Work has not started.
- DHAC does not support the proposal and recommends the following:
 - The proposed gables to the new extension must be removed.
 - The replacement of all the existing windows and doors with aluminium is not supported.
 - A heritage statement must be provided for comment which assesses the significance of the heritage resource and the proposed alterations and additions.
- DHF supports provided that no work is undertaken on the main dwelling. The design of the proposed end gable should not replicate that of the main house and must be simplified.
- Paarl300 Foundation did not comment within 30 days.
- All I&APs have been invited to attend HOMs on 30 March 2026.
- DHAC indicated support in the meeting of the revised drawings.

FURTHER REQUIREMENTS

1. Additional annotated photographs of the second dwelling. These photographs must include internal photographs and photographs of all elevations/facades.
2. A heritage statement that includes an assessment of the significance of the structure, an assessment of the proposed work and assessment of any potential impacts.

3. The applicant to provide a written response to the objections received from the Drakenstein Municipality.
4. Any unauthorized work must be documented in the heritage statement and annotated on the drawings.

CH

- 13.5. Erf 1136, 21 Tindall Street, Robertson, S34 – Total Demolition**
Case No: 27718CN0309 <https://sahris.org.za/node/390594>

OUTSTANDING INFORMATION

Accurate POP and ownership information required.

CN

- 13.6. Erf 12092, 37 Nerina Avenue, Fish Hoek, S34 – Minor Works**
Case No: 27626CSI0304 <https://sahris.org.za/node/390243>

CASE SUMMARY

- Outstanding information received 19 March for internal photos
- Work applied for has not started
- Previous approval: HWC24092007
- Graded 5? IIIC/5? - Graded NCW according to the City in the previous application
- Outside HPO
- Proposed work is for a new lean-to verandah
- FHVRR support the application

FOR NOTING

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

CSI

- 13.7. Erf 144, 12 Wynyard Street, Unit 4, Wynyard Mansions, Oranjezicht, S34 – Additions & Alterations**
Case No: 27677CSI0305 <https://sahris.org.za/node/390358>

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 18 March for CoCT and CIBRA comment.
- Work applied for has not started
- Graded IIIC
- Inside HPO
- Proposed work is for internal reconfiguration and a new sunroom
- CoCT and CIBRA provided comment and support the application

DECISION

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

CSI

13.8. Erf 16190, Dyden Street Primary School, 84 Fenton Street, Salt River, S38(1) – NID
Case No: 27078EJV0116 <https://sahris.org.za/node/388355>

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 19 March 2026
- Graded IIIA
- Inside Salt River HPO
- Work has not started
- Triggers s38(1)(c).
- The proposal is to construct a freestanding, single storey, masonry library with a total footprint of 188m2 on the site of the Dryden Street Primary School using the existing architecture as precedent for the architectural approach of the new build. The school itself is 118 years old and was constructed to serve the children of the Cape Town Government Railway Workers; however, neither its tangible fabric nor intangible significance will be impacted by the proposal. The SAHRIS Palaeo Map indicates low sensitivity
- Consultant recommends no further studies

COMMENT

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

EJV

13.9. Erven 3346-RE, 1128-RE, 1130-RE, Porter Estate, Tokai Road, Constantia, S27 and S35 – Excavation, Collection, Removal, and Use of Excavation Equipment
Case No: HWC24081509EJV0816

Emily Jane Vowles introduced the item.

DISCUSSION

- Further Requirements received on 20 March 2026
- The Tokai Manor House on a part of Erf 3346-RE is a PHS, the Tokai Arboretum on parts of erven 1128-RE and 1130-RE is a National Monument; and there are a number of structures on the site graded IIIA
- Inside Constantia Winelands Cultural Landscape
- Work has started and was recently halted
- HOMs on 26 August 2024 was supportive of the application on condition of the submission of the CV and appointment letter of the archaeologist appointed to monitor and submit a close-out report for the work.
- Previous NID application for the repair, upgrade and/or replacement of the potable and fire water reticulation across the Porter estate as well as the sewer systems in the Manor House (HWC24050201) in accordance with the Tokai Manor Precinct Plan (TMNP 2012) was approved with NFS. However, it was recommended that a separate S27 and S35 process be initiated as, while no archaeological resources have been identified to date, the likelihood of subsurface archaeological remains is very high due to the long history of the use of the complex stretching back from the contemporary era, through the colonial period, back to the Stone Age
- The proposal is for archaeological monitoring to minimise unnecessary damage to any significant, in situ features, structures or deposits that may persist. This monitoring ensure the following: 1. Any trenching - new or along existing alignments - within 20m of the Manor House ring muur is to be undertaken under the supervision of an archaeologist, i.e. no trenching is to occur without an archaeologist present; 2. All new trenching within 20m of the core historic structures is to be subject to frequent monitoring by an archaeologist; 3. All trenching along existing service alignments outside of the areas identified above to be subject to occasional monitoring by an archaeologist.

- CoCT; CRRA; FoCGB did not respond in 30 days, and CRRA's query was directed to the project Environmental Practitioner as it was not heritage-related.

DECISION

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

1. The work must be monitored by a suitably qualified archaeologist. The committee endorsed the appointment of Katie Smuts to monitor the proposed work.
2. A close-out report, compiled by Katie Smuts, must be submitted to HWC within 30 days of practical completion.

EJV

13.10. Erf 53851, 24 Harfield Road, Claremont, S34 – Additions & Alterations **Case No: 27471EJV0219 <https://sahris.org.za/node/389716>**

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 25 March 2026
- Graded IIIB
- Outside HPO
- Work has not started
- The proposal is for internal alterations, a new covered stoep, new internal covered courtyard, and a pool.
- Previous application (Case No. 21111101) for the addition of a storey was approved in 2021 but was never actioned on site.
- City of Cape Town supported the 2021 proposal and did not respond in 30-days regarding the 2026 proposal

DECISION

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

EJV

13.11. Erf 56226, 43 Talana Road, Claremont, S34 – Total Demolition **Case No: 27813RB0313 <https://sahris.org.za/node/391362>**

Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received 25 March 2026 (note, photos are not great, but this structure is GUTTED).
- CityMaps graded as IIIB but due to state of dilapidation, CoCT E&HM comment states NCW.
- Outside of any HPO.
- Application is for total demolition.
- HWC approved total demolition in 2015 but the applicant could not enact the works due to squatters and then personal reasons thereafter.
- A fire in 2017 further damaged the structure to the point where it is just a shell that remains.
- CoCT E&HM comment notes the building as being so destroyed and dilapidated that it is NCW.
- UCRRA initially wanted more information based on the IIIB grading, but after receiving the CoCT E&HM comment, support the total demolition on condition that a sensitive redevelopment occurs.

DECISION

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

RB

13.12. Erf 1620, 4A Rosedene Road, Sea Point, S34 – Additions & Alterations
Case No: 27385RB0212 <https://sahris.org.za/node/389326>

Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received 24 March 2026.
- Graded IIIC.
- Inside the Sea Point HPOZ.
- Work has not started.
- Proposal is:
 - 1) to move the front boundary wall slightly closer to Rosedene Ave and reposition the gate.
 - 2) new laminated flooring throughout inside, except for the bathrooms and one bedroom, where the damaged suspended timber flooring will be concreted over.
 - 3) minor internal re-arrangement
- SFBRR did not respond to the request for comment within 30 days.
- SFA offered a comment of no objection and CoCT E&HM a comment of support.

DECISION

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

RB

13.13. Erf 515, 3 Uitvlugt Road, Pinelands, S34-Additions, Alterations, and/or Partial demolition
Case No: 27776SB0312 <https://sahris.org.za/node/390829>

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

DISCUSSION

- Proposal: upgrade and add bathroom to the existing property, double storey and two additional dwellings (double storey).
- Work start: No
- Grade: 3C
- HPO: Inside
- Comments: CoCT supports and Pinelands ratepayers support
- Outstanding information received on the 24 March 2026 - POA with signature from both owners. Both signatures are there.
- Since there is no reason to believe heritage will be impact.

DECISION

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

SB

- 13.14. Erf 4339, 30 Caledon Street, Bodorp, George, S34-Minor Work
Case No: 27814SB0313 <https://sahris.org.za/node/391363>

OUTSTANDING INFORMATION

Application is not deemed minor, George Heriatge Trust and formal comment from municipality as snip from online cannot be accepted is required.

SB

- 13.15. Erf 374, 48 Children's Way, Bergvliet, S34-Additions, Alterations, and/or Partial demolition
Case No: 27548SB0225 <https://sahris.org.za/node/390008>

OUTSTANDING INFORMATION

Confirmation regarding ownership required.

SB

- 13.16. Portion of Remainder Erf 75569, Portion of Erf 75562 and Portion of Erf 75567,
Klip Road, Grassy Park, S38(8)-NID
Case No: HWC24040806SB0625

FOR NOTING

Committee noted the requested for the above application to be withdraw.

SB

- 13.17. Portion 111 of the Farm Joostenbergvlakte 728, Paarl Road, Kraaifontein, S38(1)-NID
Case No: 27292SB0205 <https://sahris.org.za/node/388980>

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

DISCUSSION

- Proposed: Construction of a 15m freestanding lattice telecommunications mast with concrete foundation, ground-level equipment cabinet, underground cabling, perimeter demarcation, and access pathway.
- Trigger: Section 38(1)(c)(i) – Development exceeding 5 000m² in extent (site area trigger).
- Does the mast change the character of the site?
- Other: None
- Grade: CoCT not working again -
- HPO: Outside
- Heritage resource: Rural cultural landscape of Joostenberg Vlake (historic rural land-use pattern and sense of place).
- Archaeology: Possible scattered artefacts in disturbed contexts. Low direct impact due to small footprint and historically disturbed soils. Low likelihood of significant material.
- Palaeontological: Low sensitive area according to SAHRIS, hence low impact.
- Visual/Cultural: Moderate visual impact on rural cultural landscape due to 15m vertical element. Impact primarily visual rather than physical. Mitigation through sensitive siting, neutral colouring, and design integration recommended.
- Consultant recommends: NFS
- Outstanding information received on the 24 March 2026 - POA and additional site photographs.
- The committee noted that the proposal will not trigger a change of character,

COMMENT

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

SB

- 13.18. Erf 14139, 10 van der Meulen Street, Bo-Kaap, S34 – Additions, Alterations, and/or Partial demolition**
Case No: HWC25100904SB0116 <https://sahris.org.za/node/388348>

OUTSTANDING INFORMATION

Revised drawing indicating the work completed as distinct from the work proposed and proof of communication with BKCA required.

SB

- 13.19. Erf 57062, 152 Milner Road, Claremont, S34 – Total Demolition**
Case No: 27803SVB0313 <https://sahris.org.za/node/391334>

CASE SUMMARY

- Outstanding information received on 18 and 19 March 2026.
- The property is Not Graded and is outside of any HPO.
- Work has not started.
- The proposal is for demolition of all structures on the site.
- CoCT support the proposal.
- The building is assessed as being not conservation worthy by the City of Cape Town, in their comment.

FOR NOTING

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

SVB

- 13.20. Farm 1546, Middagkrans, Franschhoek, S34 – Additions, Alterations & Partial Demolition**
Case No: 26969SVB0107 <https://sahris.org.za/node/388131>

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 23 and 24 March 2026.
- The property has a grading of IIIA and is within the grade II H01 Landscape Unit (as per the Stellenbosch Municipality Heritage Survey)
- Work has not started. However, the consultant has identified deviations from the previous 2021 permit that were not approved by HWC. The consultant has assessed the impact of these deviations and recommends that they have not negatively impacted the resource.
- The proposal is for partial demolition of various ad-hoc additions to the historic Barn at Middagkrans werf, alterations and repairs to the Barn, removing a double garage and building a new staff house in its place on the werf. The stone and plastered werf walls and gates will be retained.
- A previous application for alterations and additions was approved by HWC in 2021 (21011109SB0118E) and HWC issued NFS in response to a NID applications in 2020 (20092914SB1007E).
- Stellenbosch Municipality support the proposal.
- Franschhoek Heritage and Ratepayers Association do not object to the proposal.
- Stellenbosch Interest Group did not respond to the request for comment.
- Stellenbosch Heritage Foundation did not respond to the request for comment.
- The barn is the oldest structure on the farm dating from around 1860 (according to the heritage consultant). The original fabric is comprised of soft brick walls with lime mortar and thick timber solder joists with broad timber planks.
- Accretions surrounding the perimeter of the barn include a manager's house attached (also with a hipped metal roof) to the eastern short end, as well as ad-hoc modern enclosed and open

lean-to additions. The north-eastern addition to the barn proposed to be demolished, is speculated by the heritage consultant to have been added in 1980s.

- The heritage consultant recommends a proposed grading of IIIB for the barn and IIIB for the Werf ensemble. Further, the consultant recommends that the proposed changes are assessed as being sensitive to the barn and heritage resources on the farm and recommend that HWC approve the proposed work.

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. Traditional lime mortars, plasters and renders must be used for all maintenance and alterations to the existing barn structure.
2. A close-out report, compiled by Peter Buttgens, must be submitted to HWC within 30 days of practical completion.

SVB

13.21. Erf 111, 19 Montagu Street, George, S34 – Additions & Alterations **Case No: 27731XM0310 <https://www.sahris.org.za/node/390635>**

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The outstanding information was received on the 20th of March 2026.
- The proposal is for refurbishment to the existing property. The alterations are to the interior and exterior of the historic core of the main building and demolition of modern extensions to rear to make provision for guest accommodation.
- Alterations Include:
- Demolition of the modern accommodation wing to the rear elevation of the main building.
- Removal of modern open patio to rear elevation of the main building, construction of new patio.
- Internal alterations to enlarge Bedroom 1, incorporating linen room and creating a new bathroom.
- Internal alterations to Bedroom 4, removal and closure of modern door onto main stoep to street-facing elevation. Work has not started.
- Not Graded
- Not within HPO
- George municipality and George Heritage Trust did not provide comment within 30 days.
- Simon van der Stel Foundation supports the application

DECISION

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

XM

13.22. Erf 1764, 21 Lourensford Road, Somerset West, S34 – Minor Works **Case No: 27144XM0122 <https://sahris.org.za/node/388520>**

OUTSTANDING INFORMATION

Properly coloured up plans clearly indicating proposed work and SG diagram required.

XM

14. NEW MATTERS

- 14.1 Erf 1086, 36 Vredehoek Avenue, Vredehoek, S34 – Total Demolition**
Case No: 27889CH0319 <https://www.sahris.org.za/node/392675>

HELD OVER

The Committee resolved to undertake a site inspection on 9 April 2026.

CH

- 14.2 Erf 31990-RE, 23 Main Road, Mowbray, S38 – NID (SDP Amendment)**
Case No: 27878CH0318 <https://www.sahris.org.za/node/392483>

Ms Chane Herman introduced the item.

Mr Bruce Wilson and Ms Jone Kros were present and took part in the discussion.

DISCUSSION

- The NID is submitted for proposed deviations from the previous approved plans. HWC on 14 May 2024 approved the proposed development for a student accommodation, convenience retail centre and parking bays (HWC24071109CN0717). The approval was given on condition that final buildings plans be submitted to HWC showing the removal of the double volume structure and framing device. The final plans were approved by IACom on 11 June 2025.
- Site is vacant and graded NCW inside HPO. The existing structure was demolished in 2020.
- Work has not started.
- The deviations include the following:
 - Minor adjustments to the service and delivery interface including a small rounding to the staircase.
 - Minor refinements to the roof form to accommodate detailed design and alignment with the updated CoCT height restrictions. The actual height and form of the structure will not change.
 - Extending a single storey refuse room on the ground floor level at the yard access point on Bollihope Street.
 - Addition of a vehicle exit gate on Rhodes Avenue to fully screen the delivery yard.
 - Design development to the external seating and access area at the student residence entrance.
 - Internal planning adjustments that do not affect the external form, massing or architectural expression.
 - General coordination refinements as reflected in the updated architectural drawings.
- The consultant does not recommend an HIA, stating that the amendments are compliant with the previous approved HIA, the amendments will not have any heritage impacts nor will it differ from the previous approved building in terms of envelope, bulk, materials and massing.

DECISION

The Committee resolved to approve the revised plans / SDP as per the drawings numbered CS_000, CS_001, CS_002, CS_003, CS_004, CS_005, CS_006, CS_007, CS_008, CS_009, CS_010 and CS_200, Revision 3 dated 27 February 2026 and prepared by BWA (Bruce Wilson Architects) as being substantially in accordance with the previous HWC approval dated 1 July 2025.

CH

- 14.3 Erf 395, 2 Westcliff Road, Westcliff, Hermanus, S34 – Additions & Alterations**
Case No: 27846CH0317 <https://www.sahris.org.za/node/391559>

CASE SUMMARY

- Not Graded outside HPO
- Proposal is for an entertainment patio, raising the roof to create additional accommodation, demolishing the braai room, removing an internal wall to create an open space living area and regularizing the work completed by the previous owner which includes stripping the bathrooms and kitchen.

- Work has not started
- OHAC supports.

FOR NOTING

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

CH

- 14.4 Erf 420, 5 Fourie Street, Hermanus, S34 – Minor Works**
Case No: 27911CH0320 <https://www.sahris.org.za/node/393762>

OUTSTANDING INFORMATION

POA, outstanding payment of R4000 and additional streetscape photographs.

CH

- 14.5 Erf 4834, 68 Barry Street, Robertson, S34 – Additions & Alterations**
Case No: 27850CH0317 <https://www.sahris.org.za/node/391565>

OUTSTANDING INFORMATION

Proof of consultation with the Langeberg Municipality and plans to annotate all unauthorized and proposed work.

CH

- 14.6 Erf 5365, 1 Hospital Street, Hermanus, S34 – Additions & Alterations**
Case No: 27920CH0323 <https://www.sahris.org.za/node/393925>

Ms Chane Herman introduced the item.

DISCUSSION

- Grade II (according to the Overstrand Heritage Survey) outside HPO. The survey sheet notes that the site is a suggested grade II. Site may just be ungraded because there is no Gazette for the site.
- Proposal is for new non-magnetic huts and a sun observation tower on the existing South African National Space Agency (SANSA) campus to support scientific operations. The site is approximately 167929sqm in extent however the proposed work will not change the character of the site and is in keeping with technological/scientific use of the site. The structures are freestanding.
- Work has not started.
- OHAC supports

COMMENT:

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

CH

- 14.7 Erf 8709, Via Main Road, St Peter's La Roche, Paarl, S38(8) – HIA**
Case No: 26716CH0320 <https://www.sahris.org.za/node/387287>

OUTSTANDING INFORMATION

Unabridged I&AP comments & proof of consultation where no comment was provided.

CH

- 14.8 Erf 1151-RE, 91 Andries Pretorius Street, Somerset West, S34 – Minor Works**
Case No: 27918CN0323 <https://sahris.org.za/node/393919>

CASE SUMMARY

- Outstanding Information: External photos and SG Diagram required
- Grading: Not graded
- HPO: Outside
- Status of Work: Not started
- Previous Applications: None
- Proposal: For internal alterations including reconfiguration of internal spaces through new and removed drywall partitions, the introduction of new toilet facilities (including accessible ablutions), and the creation of ancillary spaces such as offices and a mother-and-baby room. Works also include the insertion of a new internal staircase, partial reworking of the first-floor structure (including a mezzanine/opening), installation of new doors and windows (timber to aluminium), and upgrades to finishes throughout. Minor structural interventions are proposed to accommodate new openings and floor adjustments.
- Consultation:
- CoCT declined to comment as no heritage value evident.
- Heritage Considerations: The property has little to no heritage significance. No impacts.

FOR NOTING

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

CN

- 14.9 Erf 14035, 75 Salisbury Street, Woodstock, S34 – Additions & Alterations**
Case No: 27862CN0317 <https://sahris.org.za/node/391794>

OUTSTANDING INFORMATION

CoCT, WRA and WAAC comments required

CN

- 14.10 Erf 1512, 6 Blouvillei Road, Wellington, S34 – Minor Works**
Case No: 27892CN0319 <https://sahris.org.za/node/392895>

OUTSTANDING INFORMATION

Streetscape photos and confirmation if work has been completed required.

CN

- 14.11 Erf 4560, 9 Alexander Street, Paarl, S34 – Additions & Alterations**
Case No: 27865CN0317 <https://sahris.org.za/node/391798>

Ms Corne Alexander introduced the item.

DISCUSSION

- Grading: Not graded
- HPO: Inside
- Status of Work: Completed
- Previous Applications: None
- Proposal: For the construction of a new carport, patio, and pool house, as well as internal reconfigurations and changes to openings (new and infilled doors/windows). The work also includes partial demolition of sections of wall to create larger openings and associated upgrades to finishes.

- Consultation:
- DHF cannot comment on work started or completed. DHF would not have objected if DHF received the application before work started.
- Paarl 300 support
- Heritage Considerations: The building exhibits limited level of significance, although in an HPO, the proposal do not impact negatively on the building nor 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.

CN

14.12 Erf 983-RE, 10 Avenue Fontain Bleu, Fresnaye, S34 – Additions & Alterations **Case No: 27895CN0319** <https://sahris.org.za/node/393086>

Ms Corne Alexander introduced the item.

DISCUSSION

- Grading: Not graded
- HPO: Outside
- Status of Work: Not started
- Previous Applications: None
- Proposal: For reconfiguration of internal spaces and extensions to the rear. The works include the addition of a balcony, terrace with pergola, swimming pool, gym, and ancillary spaces such as en-suites, dressing room, kitchen, dining area, and scullery, as well as alterations to existing rooms and replacement of windows. Demolition of minor existing structures such as the carport and construction of new structural elements.
- Consultation:
- CoCT supports and grades the property a potential IIIC.
- SFA has no objections
- SFB did not comment in 30 days
- Heritage Considerations: No impacts to the associated levels of significance.
- Officer Recommendation: Approval

DECISION

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

CN

14.13 Erven 2032 & 2033, 16 Huising Street, Somerset West, S34 – Additions & Alterations **Case No: 27843CN0317** <https://sahris.org.za/node/391555>

OUTSTANDING INFORMATION

Streetscape photos required.

CN

14.14 Erf 14791, off Sacks Circle, Bellville, S38(8) – NID **Case No: 27833CSI0316** <https://sahris.org.za/node/391525>

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: (i) exceeding 5 000m² in extent;
- Proposed development: Establishment of a PV solar facility at the existing Bellville WWTW with a

development footprint of 1.4ha

- Current zoning/land-use: Industrial / WWTW
- Built environment: No impacts to any historical structures anticipated
- Visual impacts: None as the surrounding land-use is industrial in nature
- Archaeology: No archaeological resources identified
- Palaeontology: Palaeo sensitivity on the SAHRIS palaeo map is moderate

COMMENT

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

CSI

14.15 Erf 21734, off Spine Road, Mitchell's Plain, S38(8) – NID **Case No: 27834CSI0316 <https://sahris.org.za/node/391530>**

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: (i) exceeding 5 000m² in extent;
- Proposed development: Establishment of a PV solar facility at the existing Mitchell's Plain WWTW with a development footprint of 4.05ha
- Current zoning/land-use: Industrial / WWTW
- Built environment: No impacts to any historical structures anticipated
- Visual impacts: None as the surrounding land-use is industrial in nature
- Archaeology: No archaeological resources identified
- Palaeontology: Palaeo sensitivity on the SAHRIS palaeo map is moderate.

FINAL COMMENT

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

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

CSI

14.16 Erf 547-RE, off Whites Road, Hoekwil, Wilderness, George, S38(8) – NID **Case No: 27908CSI0320 <https://sahris.org.za/node/393651>**

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: (i) exceeding 5 000m² in extent;
- Proposed development: Primary dwelling consisting of 3 interconnected sections with a footprint of ±347m² and includes living and sleeping areas on the ground floor and a garage and 4 X 10 000 L water storage tanks on the basement level. A Second dwelling with a footprint of ±149m² includes living and sleeping areas on the ground floor and parking and 4 X 10 000 L water storage tanks on basement level. An access driveway from Whites Road to both dwellings with a footprint of 293m² and total length of 72m. Total development footprint is ±789m².
- Current zoning/land-use: Agricultural / Vacant
- Visual impacts: No impacts expected, only two freestanding dwellings with associated infrastructure. 3D render provided shows that the structures will be well screened by the existing vegetation.
- Archaeology: No archaeological resources were identified. The archaeological sensitivity is low in the screener report.
- Palaeontology: Palaeo sensitivity on the SAHRIS palaeo map is unknown. Palaeo sensitivity is low

in the screener report.

FINAL COMMENT

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

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

CSI

14.17 Erven 558, 615, 616, 617, 626, & 628, 57C Punt Road, Schaapkraal, Philippi, S38(8) – NID
Case No: 27867CSI0318 <https://sahris.org.za/node/391810>

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: (i) exceeding 5 000m² in extent
- Proposed development: Establishment of mixed farming activities and associated infrastructure. Livestock operations will include four chicken houses, each designed to accommodate 5,000 broilers, while crop cultivation will focus on onions, cabbage, spinach, lettuce, and carrots. The site already contains three main houses and will be expanded with 12 semi-detached houses for workers. To ensure sustainable water supply, six boreholes equipped with submersible pumps will be installed, alongside four pump stations and four water storage reservoirs.
- Current zoning/land-use: Agricultural
- Built environment: No impacts expected to any historical buildings
- Visual impacts: None expected as the proposed development is in keeping with the surrounding agricultural land use.
- Archaeology: There are no identifiable archaeological resources.
- Palaeontology: Palaeo sensitivity on the SAHRIS palaeo map is moderate

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. The applicant must submit a heritage screener report with specific reference to an assessment of impacts on the Philippi Horticultural Area PHA Proposed HPO.
2. The applicant must submit a site development plan (if available) indicating all proposed structures and elements as per the proposal description.

CSI

14.18 Erf 948, Portion 28-RE, off Fish Eagle Place, Kommetjie Estates, S38(8) – NID
Case No: 27836CSI0316 <https://sahris.org.za/node/391534>

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: (i) exceeding 5 000m² in extent;
- Proposed development: Establishment of a PV solar facility at the existing Wildevoelplei WWTW with a development footprint of 2ha, cabling will be more than 400m.
- Current zoning/land-use: Industrial / WWTW
- Built environment: No impacts to any historical structures anticipated
- Visual impacts: None as the surrounding land-use is industrial in nature
- Archaeology: No archaeological resources identified
- Palaeontology: Palaeo sensitivity on the SAHRIS palaeo map is low
- The cabling was noted as being at least 400m+, triggering S38(1)(a).

FINAL COMMENT

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

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

CSI

14.19 Farm 593-RE, Farm Doringrivier, Heidelberg, S38(8) – NID **Case No: 27866CSI0318 <https://sahris.org.za/node/391801>**

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: (i) exceeding 5 000m² in extent;
- Proposed development: Prospecting for bentonite and zeolite with the project entailing 5 phases. Phase 1 – Field Mapping and Surveying, Phase 2 – Literature Review, Phase 3 –Drilling and Sampling, Phase 4 – Sample Analysis, Phase 5 – Maps, Reserve and Resource Modelling. HWC issued NFS for similar prospecting last year on Farm De Doorn Rivier 2/300 (HWC24102403RB1024).
- Current zoning/land-use: Agricultural
- Visual impacts: None expected as the prospecting activity will not have visual impact on the surrounding landscape
- Archaeology: The prospecting technique as described above has a low chance of exposing undisturbed heritage resources as it is low impact drill sampling on already disturbed agricultural land with same day rehabilitation and is therefore not expected to expose any potentially significant undisturbed archaeological or paleontological resources.
- Palaeontology: Palaeo sensitivity on the SAHRIS palaeo map is very high. Bentonite and zeolite clays are formed by the weathering of shales or volcanoclastic sediments so any fossils that might have been present would also be very weathered. Due to the general scarcity of fossils in the Kirkwood Formation and the high level of near surface chemical weathering, the potential impact significance of the proposed prospecting activities on local fossil heritage resources is likely to be low significance.

FINAL COMMENT

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

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

CSI

14.20 Erf 5217, 3 River Close, Noordhoek, S38(1) – NID **Case No: 27844EJV0317 <https://sahris.org.za/node/391556>**

Emily Jane Vowles introduced the item.

DISCUSSION

- Graded IIIC/NCW
- Outside HPO
- Work has not started
- Triggers s38(1)(c)(i).
- The proposal is to introduce two new dwellings on the vacant, newly registered erf following a recent subdivision of Erf 4795. There is no evidence of structures on site prior to 1988, and a large

modern dwelling was erected east of the property circa 1994 setting the precedent for single residential development in the area. The SAHRIS Palaeo-Map indicates low sensitivity

- Consultant recommends no further studies

DECISION

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

EJV

14.21 Farm 238 and Farm 227, Hoogekraal and Buffelsdrift, George, S38(8) – NID **Case No: 27851EJV0317 <https://sahris.org.za/node/391566>**

Emily Jane Vowles introduced the item.

DISCUSSION

- Grading Unknown
- HPO Status Unknown
- Work has not started
- Triggers s38(1)(c)(i), potentially (1)(a), (1)(d) and NEMA and SPLUMA
- The proposal is to develop a farm estate across two farms on either side of the N2 together with communal equestrian facilities such as a polo field, stables, paddocks, dressage rings and riding trails. Several portions of the Hoogekraal farms were previously part of a land development application, known as “Lagoon Bay Lifestyle Estate”, consisting of two 18-hole golf courses; 895 single residential houses; 320 single and fractional title lodges; 150 single and fractional title apartments; a hotel, wellness centre, spa and clubhouse precinct; a commercial area; conference centre and private nature reserve. As noted by Aikman (2005) for the previous proposal, although not enacted, the area proposed for development has been subject to cultivation and agricultural activities since 1886. The property was extensively subdivided and the economic viability of these small farms appears to have always been marginal and this is reflected in the modest materials used for the construction of farmhouses and cottages for labourers. The landscape today is made up of fenced stock camps, sometimes bordered by windbreaks of Monterey pines (*Pinus radiata*) or beefwood (*Casuarina* spp). Invasive alien trees and scrub occupies much of the land. The property has a generally neglected and run-down appearance. Historic aerial imagery confirm the ongoing and historic agricultural use of this landscape for small-scale agricultural activities. The site contributes to the significant rural landscapes of George and inappropriate development may result in a loss of authenticity, character and scenic value. There are known archaeological resources along the coastline and Erven 85 & 92 within the development area contain graveyards (as stated in the rezoning and subdivision report). Graded structures occur within the development footprint. The SAHRIS Palaeo-Mao indicates low and insignificant sensitivity
- Consultant recommends an HIA with AIA and VIA

INTERIM COMMENT

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

1. Archaeological Impact Assessment
2. Visual Impact Assessment on the Cultural Landscape

EJV

14.22 Erf 149294-RE, Dock House, 5 Portswood Road, V&A Waterfront, Foreshore, S27 – Minor Works
Case No: 27861EJV0317 <https://sahris.org.za/node/391786>

Emily Jane Vowles introduced the item.

DISCUSSION

- Graded II
- Inside the V&A Waterfront IIIA Cultural Landscape and the proposed V&A HPO
- Work has not started
- The proposal is to tile the ground floor external veranda of the Dock House in a black and white checked pattern, a style of the same period as the building. The Dock House, while previously declared a National Monument in 1992 and currently a PHS, is graded IIIA on the City inventory and in the V&A Draft CMP. The structure is a double storey Victorian of stone and a mix of plaster and rusticated granite quoining. The east side of the building is dominated by a veranda with timber lattice work and balustrade at first floor supported on decorative cast iron posts planted on the edge of a screeded veranda surface bed at ground level that mediates between the building and its lawned garden.

DECISION

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

EJV

14.23 Erf 7811, 19th and Forbes Streets, Strand, S38(1) – NID
Case No: 27890EJV0319 <https://sahris.org.za/node/392677>

Emily Jane Vowles introduced the item.

DISCUSSION

- Not Graded
- Outside HPO
- Work has not started
- Triggers s38(1)(c)(i).
- The proposal is to subdivide the vacant erf into 303 erven for the construction of subsidised housing. The larger landscape has its origins as grazing land for the Khoes, followed by an early 18th century settlement, and later as an area for those removed from the inner city during forced removals. However, there is no remnant archaeological, socio-historical, or built heritage resources that warrant further consideration of the vacant site. The SAHRIS Palaeo-Map indicates low sensitivity.
- Consultant recommends no further studies

DECISION

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

EJV

14.24 Farm 443 Portions 59, 62, and 63, Brakkloof, Whale Rock Drive, Plettenberg Bay, S38(8) – NID
Case No: 27896EJV0319 <https://sahris.org.za/node/393087>

Emily Jane Vowles introduced the item.

DISCUSSION

- Grading Unknown
- HPO Status Unknown

- Work has not started
- Triggers s38(1)(a), (c)(i), (d) and NEMA, SPLUMA and WULA.
- The proposal is for the development of an upmarket retirement complex inclusive of 120 units with associated internal road networks, services, and communal facilities while maintaining open spaces for nature conservation on Portions 59, 62, and 63. A Museum of Mankind and associated tourist facilities is proposed on Portion 62. The site is primarily vacant with one dwelling and shed on portion 63. While the site has been used in part for cultivation and gravel extraction, it remains highly sensitive in terms of ESA archaeological heritage resources, in terms of the Robberg Peninsula scenic qualities, and in terms of the underlying palaeontology (most notably the Brakkloof Formation) as the SAHRIS Palaeo-Map indicates unknown and high sensitivity.
- A previous NID (110801JL08) was submitted in 2011 for an integrated resort and residential neighbourhood. The RNID notes that “An HIA is required consisting of a visual impact assessment providing direction on appropriate landscape architectural design, a palaeontological assessment in terms of impact to the Brakkloof formation as well as an archaeological impact assessment to be conducted by a Early Stone Age specialist”. The AIAs (Kaplan 2010 and Pether and Archer 2012) confirmed extensive scatters of Early and Middle Stone Age artefacts across the property and mandated mitigation inclusive of a particularly sensitive area. Following the submission of the HIA (Aikman 2012), HWC issued the following interim comment: “The Committee does not support the proposal, in its current forms, and requires that an amended site layout be designed and assessed by both visual and heritage practitioners and that a final heritage impact assessment report be submitted to HWC. However, given the very considerable significance of the Earlier Stone Age (ESA) archaeological deposits, before any further work, urban design or assessment is carried out, a full archaeological test-excavation programme must be undertaken in collaboration with HWC. This must establish the extent and nature of the ESA deposits and determine if they are in situ; undertake a density assessment, necessary sampling and analysis; and establish what area of the site must be protected, or mitigated, and what the buffer zones should be, so as to inform future management planning. This must be done in collaboration with Dr John Pether and Dr Dave Roberts to establish the geological parameters, the age of the ESA deposits and the possibility of OSL dating; and to assess the extent of the ‘Brakkloof Formation’ and the possible need for a Brakkloof Formation ‘type section’. An up-dated HIA report must be submitted to HWC for assessment”. There is no record of a revised HIA ever being submitted or a final comment issued. When comparing the SDP from the previous HIA to the current NID, the scope has in fact reduced as is most evident on the eastern projection of the site; however, considerable caution is still required given the known sensitivity of the site as per HWC’s past comments.
- Consultant recommends an HIA with AIA, PIA, VIA, and Cultural Assessment

INTERIM COMMENT

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

1. Archaeological Impact Assessment
2. Palaeontological Impact Assessment
3. Visual Impact Assessment
4. Any relevant and associated Heritage Impact Assessments and their findings conducted in the past must be included and referenced in this assessment

EJV

14.25 Erf 34385, Aida Street and Joseph Crescent, Strand, S38(1) – NID
Case No: 27891EJV0319 <https://sahris.org.za/node/392678>

Emily Jane Vowles introduced the item.

DISCUSSION

- Not Graded
- Outside HPO

- Work has not started
- Triggers s38(1)(c)(i).
- The proposal is to subdivide the vacant erf into 167 erven for the construction of subsidised housing. The larger landscape has its origins as grazing land for the Khoes, followed by an early 18th century settlement, and later as an area for those removed from the inner city during forced removals. However, there is no remnant archaeological, socio-historical, or built heritage resources that warrant further consideration of the vacant site. The SAHRIS Palaeo-Map indicates low sensitivity.
- Consultant recommends no further studies

DECISION

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

EJV

14.26 Erven 75562, 75567-RE, 75569 and 75570, Klip Road, Cemetery, Grassy Park, S38(8) – NID Case No: 27932EJV0324 <https://sahris.org.za/node/394176>

Emily Jane Vowles introduced the item.

DISCUSSION

- Not Graded
- Outside HPO
- Work has not started
- Triggers s38(1)(c)(i) and (ii) and NEMA.
- A previous submission for the expansion (HWC24040805SB0625 & HWC24040806SB0625) resulted in a request for an HIA with AIA and Social Historical Study; however, this proposal noted the site as falling within the Princess Vlei PHS which is not correct and has also since been reduced in scope and subject to archaeological scrutiny (Dr. Orton of ASHA Consulting). The NIDs were withdrawn and a new NID submitted.
- The proposal is to extend the existing Klip Road Cemetery in Grassy Park following a shortage of burial space in the City of Cape Town. The expansion will encompass approximately 5 hectares and will include the installation of standard cemetery infrastructure inclusive of: Designated burial blocks & memorial walls; Internal roadways for pedestrian movement and vehicular access where necessary; Stormwater management infrastructure where required; Perimeter fencing. Klip Road Cemetery (a portion of which is graded IIIA) was established in 1938 and has historically been managed through handwritten registers, later digitized to preserve these records. The cemetery holds wartime graves from World War II, including members of the Cape Corps and the Indian and Malay Corps, reflecting the diverse contributions of Cape Town's communities during the conflict. Over time, Klip Road Cemetery has become a central burial ground for families in Grassy Park and surrounding areas, embodying both cultural and historical significance but has been subject to theft and vandalism. The site was subject to an archaeological walkdown (March 2025) which revealed historical glass and ceramic sherds likely dating to the 19th and 20th centuries and likely decontextualised considered to be of negligible significance and NCW. No evidence of unmarked graves in the walkdown area was noted and these are unlikely given that formalisation of the Klip Road Cemetery and the proximity of the expansion sites to the surrounding roads and infrastructure that would have either already disturbed burials or prevented burials from occurring. The SAHRIS Palaeo-Map indicates low sensitivity. The site is adjacent to the Princess Vlei PHS and surrounding cultural landscape. Heritage indicators will be drafted in response to the significance of the Vlei, visual links thereto and potential impacts by the proposed intervention.
- Consultant recommends no further studies
- The Committee agree that the reduced scope poses no tangible impact to the vlei, and the infrastructure proposed for the cemetery does not introduce excessive bulk/height or resultant

visual impact. The sites for the expansion appear to be largely archaeologically sterile and their positions flanking the existing cemetery and the roads surrounding the site (namely Klip, Prince George, and Victoria) have likely resulted in considerable disturbance. Expansion of the cemetery does not pose a tangible or intangible threat to the living and social histories embedded within the site and rather ensures continuing use for future generations.

FINAL COMMENT

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

HWC Chance Finds Procedure and Accidental Finds Protocol are to be included in the EMPr and Environmental Authorisation.

EJV

- 14.27 Erf 65073, 34 Wargrave Road, Kenilworth, S34 – Additions & Alterations**
Case No: 27853RB0317 <https://sahris.org.za/node/391569>

OUTSTANDING INFORMATION

Coloured up to scale plans clearly indicating what is proposed work, what is completed work (for regularisation), and what is worked that was actioned under the 2018 permit required.

RB

- 14.28 Erf 25848, 3 Wesley Street, Observatory, S34 – Additions & Alterations**
Case No: 27855RB0317 <https://sahris.org.za/node/391571>

OUTSTANDING INFORMATION

POA, Internal photographs, Streetscape photographs, CoCT E&HM comment, and Observatory Civic Association comment required.

RB

- 14.29 Erven 9711, 9712, 9713, & 9714, 27 Tara Street, Durbanville, S38(1) – NID**
Case No: 27857RB0317 <https://sahris.org.za/node/391580>

OUTSTANDING INFORMATION

Proper proof of ownership in the form of each title deed and/or deed search confirming the owner(s) of each property and then a completed trust resolution for Jaco Noteboom to sign obo Pluvia Trust if that is in order, and images required.

RB

- 14.30 Portion 9 and Remainder of Portion 2 of the Farm Cloetesdal No 81, Stellenbosch, S38(8) – HIA**
Case No: 27864RB0317 <https://sahris.org.za/node/391796>

OUTSTANDING INFORMATION

POP with correct amount required, a comprehensive HIA with an AIA attached as a specialist study is required, and amongst others; proof of consultation with SHF, response to comments provided by SIG as these are based on heritage grounds, a basic assessment of other heritage resources and potential impacts, an integrated set of recommendations, properly attached appendices and references to the HIA, etc. Please consult the HWC 2016 guidelines for further information.

RB

- 14.31** **Portion 1 of Farm Uyekraal No 189, Malmesbury Farms, Saldanha Bay, S38(8) – HIA**
Case No: HWC24091145RB0912

OUTSTANDING INFORMATION

Confirmation on authorising authority/timeframes, unabridged comments/proof of request for comment, engagement with the consultation results/objection in the HIA, and regional heritage resource mapping as well as assessment thereof required.

RB

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

OUTSTANDING INFORMATION

Registered conservation body comment required.

SVB

- 14.33** **Erf 1409, Unit 3, Section 23, Ellerton Mansions, 1A Glengariff Road, Three Anchor Bay, S34 – Minor Works**
Case No: 27913SVB0323 <https://sahris.org.za/node/393888>

OUTSTANDING INFORMATION

External photographs and street photographs required.

SVB

- 14.34** **Erf 28148-RE, 7 Forfar Road, Observatory, S34 – Minor Works**
Case No: 27841SVB0323 <https://sahris.org.za/node/391550>

OUTSTANDING INFORMATION

Coloured up plan, internal and streetscape photographs required.

SVB

- 14.35** **Erf 31615, 16 Campground Road, Rosebank, S34 – Additions & Alterations**
Case No: 27875SVB0323 <https://sahris.org.za/node/392453>

Ms Sofia Briel introduced the item.

DISCUSSION

- The property is graded IIIB and within the Lower Rosebank PHA proposed HPOZ.
- Work has not started.
- The proposal is for various internal alterations to the existing dwelling, as well as additions to the rear to accommodate a new scullery, verandah, TV room and ensuite.
- RAMPAC did not submit a comment.
- CoCT support the proposal.
- The CoCT survey identifies the building as *"Early/mid 20th century residential densification. Good architectural example. Good interface with and forms part of a coherent period streetscape."*

DECISION

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

SVB

14.36 Erf 4605-RE, 118 Zwaanswyk Road, Tokai, S34 – Total Demolition
Case No: 27876SVB0323 <https://sahris.org.za/node/392454>

Ms Sofia Briel introduced the item.

DISCUSSION

- The property is not graded and is outside of any HPO.
- Work has not started.
- The proposal is to demolish all structures on the site.
- CoCT support the proposal.
- CRRA do not object to the proposal.
- The structures are not visible from the street.
- From the document provided the structures do not appear to have any heritage significance.
- The majority of the structure is visible for the first time on the 1958 aerial imagery. While later additions are first visible on the 1994 aerial imagery.

DECISION

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

SVB

14.37 Erf 49010-RE, 1 Bougainville Avenue, Newlands, S34 – Minor Works
Case No: 27871SVB0323 <https://sahris.org.za/node/391921>

Ms Sofia Briel introduced the item.

DISCUSSION

- The property is graded IIIB outside of any HPO.
- Work has not started.
- The proposal is to replace the existing asbestos roof tiles with Victorian profiled corrugated metal sheeting.
- CoCT heritage survey describes the building as *"Early/mid 20th century residential densification of Newlands. Good representative period example with a well treed boundary definition. Screened from the street."*

DECISION

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

SVB

14.38 Erf 697, 48 Pleasant Place, Pinelands, S34 – Additions & Alterations
Case No: 27910SVB0323 <https://sahris.org.za/node/393654>

COMMENT

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

SVB

14.39 Erf 947, 39 Arthurs Road, Sea Point, S34 – Alterations
Case No: 27842SVB0323 <https://sahris.org.za/node/391554>

CASE SUMMARY

- Outstanding information received on 24 March 2026.
- The property is graded IIIC/NCW and outside of any HPO.
- Work has not started.
- The proposal is for various internal alterations.
- Sea Point for All do not object to the proposal.
- SFB did not respond.
- CoCT do not object to the proposal.
- As per the CoCT survey the structure *"Is part of the early to mid 20th century development of Sea Point and is part of group. Is a much altered architectural example which has few intact elements. Has a fairly poor interface with the street as is obscured by its verandah. Contributes slightly to the streetscape and area."*

FOR NOTING

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

SVB

14.40 Erf 14076, 100 Chamberlain Street, Woodstock, S34 – Emergency
Case No: 27744XM0310 <https://www.sahris.org.za/node/390662>

CASE SUMMARY

- The application is for Structural Stabilization of the property after neglect. The property has been targeted by vagrants, resulting in boarded up windows. load bearing walls is now severely compromised. Front gate, and missing glazing, which further exposes the heritage fabric to weather and unauthorized access. Vagrants have also been living in the cellar as well as the main house.
- The proposal includes waterproofing: temporary repairs to the roof to halt moisture ingress and protect the interior clay brickwork, securing the perimeter and foundation.
- Severe Moisture Ingress: Significant leaks in the roof have compromised the internal environment, leading to moisture. Moisture ingress has caused plaster to pop off leading to the collapse of three internal walls. Timber floorboards are compromised and currently require temporary propping from below.
- Work has started
- Not Graded
- Outside HPO

FOR NOTING

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

XM

14.41 Erf 115287, 7 Willow Road, Observatory, S34 – Minor Works
Case No: 27744XM0310 <https://www.sahris.org.za/node/390742>

OUTSTANDING INFORMATION

Both owners to sign the POA required.

XM

14.42 Erf 1541, 1 Welwyn Avenue, Pinelands, S34 – Additions & Alterations

Case No: 27765XM0311 <https://www.sahris.org.za/node/390776>

OUTSTANDING INFORMATION

Building plan reflecting work started vs work yet to be completed

Consultation comments: Conservation bodies in the area required.

XM

14.43 Erf 3143, 21 Station Street, Paarl, S34 – Additions & Alterations

Case No: 27778XM0312 <https://www.sahris.org.za/node/391064>

OUTSTANDING INFORMATION

Updated Building plan reflecting work started, Annotated Streetscape photographs

Consultation comments: Local municipality, Response to objections required.

XM

14.44 Erf 3132, 2 Montpercy, 55 Hof Street, Gardens, S34 – Additions & Alterations

Case No: 27791XM0312 <https://www.sahris.org.za/node/391317>

OUTSTANDING INFORMATION

Streetscape photographs, Consultation comments: Conservation bodies in the area required.

XM

14.45 Erf 29116, 5 Montreal Road, Mowbray, S34 – Minor Works

Case No: 27799XM0312 <https://www.sahris.org.za/node/391326>

OUTSTANDING INFORMATION

Updated Building plan for work started required.

XM

14.46 Erf 2306, 11 Ray Mansions, 24 St James Street, Vredehoek, S34 – Additions & Alterations

Case No: 27819XM0313 <https://www.sahris.org.za/node/391478>

OUTSTANDING INFORMATION

External & Streetscape photographs

XM

14.47 Erf 760-RE, 209 Beach Road, Sea Point, S34 – Minor Works

Case No: 27838XM0316 <https://www.sahris.org.za/node/391546>

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The proposal is for the antennas to be upgraded to the existing rooftop base telecommunication station.
- Work has not started
- Not Graded
- Outside HPO

DECISION

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

XM

- 14.48 Erf 280, 3 Fir Avenue, Bantry Bay, S34 – Minor Works
Case No: 27839XM0316 <https://www.sahris.org.za/node/391547>

OUTSTANDING INFORMATION

Company/Trust Resolution required.

XM

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

OUTSTANDING INFORMATION

Streetscape photographs, Consultation comments: Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents' Association required.

XM

15. **Other Matters**

16. **Adoption of Resolutions and Decisions:**

EJV moves to adopt and CN seconds the adoption of resolutions and decisions of the meeting of 30 March 2026.

17. **Closure:** The chairperson, Mr Ruan Brand, officially closed the meeting at 11:26.

18. **Date of next meeting:** 7 April 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 Worth

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

NID - Notification of Intent to Develop

NCOA - Noetzie Conservancy Owners Association

OH - Oudtshoorn Heritage

Paarl300 Foundation

PRRA - Pinelands Ratepayers & Residents Association

PACF - Prince Albert Cultural Foundation

SAHRA - South African Heritage Resources Agency

SRHS - Salt River Heritage Society

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

SvDSF - Simon van der Stel Foundation Cape Town

STHS - Simon's Town Historical Society

SHF - Stellenbosch Heritage Foundation

SHCT - Stillbaai Heritage Conservation Trust

GHT - George Heritage Trust

RVRA - Rustenburg Valley Residents Association

TRHCS - Touws River Heritage and Conservation Society

VASSA - Vernacular Architecture Society of South Africa

WUECAG - Walmer/University Estate Conservation Action Group

WCAC - West Coast Aboriginal Council

WAAC - Woodstock Aesthetic Advisory Committee

WHCS - Worcester Heritage & Conservation Society

WRRRA - Wynberg Residents and Ratepayers Association

ASAPA - Association of Southern African Professional Archaeologists

ABHC - Associated Bibles Hoek Conservancy (Knysna)

BELCOM - Built Environment and Landscapes Committee

CBCRA - Camps Bay Clifton Ratepayers Association

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

CTHF - Cape Town Heritage Foundation

CRRA - Constantia Ratepayers & Residents Associations

CMP - Conservation Management Plan

DWCA - De Waterkant Civic Association

DHF - Drakenstein of Heritage Foundation

EMPr - Environmental Management Program

FHRA - Franschhoek Heritage and Ratepayer Association

FoCVGB - Friends of Constantia Valley Green Belts

GBRM - Great Brak River Museum

GVHAG - Greater Vredehoek Heritage Action Group

GCS - Greyton Conservation Society

HRF - Helderberg Renaissance Foundation

HOMs - Heritage Officers Meeting

HPO - Heritage protects overlay.

HWC - Heritage Western Cape

IACom - Impact Assessment Committee

IGIC - Inventories, Gradings and Interpretations Committee

KHS - Kommetjie Heritage Society

MGHS - McGregor Heritage Society

NHC - Napier Heritage & Conservation

NASDB - Nelspoort Agency of Sustainable Development body

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

NRA - Newlands Residents Association

OCA - Observatory Civic Association

OHAC - Overstrand Heritage and Aesthetics Committee

PPP - Public Participation Process

PHCT - Pniel Heritage and Cultural Trust

RMCA - Rosebank and Mowbray Planning & Architectural Committee

SAHRIS - South African Heritage Resources Information System

SPFA - Sea Point for All Group

SHC - Stanford Conservation Trust & Stanford Heritage Committee

SIG - Stellenbosch Interest Group

SHA - Swellendam Heritage Association

OWVS - Old Wynberg Village Society

TVHF - Tulbagh Valley Heritage Foundation

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