

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS' MEETING
Held on Monday, 9 March 2026 at 08:30 via MS Teams**



1. Opening and Welcome

The Chairperson, Ms. Chane Herman, officially opened the meeting at 08:31 and welcomed everyone present.

2. Attendance

Members

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

Staff

Ms. Aneeqah Brown	Secretariat	AB
Ms. Yusrah Hoosain	I&APs group chat	YH
Ms. Waseefa Dhansay	Assistant Director	WD
Ms. Nosiphiwo Tafeni	Back-up Secretariat	NT

Legal Advisor

Ms. Penelope Meyer	Deputy Director	PM
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Observers

Visitors

Graham Jacobs	Capacity	Item
		13.3,13.4,13.5,13.10, 13.13, 14.23, 14.29
M Barnes		13.7
Esther Johnson		
Rigardt Schulenburg		13.14

3. Apologies

Ms. Xola Mlwandle	Heritage Officer	XM
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Absent

None.

4. Acceptance of the Code of Conduct

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

5. Approval of Agenda

The Committee resolved to approve the agenda of 9 March 2026 with the following additions:
EJV moved to adopt the agenda and CN seconded.

6. Approval of Minutes of the Previous Meeting

6.1. The Committee resolved to approve the minutes of 2 March 2026. SVB moved to adopt the minutes and CN seconded

7. **Disclosure of conflict of interest**

7.1.

8. **Confidential matters**

None.

9. **Standing Items**

9.1. **Site inspections undertaken**

9.1.1 Erf 1190, 149 Dorp Street, Stellenbosch (SB)

The site is a PHS within the historical core

After received an email on 25 February 2026 from the municipality about unauthorised work taking place on the façade of the structure in question. The municipality initially sent out the building inspector that requested the work to stop as there was no permit for the proposed maintenance to the stoep (between 25 and 27 February). The work continued and municipality requested a joint inspection to issues a stop works and determine if there is any other work taking place.

A joint site inspection was undertaken on the Tuesday, 3 March.

A stop works was issued; discussion was had with the owner and the municipality official.

The owner stopped the work on site and stated he was not aware of the maintenance requiring a permit.

An email has been sent to the owner with instructions and guidance on how to make a minor works permit application for the remaining maintenance work. The work is not complete.

9.1.2 Farm RE/28/468, 22/468, 12/468, RE/13/468, Lynedoch, Stellenbosch (SB)

HWC is still receiving several complaints about work taking place on various farms surrounding Lynedoch even after communicating with the environment officials. Municipality has been informed and awaiting the owners' details to take the matter further where activities would trigger S38(1) of the NHRA.

It was not in on the inspection that no work was taking place on farm RE/28/468.

There was a large removal of vegetation on farm 22/468 and RE/13/468 – this may trigger a Section 38(1).

Opposite of the R310, farm 12/468 more vegetation clearance and earth moving equipment was noted. Speaking with the municipality official, this may be the worm farm. Portion is small and may not trigger a Section 38(1) of the NHRA.

No other work was note, a meeting with the municipality and the environmental official will be held in due course to determine the best way forward as many of these activities related to farming activities.

9.2 **Proposed Site Inspections**

9.3 **Site Inspection Reports**

9.3.1 None.

9.4 **Preparation for upcoming Committee meetings**

9.4.1 IACom – 11 March 2026

9.4.2 BELCom – 13 March 2026

9.4.3 Special IACOM – 18 March 2026

9.5 **Tribunal Updates (Legal)**

9.5.1 None.

9.6 Interim and Close-Out Reports

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

DISCUSSION

- On 13 October 2025 HOMs resolved to approve the MW application for the retrofitting of the East Quay Building subject to the submission of a close-out report.
- To ensure compliance, provide a record of heritage related methodologies, and track and record any minor deviations which have no impact on heritage resources, the heritage practitioner has proposed the submission of interim reports.
- Report 01 was noted by HOMs on the 9th of February 2026 where the Committee resolved the following:

The Committee noted the interim report titled "Monthly Report 01 - Heritage", dated December 2025, and prepared by Ursula Rigby, as adhering to the conditions of the HWC issued permit, dated 15 October 2025.

The Committee resolved to request the following:

1. *All minor deviations considered to not have a negative impact on heritage resources are to be reflected on a final drawing set and assessed by the appointed Heritage Practitioner for submission alongside the close-out report within 30-days of practical completion.*
- Report 02 notes that no further action has taken place on the suspended timber floors in the concierge space, the concrete surface as been opened up for new foundation pads, two columns (GL 8 and 9) will remain in situ while GL7 and 10 will be cut beneath the beams and removed, samples for brickwork finishing have been prepared, removed mortar joints will be replaced, and areas where brickwork has been removed or repaired have been replaced with existing bricks from the site, samples have been prepared for treatment of the historical timber, no additional teak is being removed that that which has been authorised, details regarding the fixing of re-used teak beams have been issued and the intention is to extent the beams by creating extensions of similar size to the existing from the floor joists which have been authorised for removal, new timber is intended for the detailing, fixing and structural signing-off of the proposed roof truss interventions using old oregon reworked floor joists in the concierge space, one of the first floor columns is badly cracked and appears to be structurally compromised, repair samples for the stair well terrazzo have been prepared, the handrail in the stairs is being removed and adjusted, and proposals for the exterior ground floor entrance terrace area are being prepared. There has been no further progression on other aspects of the authorised work.

COMMENT

The Committee noted the interim report titled "Monthly Report 02 - Heritage", dated February 2026, and prepared by Ursula Rigby, as adhering to the conditions of the HWC issued permit, dated 15 October 2025.

The Committee resolved to request the following:

1. All minor deviations considered to not have a negative impact on heritage resources are to be reflected on a final drawing set and assessed by the appointed Heritage Practitioner for submission alongside the close-out report within 30-days of practical completion.

9.7 Incomplete Applications

9.7.1 Matters Arising: 13.2, 13.16, 13.17 and 13.19

9.7.2 New Matters: 14.5, 14.8, 14.9, 14.10, 14.11, 14.14, 14.15, 14.17, 14.18, 14.24, 14.26, 14.30, 14.31, 14.33, 14.34, 14.35, 14.36, 14.37 and 14.38

9.8 Decisions taken under ASD delegation

9.8.1 Matters Arising: 13.1, 13.6, 13.8, 13.21, 13.23, 13.25 and 13.26

9.8.2 New Matters: 14.6, 14.16, 14.19, 14.20 and 14.27

9.9 Referrals to Committees

9.9.1 Matters Arising: None

9.9.2 New Matters: None

9.10 Exemption Notice 9051 of 2025: NCW graded within CoCT

9.9.1 Matter Arising: 14.2

9.9.2 New Matters: None

9.11 Archaeological Matters

9.11.1 Erven 8000-RE, 8203-RE, 8204-RE, 9869-RE, Chapel Street, District Six - S38(4) Workplan

Case ID: HWC23060908CN1116

DISCUSSION:

- The workplan was not proposed in the original HIA, as the presence of historic cobbles beneath Chapel Street was not identified during the heritage assessment and only became apparent during construction works.
- During the implementation of the approved Chapel Street upgrade project in District Six, historic cobbles were uncovered beneath the existing asphalt road surface between Searle Street and Hall Street. A workplan has been submitted by the archaeologist to determine the extent and depth of the cobble layer through a series of test pits along the street alignment. The investigation will involve the excavation of small test pits (approximately 1x1m) to confirm the distribution of the cobbles and assess associated archaeological material. All cobbles will be retained and stockpiled for possible reuse within the upgraded streetscape, and any artefacts recovered will be collected and curated at Iziko where appropriate.
- The consultant recommends that:
 1. Heritage Western Cape be notified of the issue and consulted as to the appropriate way forward; clarity must be sought on whether any changes to the proposed surfacing require heritage approval.
 2. The City should ensure robust engagement with the local community to ensure that concerned residents are apprised of the proposed way forward.
 3. Limited areas of Chapel Street are opened prior to excavation continuing to confirm presence and absence of cobbles; these areas are to be inspected by an archaeologist/heritage practitioner.
 4. Excavation of the road be allowed to proceed.
 5. Cobbles retrieved are to be stockpiled for reuse.
 6. Plans be prepared for cobbling the section of road in front of Chapel Street Primary – the area to be cobbled will be determined by the quantity of stone retrieved, but could extend between Nelson and Balfour Streets, along the whole property, or a smaller area in front of the building only).

ENDORSEMENT

The Committee resolved to endorse the workplan report dated 26 February 2026, as prepared by Katie Smuts.

9.12 Illegal Works Database: Stop Works Orders issued

9.12.1 Erf 1190, 149 Dorp Street, Stellenbosch

A stop works order was issued to the owner of the property on the Tuesday, 3 March.

9.13 Permit deadline:

Monday, 9 March 2026 @ COB

9.14 SAHRIS rollout feedback (RB)

- The SAHRIS admin team have returned from their trip and a meeting will be setup to determine the best way forward will the proposed HWC changes that have been compiled over the last three weeks.
- The S35/S36 form will be worked on as time allows.

10. Administrative Matters

10.1 None

11. Monitoring by practitioner

11.1 None

12. Discussion of the Agenda

MATTERS TO BE DISCUSSED

13. MATTERS ARISING

13.1 Erf 1727, 46 Victoria Street, Robertson, S34- Additions & Alterations

Case No: 27457CH0218 <https://sahris.org.za/node/389603>

CASE SUMMARY

- Outstanding information received on 26 February 2026.
- Not Graded outside HPO
- Proposal is to remove the existing front stoep enclosure, internal alterations and alterations towards the rear of the building.
- Work has not started.
- Langeberg Municipality supports.

FOR NOTING

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

CH

13.2 Erf 601, 8 Caledon Street, Stanford, S31- Additions & Alterations

Case No 27265CH0203 <https://sahris.org.za/node/388884>

OUTSTANDING INFORMATION

OHAC comment required.

CH

13.3 Erf 973, Church Building, Mamre, S27 – Minor Works

Case No: 27403CH0216 <https://sahris.org.za/node/389369>

Ms Chane Herman introduced the item.

Graham Jacobs was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 25 February 2026.
- Grade II outside HPO
- Proposal is for remedial work that includes:
 - rethatching the roof and repairing the roof structure where required.

- Repairing cracks and replastering portions of the external walls where required.
- Repainting the exterior with an appropriate breathable masonry coating.
- Repairing and repainting external joinery and carpentry including the building's unique timber rainwater goods.
- A secondary priority is to re-paint the building's interior.
- A detailed scope of work and methodology is outlined in section 6 of the motivation report.
- Work has not started.

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 the suitably qualified architect with heritage experience, Mr. Graham Jacobs.
2. A close-out report, compiled by Mr. Graham Jacobs, must be submitted to HWC within 30 days of practical completion.

CH

13.4 Erf 973, Historic Barn, Mamre, S27 - Minor Works

Case No: 27405CH0215 <https://sahris.org.za/node/389373>

Ms Chane Herman introduced the item.

Graham Jacobs was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 25 February 2026
- Grade II outside HPO
- Proposal is for maintenance, repairs and restoration. The work includes:
 - Reconstructing the thatch roof and the associated substructure.
 - Stabilizing the western wall.
 - Constructing a new curvilinear/ leg of mutton gable, repairing surrounding cracks and other damaged masonry fabric where required.
- Laying a new floor slab.
 - Repairing doors, fenestration and other joinery.
 - Repainting the exterior.
 - Repairing and re-painting external joinery and carpentry with a mineral solvent-based paint (not water-based).
- A secondary priority is to re-paint the building's interior and provide a new floor finish which has yet to be determined.
- A detailed scope of work and methodology is outlined in section 6 of the motivation report.
- Work has not started.
- Previous permit was issued on 27 August 2015 for alterations and emergency repairs (15080501KR0805M). This work was however not implemented due to lack of funding.

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 the suitably qualified architect with heritage experience, Mr. Graham Jacobs.
2. A close-out report, compiled by Mr. Graham Jacobs, must be submitted to HWC within 30 days of practical completion.

CH

13.5 Erf 973, Old Shop, Mamre, S27- Minor Works

Case No: 27404CH0215 <https://sahris.org.za/node/389372>

Ms Chane Herman introduced the item.

Graham Jacobs was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 25 February 2026.
- Grade II outside HPO
- Proposal is to reconstruct the partly collapsed facade and gable base as well as maintenance and repair work that includes repairing cracks, repointing of stonework, replacing timber flooring, enlarging the current toilet, repairing and repainting external joinery and carpentry and repainting the exterior with an appropriate breathable masonry coating.
- The heritage report outlines the scope of work in section 2.1 and the method statement/specifications are outlined in section 6.
- Work has not started.

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 the suitably qualified architect with heritage experience, Mr. Graham Jacobs.
2. A close-out report, compiled by Mr. Graham Jacobs, must be submitted to HWC within 30 days of practical completion.

CH

13.6 Erf 11238, Bergriverstr Klub, Shop 2A & Shop 65, Renbrandt Mall, Paarl, S34-Minor Works

Case No: HWC25092925CH0930

CASE SUMMARY

- Outstanding information received on 11, 17, 23 and 26 February 2026 and 3 March 2026.
- Not graded outside the SCPAOZ of Paarl.
- Proposal is to install new sewer pipes in the existing mall.
- Work applied for has already been completed.
- Previous application: NFS RNID was issued on 27 November 2024 for the demolition and redevelopment of the site (14093003JW1001E)

FOR NOTING

The application was dealt with under the ASD delegation under item 9.8.

The ASD in consultation with the relevant specialist staff resolved to issue a S51 letter as the proposed work did not negatively impact the heritage resource.

CH

13.7 Erf 13521, 15 Roberts Road, Woodstock, S34 - Additions & Alterations

Case No: 27088CSI0119 <https://sahris.org.za/node/388381>

Ms Chiara Singh introduced the item.

M Barnes (architect) was present and took part in the discussion.

DISCUSSION

- Outstanding information received 27 February for annotated plan indicating completed work, comments from CoCT, WRA, WAAC, response to WRA objection.
- Work applied for has started
- Graded IIIC

- Inside HPO
- Proposed work is for the raising of the boundary wall by 350mm to create 1800mm high piers, internal alterations and the regularisation of completed work. Work was completed to make the living space habitable. Applicant has provided the following for work yet to be completed:
 1. Boundary Wall Extension and Alterations
 - Boundary wall extension and alteration work has not started (as indicated on the 1st Storey Plan, 2nd Storey Plan and Site/Roof Plan).
 2. Internal Alterations – Passage Area (1st Storey Plan)
 - Opening formed; however, the new door has not yet been installed.
 - Additional alteration area reflected as “work has not started.”
 3. Staircase (1st & 2nd Storey Plans)
 - Existing staircase (done by previous owner) has been removed.
 - New steel staircase has not yet been installed.
 4. New Bathroom (1st Storey Plan)
 - Low wall constructed and shower plumbing installed.
 - Final finishes (tiling, fittings completion, and general finishing) remain outstanding.
- Completed work is as follows:
 - Demolition of identified walls.
 - Removal of illegally built veranda above (demolition completed).
 - New roof structure (completed).
 - Fixed skylight installation and ceiling works (completed).
 - Window installations and closure of removed window opening (completed).
 - Folding stacking door installation (completed).
 - Concrete countertops and sink installation (completed).
- Attic room works completed (by previous owner).
- CoCT provided comment and support the application stating that the revised proposal is acceptable
- WAAC provided comment and support the application
- WRA provided comment and do not support the application: "We have no objections against the internal changes and the changes at the back of the property which are not visible from the streetscape. However, WRA does neither support the proposed aluminium stacked door in the front facade nor replacing the cast iron panels with vertical slats. We are aware the crime is a consideration for changes to boundary walls and windows, but we don't believe that the proposed changes would improve the situation – the slats make no difference and the stacked doors will, if anything, require more security measures and further impact on the heritage facade? While Roberts Road has seen its share of unfortunate changes to the heritage elements in the streets, it is still one of Woodstock's roads with the most consistent heritage fabric."
- The applicant provided a response to WRA's objection and noted that the proposal aims to improve security and maintain heritage character. The boundary wall will be raised to its maximum permitted height and fitted with vertical slats instead of cast iron, making it harder to climb and improving privacy. Electrical fencing may also be added. Similar upgrades have been implemented in Roberts Road due to high crime levels. The applicant argues that a stacking door will not increase security risks, as the strengthened boundary wall remains the primary defence. Breaking the large glass panels would likely create more noise than breaking standard windows, potentially drawing more attention. Regarding heritage concerns, the stacking door design was revised after discussions with CoCT to minimise visual impact. It will consist of only three panels and be narrow enough to resemble a large window rather than replacing the entire wall. CoCT supports the application, and there have been no objections from WAAC. The applicant therefore believes the proposal will not negatively affect the streetscape heritage of Roberts Road.
- All parties have been invited to HOMS.

DECISION

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

CSI

13.8 Erf 53245, 25 Leicester Street, Claremont, S34 - Minor Works

Case No: 27427CSI0216 <https://sahris.org.za/node/389487>

CASE SUMMARY

- Outstanding information received 26 February for streetscape photos.
- Work applied for has not started
- Graded IIIC
- Outside HPO
- Proposed work is for a covered patio and braai area. The existing timber pergola, shade-cloth and brick columns are to be removed and replaced with new timber columns, timber roof structure, polycarbonate roof sheeting and a built-in braai.
- HVA provided comment and support the application.

FOR NOTING

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

CSI

13.9 Erf 88456, 20 Jacobs Ladder, St James, S34 - Minor Works

Case No: 27482CSI0220 <https://sahris.org.za/node/389787>

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 27 February for additional streetscape photos and outstanding payment.
- Work applied for has been completed
- Graded IIIB
- Inside HPO
- Completed work is for a covered yard, covered utilities yard, and internal alterations
- Kalk Bay and St James Ratepayers & Residents Association & Kalk Bay Historical Association provided comment stating they have no objection

COMMENT

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

CSI

13.10 Zanddrift Farm, R301, Paarl, S34 – Total Demolition

Case No: 27399CSI215 <https://sahris.org.za/node/389361>

Ms Chiara Singh introduced the item.

Graham Jacobs and Esther Johnson were present and took part in the discussion.

DISCUSSION

- Outstanding information received 26 February for RoDs and SDP
- Work applied for has not started
- Not Graded - Noted as not worthy of retention by the practitioner

- Outside HPO
- Proposed work is for demolition of farm workers cottages and one extension. None of the structures were built by Italian prisoners of war and the proposal does not pertain to the more significant structures on site. The structures are noted as having moderate-low aesthetic significance, low architectural significance, and low historical significance.
- DHF and Paarl 300 provided comment and support the application.
- VASSA, and CiFA did not provide comment within 30 days.
- DHAC provided comment and stated that whilst they do not object to the demolition of the structures, they are concerned with the replacement structure and the potential impact it may have on the surrounding landscape: ""The original cottages cannot be divorced from there context and the road to site including the avenue of oaks and existing trees provide an alinement and background along which the cottages are arranged and a spatial character is defined. We believe that some development is possible, however the nature and extent of the development must be carefully considered and well informed. The demolition of the cottages within a proposed heritage overlay zone provides the opportunity for the new structures to be evaluated as part of the proposed demolition. We also believe that further information is required in terms of the management of the significance and future use, development of the original cottages, guidelines in terms of the design of the new layout and architectural guidelines to manage the character of the new development and preserve the significance of the context. As these all have a bearing on whether the new proposals will ensure the protection of the original cottages and there context. We also have the additional concern that much of what is requested above was delegated to Drakenstein Municipality to oversee in the approved HIA. In light of recent policy changes at HWC we also need clarity in terms of, should the points discussed above still be delegated to the municipality or should they return to IACOM for further evaluation?""
- The heritage practitioner noted that you will see on the SDP that it's only the old POW cottages (with the red footprints) that have been identified as significant. None of the other buildings in that precinct are. The design/landscaping guidelines for the overall development (the last attachment: p36) deal with the POW cottage precinct. More focused guidelines are currently being prepared for this precinct, now called the East Village.""
- All parties have been invited to HOMs.

DECISION

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

CSI

13.11 Erf 2226, 73 10th Street, Voelklip, Hermanus, S34 - Additions & Alterations

Case No: 27498EJV0223 <https://sahris.org.za/node/389846>

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 2 March 2026
- Not Graded
- Inside HPO
- Work has started as per the revised plans indicating the vast majority of the internal work on the ground floor as-built
- The proposal is for internal alterations, replacement of thatch with metal sheeting, and removal of the chimney.
- OHAC do not support the removal of thatch to buildings within the HPO and note that the proposed mono-pitched roof over the altered garage should be at a lower pitch.
- In response to OHAC, the original garage footprint has been retained and the roof structure revised to more closely resemble the original thatched form in scale and character. The garage portion of the roof has been lowered to sit below the first floor window sill height and the pitch

has been reduced in scale to ensure it is read as subordinate. The intention of this revision is to respect the existing architectural language and broader context. The thatch has been subject to ongoing water ingress despite repeated maintenance and repair. Leaks persist during rainfall events. Removal of the thatch and replacement with concealed-fix metal roof sheeting ensure a more durable, weather-resistant, and lower-maintenance roofing solution to ensure the long-term integrity of the structure.

- All parties were invited to HOMs today

DECISION

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

EJV

13.12 Erven 2017-RE; 671-RE; 672, 22 Avenue Des Huguenots and 23 & 25 Avenue Fresnaye, Fresnaye, S38(1) - NID

Case No: 27270EJV0203 <https://sahris.org.za/node/388900>

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 4 March 2026
- Graded NCW
- Outside HPO
- Work has not started
- Triggers s38(1)(c)(ii)
- The proposal is to consolidate the three erven, demolish two structures on site, and develop a boutique hotel by extending the existing dwelling on the corner of Avenue Des Huguenots and Avenue Protea and introducing a second selling with 20 bay parking. Despite being older than 60 years, Section 34 is not applicable to the structures on Erven 472 and 471-RE as they are graded NCW but the CoCT. 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

13.13 Farm 1591-RE, Libertas, Van Reede Street, Stellenbosch, S27 – Minor Works

Case No: 27400EJV0216 <https://sahris.org.za/node/389362>

Emily Jane Vowles introduced the item.

Graham Jacobs and Esther Johnson were present and took part in the discussion.

DISCUSSION

- Graded II
- Outside HPO
- Work has not started
- The proposal is to restore and repair the walls and gates of the Libertas cemetery wall, investigate the condition of the south burial vault for temporary stabilisation and repair once the scope has been established, remove the rubble from the collapsed north vault and reconstruct and repair the vault as per the materials & specs provided. The site comprises a graveyard completely surrounded by a low wall with a rectilinear plan defining the enclosure and two burial vaults on its northwest corner dating back to the latter part of the 18th century. The southern vault (the

earlier of the two) is still intact but in a poor state with its vaulted roof in what may be urgent need of repair. The roof of the northern vault set into the northwest corner of the walled enclosure has collapsed. Parts of the perimeter walls of this enclosure are also in poor condition.

- HWC issued an emergency permit under case number HWC26012301RB1022 on the 28th of January 2026 for the retrieval and temporary storage of human remains within the collapsed northern vault.
- HOMs on 23 February resolved to request the following further requirements:
 - A s27/35/36 application for the recovery and temporary relocation of human remains and associated material from the southern vault of the Libertas Cemetery, inclusive of a 30-day consultation period, must be submitted to HWC for approval and subsequently enacted prior to the processing of the s27/34 permit.
- Following this, the applicants submitted a s27/35/36 application (HWC26022701EJV0226) with motivation for the proposal to be treated as an emergency. The Committee supported the application via email decision and the emergency permit was issued on 27 February.

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 Graham Jacobs to monitor the proposed work.
2. A close-out report, compiled by Graham Jacobs, must be submitted to HWC within 30 days of practical completion.

EJV

13.14 Portion 13 of Farm Sondags Kloof No 672, Caledon, S34 – Additions, Alterations, & Demolitions Case No: 27386RB0212 <https://sahris.org.za/node/389330>

Mr Ruan Brand introduced the item.

Rigardt Schulenburg was present and took part in the discussion.

DISCUSSION

- Outstanding information received 4 March 2026.
- Not formally graded (proposed IIIC for the werf in the provided heritage statement).
- Outside of any HPO.
- Work has not started.
- In February 2025, HWC issued a further requirement (HWC24120410SB0122), asking for a heritage statement compiled by a qualified heritage practitioner as Stanford Conservation commented the following:
 1. The main house is an early twentieth-century farmhouse with historical features that relate to other homes in the Stanford Conservation Area, deserving preservation.
 2. The old barn is a unique example of farm structures and should also be preserved as part of the werf.
 3. Labourer's cottage No. 3 is a unique puddled concrete/adobe construction that is structurally sound and holds historic value.
 4. The buildings represent typical Overberg farmhouse architecture from 1920 to 1950 and connect to the area's rural heritage.
 5. The main house and barn have cultural significance and structural integrity, making them suitable for restoration.
 6. The main house, old milking barn, and labourer's cottage No. 3 should be preserved and included in any future development plan.
- The applicant responded in a letter to the above objection stating that, cottage 3 is in advanced state of dilapidation and the foundation is unsound.
- The owner intends to develop new structures, but HOMS noted that there is no change to the

character of the site therefore the development does not trigger S38 of the NHRA.

- Now, the applicant is restoring, as opposed to demolishing cottage 3, so they decided they will lodge a fresh application but they have also submitted two heritage statements.
- Proposal is for renovating 2 existing structures on the Farm which are older than 60 years and to demolish 2 non-conservation worthy structures on the farm.
- Stanford Conservation support with a specific conditions:
 - The existing window definitely has the two cross mullions in the traditional format to create four square panes of glass, and definitely not one vertical mullion to create two triangular glass panes as has been shown on the window schedule in our revised plans reviewed at our meeting. We therefore request that the window schedule and plans be altered to show the diamond window with the cross mullions in the traditional format to match the existing window.
- The plans have been amended to do this (albeit aluminium frames).
- OHAC supported with conditions:
 - The Committee suggests that hard wood doors and windows be used instead of aluminium doors and windows.
- WCC supported the previous application for total demolition (noting basic environmental mitigation for fauna and flora) but did not respond to request for comment within 30 days on the revision in front of HWC today.
- All parties were invited to today's meeting.

DECISION

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

RB

13.15 Erf 1019-RE, Unit 209, Bordeaux Hotel, 239 Beach Road, Sea Point, S34 – Minor Works **Case No: 27424RB0216 | HWC25111802RB0218 <https://sahris.org.za/node/389362>**

Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding Information received 27 February 2026.
- Graded IIIB.
- Outside of any HPO.
- Work has not started.
- Proposal is for internal reconfigurations and qualifies for minor works.
- A CoCT E&HM comment was still submitted providing support.
- Officer recommends approval.

DECISION

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

RB

13.16 Erf 14139, 10 van der Meulen Street, Bo-Kaap, S34-Additions, Alterations, and/or Partial demolition **Case No: 27073SB0116 / <https://sahris.org.za/node/388348>**

OUTSTANDING INFORMATION

Updated plans clearly reflecting worked and proposed work. Response from CoCT comment required. Comment and Bo-Kaap Civic and Ratepayers Association) is required.

SB

13.17 Erf 169, 89 de Beers Road, Strand, S34-Additions & Alteration

Case No: HWC25082810SB0915

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 16 March due to additional information received late.

SB

13.18 Erf 43901, 83 - 85 Bergriver Boulevard, Paarl, S34-Alteration & demolition

Case No: 27507SB0223 / <https://sahris.org.za/node/389873>

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- The applicant has requested to withdraw the application; the demolition application has been submitted.

APPLICATION WITHDRAWN

The application has been withdrawn.

SB

13.19 Erf 697, 46 Marais Street, Strand, S34-Minor Works

Case No: 27269SB0203 / <https://sahris.org.za/node/388898>

OUTSTANDING INFORMATION

External and streetscape photographs required.

SB

13.20 Erf 697, 48 Marais St, Lochnerhof, Strand, S34-Minor Works

Case No: 27269SB0203 / <https://sahris.org.za/node/388898>

DUPLICATE WITH 13.19

SB

13.21 Erf 58305, 1 Somerset Road, Claremont, S34-Minor Works

Case No: HWC25092908SVB1006

CASE SUMMARY

- The property is graded IIC and within the Harfield PHA Road Proposed HPOZ.
- Work has not started.
- The application is to approve as-built plans; there is currently no record of any previously approved plans for the property. The applicant requires council approved drawings to sell the property. An unauthorized carport has been colored up on the plans, that was completed around 2011.

FOR NOTING

The application was dealt with under the ASD delegation under item 9.8. The ASD in consultation with the relevant specialist staff resolved to issue a S51 letter as the proposed work did not negatively impact the heritage resource.

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

SVB

13.22 Erf 66558, 68 Church Street, Wynberg, S34-Minor Works

Case No: HWC25101002SVB1020

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 06 and 17 November 2025 and 02 March 2026.
- The property is graded IIIB and within the Coghill Road Heritage Area proposed HPOZ.
- Work has not started.
- The proposal is for a new carport in the existing courtyard area, new tiling in various rooms and construction of a new ramp for pedestrian access.

DECISION

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

SVB

13.23 Erf 7566, 11 Kommetjie Main Road, Fish Hoek, S34-Additions & Alterations **Case No:** HWC25092307SVB0926

CASE SUMMARY:

- Outstanding information received on 02 March 2026.
- The property is graded IIIC and outside of any HPO.
- Work is complete.
- The completed work is a roof terrace, a pergola, alterations to doors and windows, and a new braai area.
- CoCT supports the proposal.

FOR NOTING

The application was dealt with under the ASD delegation under item 9.8. The ASD in consultation with the relevant specialist staff resolved to issue a S51 letter as the proposed work did not negatively impact the heritage resource.

SVB

13.24 Erf 10809, 46B Burg Street Wellington, S34-Minor Works **Case No:** 27486CN0220 <https://sahris.org.za/node/389809>

Ms Corne Alexander introduced the item.

DISCUSSION

- The application was held over from HOMs on 2 March to determine if the building is older than 60 years. Case tracking added - DHAC confirmed via email that the building is not older than 60 years. Thus, the NHRA is not triggered.
- Grading: Not graded
- HPO: Inside
- Status of Work: Not started
- Previous Applications: None
- Proposal: For a verandah and built-in braai behind the free-standing garage. The verandah does not touch the dwelling; however it's technically touching the dwelling via the boundary wall that attaches to the garage.
- Heritage Considerations: N/A

COMMENT

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

CN

13.25 Erf 3991, 27 Main Road, Durbanville, S34-Minor Works

Case No: 27499CN0223 <https://sahris.org.za/node/389852>

CASE SUMMARY

- Outstanding information was requested for Streetscape photos and confirmation if work has started - received on 27 February 2026.
- Grading: IIIC/4 on the City Map Viewer
- HPO: Outside
- Status of Work: Has started but not complete
- Previous Applications: HWC23041208CH0503 -
- Proposal: The proposal reconfigures the interior, relocating the restaurant to the first floor and consolidating the butchery at ground level. It includes extending the eastern first-floor balcony and installing new glazing and new timber doors.
- Consultation:
 - DHS states that the proposal is believed to have an insignificant impact on heritage resources.
 - Heritage Considerations: Some of the work has been completed, however majority of the work remain to be completed. No impacts to heritage resources.

FOR NOTING

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

CN

13.26 Erf 86648, 2 Albertyn Road, Muizenberg, S34-Minor Works

Case No: 27419SVB0216 <https://sahris.org.za/node/389408>

CASE SUMMARY

- Outstanding information was requested for MHCS comments - received on 4 March
- Grading: IIIC
- HPO: Within the Muizenberg Village Extension Proposed HPOZ.
- Status of work: Not started.
- Proposal: To convert the garage into a second dwelling, along with two other garages, not older than 60 years.
- Previous approvals: None
- Consultation:
 - CoCT support the proposal.
 - Muizenberg Lakeside Residents Association despite not being a registered conservation body were consulted and do not object to the proposal.
 - Muizenberg Historical Conservation Society has no objection
- Heritage Considerations: No deemed impact to the associated significance of the heritage resource.

FOR NOTING

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

CN

14. NEW MATTERS

14.1 Erf 1268, 283 Main Road, Hermanus, S34-Additions & Alterations
Case No: 27571CH0226 <https://sahris.org.za/node/390069>

Ms Chane Herman introduced the item.

DISCUSSION

- Not Graded outside HPO. The site is along the scenic route (R43).
- Proposal is for a swimming pool, new boundary wall and second storey addition above the existing main dwelling.
- Work has not started.
- Previous applications:
 - S34 application for alterations (15070106KR0701E).
 - S34 permit issued on 20 May 2024 for an addition of a second storey to the second dwelling located at the rear. (HWC24042510CN0426)
- OHAC supports.

DECISION

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

CH

14.2 Erf 15439, 31 London Road, Salt River, S34-Total Demolition
Case No: 27525CH0224 <https://sahris.org.za/node/389932>

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.

CH

14.3 Erf 247, 2 King Street, Stanford, S31- Additions & Alterations
Case No: 27529CH0224 <https://sahris.org.za/node/389953>

Ms Chane Herman introduced the item.

DISCUSSION

- Not graded inside the declared Stanford heritage area.
- Proposal is for the addition of a bedroom, en-suite and entrance area. The work is proposed to the rear of the existing structure.
- Work has not started.
- Previous applications:
 - S51 letter was issued on 25 November 2025 for the regularization of the covered stoep, internal alterations and freestanding tool shed.
- OHAC supports
- SHC supports with the following suggestions:
 - North East elevation: new small square bathroom window - suggest being a diamond shaped window.
 - South West elevation - suggest changing existing square windows to vertically proportioned windows.

DECISION

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

CH

14.4 Erf 523, 53 Forest Drive, Pinelands, S34- Additions & Alterations

Case No: 27523CH0227 <https://sahris.org.za/node/389928>

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIC inside HPO
- Proposal is for a new entrance lobby and plastering and painting the external walls.
- Work has not started.
- Previous applications:
 - S34 permit issued on 18 April 2024 for A&A (HWC23112419KB1127)
- CoCT supports.
- PRRA supports.

DECISION

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

CH

14.5 Erf 737, 5 Hope Street, Hermanus, S34- Additions & Alterations

Case No: 27578CH0227 <https://sahris.org.za/node/390111>

OUTSTANDING INFORMATION:

Streetscape photographs and OHAC comment required.

CH

14.6 Erf 7680, 13 Fourie Street, Hermanus, S34-Total Demolition

Case No: 27568CH0226 <https://sahris.org.za/node/390065>

CASE SUMMARY

- Not Graded outside HPO
- Proposal is to demolish the existing structure on site.
- 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

14.7 Erf 976, Unit 44, 245 Beach Road, Sea Point, S34-Minor Works

Case No: 27516CH0223 <https://sahris.org.za/node/389912>

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIB outside HPO.
- Proposal is for internal alterations and to replace the external windows to match the other apartments.

- Work has not started.
- CoCT supports.
- SFA supports.
- SFB did not comment within 30 days.

DECISION

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

CH

14.8 Erf 1126, 2 Clarens Road, Sea Point, S34-Additions & Alterations

Case No: 27585CN0228 <https://sahris.org.za/node/390123>

OUTSTANDING INFORMATION:

R4000 PoP, plan to be coloured up correctly and motivation required.

CN

14.9 Erf 237, 12 Nuwe Street Elim, S27-Minor Works

Case No: 27508CN0223 <https://sahris.org.za/node/389876>

OUTSTANDING INFORMATION:

POA, internal photos, clarification on specs on plan, response to comment from FOE and Elim Station Overseers Council comment required.

CN

14.10 Erf 237, 36 Kerk Street, Elim, S27-Total Demolition

Case No: 27509CN0223 <https://sahris.org.za/node/389878>

OUTSTANDING INFORMATION:

POA & response to FOEs comment required

CN

14.11 Erf 237, 4 Kerk Street, Elim, S27-Additions & Alterations

Case No: 27510CN0223 <https://sahris.org.za/node/389890>

OUTSTANDING INFORMATION:

POA, Municipal comments and a response to the objections from Agulhas Heritage Society required.

CN

14.12 Erf 2435, 43 Ringwood Drive, Pinelands, S34-Total Demolition

Case No: 27537CN0225 <https://sahris.org.za/node/389978>

Ms Corne Alexander introduced the item.

DISCUSSION

- Grading: Not graded
- HPO: Outside
- Status of Work: Not started
- Previous Applications: None
- Proposal: For total demolition of the buildings on the property.
- Consultation:
 - CoCT supports
- Heritage Considerations: The building does not exhibit architectural, historical, or contextual characteristics that would warrant retention as a heritage resource. Based on the photographic

evidence, the structure retains limited heritage significance, and its demolition would therefore not result in the loss of a resource of heritage significance.

DECISION

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

CN

14.13 Erf 43901, 83-85 Bergriver Boulevard, Paarl, S34-Total Demolition

Case No: 27558CN0226 <https://sahris.org.za/node/390041>

Ms Corne Alexander introduced the item.

DISCUSSION

- Grading: Not graded
- HPO: Outside
- Status of Work: Not started. Work started under previous permit owners.
- Previous Applications: HWC23100217CN1002 - Application for total demolition approved. 27507SB0223 - Applicant submitted the replacement structure for approval. Application to be withdrawn and this application for total demolition to proceed.
- Proposal: For total demolition of the structures on the property. The application is made due to a change in ownership from the previous permit.
- Consultation:
 - DHAC objects and recommends that the proposed development must retain the character of the original approved Site Development Plan. DHAC further comments in detail about the replacement structure.
 - Paarl 300 has no objection to the proposed demolition.
 - DHF has no objection
- Heritage Considerations: This total demolition has been approved twice previously by HWC in 2020 and 2023. This will be the third as the previous permit is not being valid anymore due to the change in ownership. The SDP comment from DHAC relates to a MPBL issue. The SDP change does not trigger Section 38 and commenting on the replacement structure is not warranted in this limited context.

DECISION

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

CN

14.14 Erf 510, 32 Le Roux Street, Montagu, S34-Minor Works

Case No: 27515CN0223 <https://sahris.org.za/node/389909>

OUTSTANDING INFORMATION:

I&AP comments and a plan indicating work started/been completed required

CN

14.15 Erf 1184, 52 Molteno Road, Gardens, S34 - Additions & Alterations

Case No: 27542CSI0225 <https://sahris.org.za/node/389988>

OUTSTANDING INFORMATION

Streetscape photos required.

CSI

14.16 Erf 14028, 87 Salisbury Street, Woodstock, S34 – Minor Works

Case No: 27574CSI0227 <https://sahris.org.za/node/390080>

CASE SUMMARY

- Work applied for has been completed
- Graded IIIC
- Inside HPO
- Completed work is for a setback deviation

FOR NOTING

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

CSI

14.17 Erf 1965, 7 Knysna Road, Milnerton, S34 – Minor Works

Case No: 27521CSI0224 <https://sahris.org.za/node/389922>

OUTSTANDING INFORMATION

Annotated plans showing completed work required.

CSI

14.18 Erf 2908, 24A Dirkie Uys Street, Franschhoek, S34 - Additions & Alterations

Case No: 27561CSI0226 <https://sahris.org.za/node/390045>

OUTSTANDING INFORMATION

All title deed holders to sign PoA, consultation comments, motivation states that the building is not older than 60 years - applicant to provide proof of this required"

CSI

14.19 Erf 423, 38 Blesbok Street, Scarborough, S34 – Minor Works

Case No: 27565CSI0226 <https://sahris.org.za/node/390059>

CASE SUMMARY

- Work applied for has not started
- Graded IIIC
- Outside HPO
- Proposed work is for a new roof and two doors

FOR NOTING

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

CSI

14.20 Erf 44589, 31 Balfour Road, Rondebosch, S34 – Minor Works

Case No: 27538CSI0225 <https://sahris.org.za/node/389979>

CASE SUMMARY

- Work applied for has not started
- Graded 3C/4
- Outside HPO
- Proposed work is for a new boundary wall and garage facade
- CoCT provided comment and support the application stating that an HWC minor works application will be required.

FOR NOTING

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

CSI

14.21 Erf 46252-RE, 12 Copeland Road, Rondebosch, S34 - Additions & Alterations

Case No: 27582CSI0227 <https://sahris.org.za/node/390117>

Ms Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Graded IIIC
- Inside HPO
- Proposed work is for an extension to the existing dwelling for additional living space and amenities.
- CoCT and NCID provided comment and support the application

DECISION

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

CSI

14.22 Erf 90091-RE, 208 Main Road, Kalk Bay, S34 - Additions & Alterations

Case No: 27514CSI0223 <https://sahris.org.za/node/389904>

Ms Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not stated
- Graded IIIC
- Inside HPO
- Proposed work is for a new stoep area, windows, and doors?
- CoCT provided comment and support the application
- KBSJRA provided comment and support the application

COMMENT

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

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

CSI

14.23 Farm 1591-RE, Libertas, Van Reede Street, Stellenbosch, S27/35/36 – Emergency

Case No: HWC26022701EJV0226

CASE SUMMARY

- Graded II
- Outside HPO
- Work has not started
- In compliance with the further requirements issued on 24 February 2026 for case number 27400EJV0216, the proposal is to undertake emergency retrieval and temporary relocation of the human remains and any associated material from the southern vault of the Libertas cemetery prior to restoring and repairing the walls and gates of the Libertas cemetery wall, investigating the condition of the south burial vault for temporary stabilisation and repair, removal of the rubble from the collapsed north vault and reconstruction and repair of the vault. The site comprises a graveyard completely surrounded by a low wall with a rectilinear plan defining the enclosure and two burial vaults on its northwest corner dating back to the latter part of the 18th century. The southern vault (the earlier of the two) is still intact but in a poor state with its vaulted roof in what may be urgent need of repair as motivated for in the engineer's report. The roof of the northern vault set into the northwest corner of the walled enclosure has collapsed. Parts of the perimeter walls of this enclosure are also in poor condition
- HWC issued an emergency permit under case number HWC26012301RB1022 on the 28th of January 2026 for the retrieval and temporary storage of human remains within the collapsed northern vault.

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. If human remains are discovered, these and any associated grave goods, must be removed and stored at Iziko, and not on-site, until they can be safely re-interred.
3. A close-out report, compiled by Katie Smuts and inclusive of the emergency retrieval and temporary relocation of the human remains and associated material from the northern vault permitted under case number HWC26012301, must be submitted to HWC within 30 days of practical completion.

The emergency permit was issued on 27 February 2026 following an email decision.

EJV

14.24 Erf 161522, 47 Upper Pepper Street, Bo-Kaap, S34 - Additions & Alterations

Case No: 27547EJV0225 <https://sahris.org.za/node/389996>

OUTSTANDING INFORMATION:

PoA; PoP with outstanding R670; streetscapes; consultation comments required

EJV

14.25 Erf 2085-RE, 67 Buitengracht Street, Cape Town, S34 – Minor Works

Case No: 27557EJV0226 <https://sahris.org.za/node/390040>

Emily Jane Vowles introduced the item.

DISCUSSION

- Graded IIIA
- Inside HPO
- Work has started and includes the stripping of internal shop fittings which has since ceased.
- The proposal is to re-fit the space to accommodate a furniture showroom and a shared office space. All high-level indicators as proposed by the heritage consultant are adhered to while all primary indicators and architectural & fabric indicators have been met by the design proposal or can be met by the design proposal or resolved within the proposed mitigation measures.
- The consultant recommends that the following should be made conditions of approval and have

been included as annotations on a revised layout plan:

1. The co-working office space proposes carpet tiles or timber-style vinyl flooring, and this must be installed onto shutterboard, which should be laid over the existing floorboards, which must be retained in place. This applies to all flooring where historic timber floorboard remain.
2. Only lime plasters should be used on the building. Portland cement plasters, or the mixing of Portland cement in lime plaster, is strictly prohibited. Limewashed or appropriate, breathable and non-acrylic paints should be used.

DECISION

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

1. A close-out report, compiled by Claire Abrahamse, must be submitted to HWC within 30 days of practical completion.

EJV

14.26 Erf 2159-RE, 71 Hout Street, Cape Town, S34 – Minor Works

Case No: 27551EJV0225 <https://sahris.org.za/node/390014>

OUTSTANDING INFORMATION:

PoP with outstanding R670; streetscapes required

EJV

14.27 Erf 50382-RE, 6 Wodin Road, Newlands, S34 – Total Demolition

Case No: 27517EJV0223 <https://sahris.org.za/node/389913>

CASE SUMMARY

- Not Graded
- Outside HPO
- Work has not started
- The proposal is for the total demolition of the dwelling.
- CoCT support; NCID support

FOR NOTING

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

EJV

14.28 Erf 16455-RE, AF Louw Primary School, Doctor Malan Road, Stellenbosch, S38(1) – NID

Case No: 27554EJV0225 <https://sahris.org.za/node/390027>

Emily Jane Vowles introduced the item.

DISCUSSION

- Not Graded
- Outside HPO
- Work has not started
- Triggers s38(1)(c)(i).
- This application was previously submitted under Case ID 26225EJV0925 linked here: <https://sahris.org.za/node/385457>
- The proposal is to establish a School of Skills inclusive of a series of linked single-storey teaching facilities with ancillary administrative, service, and parking facilities on the site to serve the youth in the local communities that are not able to participate in conventional school curricula due to social and personal limitations. The site is a long narrow property between Helshoogte Rd and Dr

Malan Rd. A playschool built in the 1980's occupies a small part of the site, alongside a parking area, a prefab structure, a playground, and shipping containers converted to classrooms. The playschool buildings are institutional in design and character and have no architectural or heritage significance. The rest of the site remains undeveloped. There are no heritage resources on the site or in the immediate vicinity - the closest being roughly 2km away and the proposed development is in line with the original purpose of the site which was established in the 1961 subdivision. 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

14.29 Farm 1591-RE, Libertas Homestead, Van Reede Street, Stellenbosch, S27 – Minor Works Case No: 27570EJV0226 <https://sahris.org.za/node/390068>

Emily Jane Vowles introduced the item.

Graham Jacobs was present and took part in the discussion.

DISCUSSION

- Graded II
- Outside HPO
- Work has started and includes a lidar point cloud scan of the interior of the homestead including the murals and careful removal of overpainted layers of paint to determine the nature of the original mural.
- The proposal is for the sampling and fabric analysis of 18th century murals in three rooms of the Libertas Manor House via the distacco method of deinstallation. These murals are of high heritage value, possibly the highest of the European colonial-type in the country. The plaster is detaching from the soft brick walls and the South African Institute of Heritage Science and Conservation (SAIHSC) has duly been engaged to determine the measures needed to conserve the murals

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 Graham Jacobs to monitor the proposed work.
2. A close-out report, compiled by Graham Jacobs, must be submitted to HWC within 30 days of practical completion.

EJV

14.30 Farm 646-RE, Kleinrivier, Stanford, S31 – Deviation Case No: 27579EJV0227 <https://sahris.org.za/node/390112>

OUTSTANDING INFORMATION:

R4000 PoP; PoA; streetscapes required

EJV

14.31 Erf 1472, 12 Sonskyn Street, Prince Albert, S34 – Additions & Alterations Case No: 27526RB0224 <https://sahris.org.za/node/389936>

OUTSTANDING INFORMATION

Streetscape photographs, local municipality comment, and revised PACF comment (on the new set of plans) required.

RB

- 14.32 Erf 1804, 5 Murray Street, Stellenbosch, S34-Minor Works**
Case No: 27535SB0224 / <https://sahris.org.za/node/389973>

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposal: adding solar panels to the newly built garage roof.
- Work start: No
- Previous permits: Maintenance Permit (HWC23030902SJ0310) , Alterations and Additions to the main house (HWC23071103CN0718), Alterations, Additions and Partial Demolition to the Cottage (HWC23082812CN0906), Deviations to the Cottage & MH Pergola (HWC24110704CN1112)
- Grade: IIIA
- HPO: Outside (inside historic core)

DECISION

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

SB

- 14.33 Erf 3038, 34 Datis Street, De Zoete Inval, Paarl, S34-Minor Works**
Case No: 27562SB0226 / <https://sahris.org.za/node/390047>

OUTSTANDING INFORMATION:

POA required.

SB

- 14.34 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:

better streetscape photographs that show the context required.

SB

- 14.35 Erf 4979, Stokery Way, Paarl, S34-Additions, Alterations, and/or Partial demolition**
Case No: 27566SB0226 / <https://sahris.org.za/node/390062>

OUTSTANDING INFORMATION:

internal and external of the building, response to the objection is required.

SB

- 14.36 Erf 52561, 25 Cook Street, Claremont, S34-Minor Works**
Case No: 27539SB0225 / <https://sahris.org.za/node/389981>

OUTSTANDING INFORMATION:

Streetscape photographs required.

SB

- 14.37 Erf 9279, Stokery Way, Paarl, S34-Additions, Alterations, and/or Partial demolition**
Case No: 26708SB0226 / <https://sahris.org.za/submissions/42338>

OUTSTANDING INFORMATION:

internal and external of the building, response to the objection is required.

SB

- 14.38 Farm 264,59 Pietersfontein Farm, Montague, S34-Additions, Alterations, and/or Partial demolition**
Case No: 27540SB0225 / <https://sahris.org.za/node/389983>

OUTSTANDING INFORMATION:

Municipality comments required

SB

- 14.39 Portion 44 of Cape Farm 159, Off Vissershok Road, Durbanville, S38(8)-NID**
Case No: 27518SB0223 / <https://sahris.org.za/node/389916>

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: Development of an estate consisting of 18 large residential/small holding properties (1–2 ha each).
- Trigger: S38(1)(c)(i) – development exceeding 5 000m²; S38(1)(d) – rezoning exceeding 10 000m².
- Other: NEMA
- Grade: IIIA according to CoCT viewer
- HPO: Within the Durbanville Hills cultural landscape.
- Heritage resource: Rural cultural landscape associated with historic Meerendal farming area (est. 1702).
- Archaeology: No archaeological resources identified but from the aerial photography, heavily cultivated – unlikely that archaeological resource would be in countered.
- Palaeontological: Low sensitivity according to SAHRIS.
- Visual/Cultural: Development may erode the rural character of the Durbanville Hills cultural landscape hence potential impact. In the Topo map, contour lines indicated that the site is on an incline and could be visible from Vissershok Road (M48).
- Consultant recommends: HIA including Landscape Assessment and Visual Impact 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. Cultural Landscape Assessment,
2. Visual Impact Assessment.

SB

- 14.40 Erf 4761, 15 Kollege Way, Caledon, S34-Additions, Alterations & Partial Demolition**
Case No: 27522SVB0224 <https://sahris.org.za/node/389925>

Ms Sofia Briel introduced the item.

DISCUSSION

- The property is Not Graded and is outside of any HPO.
- Work has not started.
- The proposal will see the removal of all temporary structures across the site, and the rationalisation of their curriculum support, registry, corporate services and management and governance spaces into open planned office areas. New ablutions, reception spaces, storage spaces and meeting rooms are also proposed, and a new learner support space is intended. The plan will see the refurbishment and linking of the two older structures, and the creation of a new, auxiliary building along the eastern boundary of the site, to accommodate the additional spaces

and facilities proposed. The architects have proposed the linking of the two buildings by means of an internal 'street,' and the addition of a new section to the east of the site.

- Theewaterskloof Municipality submitted a comment after the 30-day consultation period had concluded where they noted that they do not object to the proposal.
- There are no registered conservation bodies for this area, however the heritage statement notes that the Ward Councillor, Whale Coast Conservation Body and Caledon Museum were consulted, however proof of this consultation was not provided. It was noted in the heritage statement that the Whale Coast Conservation Body declined the opportunity to comment and that Caledon Museum did not provide a comment.
- The heritage statement recommends a grading of IIIA as according to the report the building is an excellent example of its kind, despite the later additions.
- The heritage statement motivates that the alterations and additions made to the Education District Office will improve the utilisation of the buildings as one coherent space. The linking of the two buildings and the addition of a new building will furthermore improve the historic significance of the building over time, as there will be no need to alter and add to the existing buildings as accommodation needs increase if provision is made now for future use. The proposal largely adheres to the heritage-based design indicators and will enhance the heritage significance of the complex. A Section 34 permit should be issued for the proposed alterations and additions.
- The heritage statement also proposed the following mitigation measures:
 - 1. Most of the internal doors, some of which are historic, will be removed. It is suggested that the historic internal doors be re-located within the scheme, rather than demolished. The architects have an inventory of the doors and windows and have indicated that this will be their approach, although the client requirement is that all door leaves must meet the current standards, and the historical doors are typically 813mm wide, which is too narrow (Figure 17).
 - 2. The retention of a few additional wall nibs is proposed, to assist in the interpretation of the historic layout of the space.

DECISION

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

SVB

15. Other Matters

16. Adoption of Resolutions and Decisions:

CN moves to adopt and EJV seconds the adoption of resolutions and decisions of the meeting of 2 March 2026.

17. Closure: The chairperson, Ms Chane Herman, officially closed the meeting at 10H38

18. Date of next meeting: 16 March 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

CRRRA - Constantia Ratepayers & Residents Associations

CMP - Conservation Management Plan

DWCA - De Waterkant Civic Association

DHF - Drakenstein of Heritage Foundation

EMPr - Environmental Management Program

FHRA - Franschhoek Heritage and Ratepayer Association

FoCVGB - Friends of Constantia Valley Green Belts

GBRM - Great Brak River Museum

GVHAG - Greater Vredehoek Heritage Action Group

GCS - Greyton Conservation Society

HRF - Helderberg Renaissance Foundation

HOMs - Heritage Officers Meeting

HPO - Heritage protects overlay.

HWC - Heritage Western Cape

IACom - Impact Assessment Committee

IGIC - Inventories, Gradings and Interpretations Committee

KHS - Kommetjie Heritage Society

MGHS - McGregor Heritage Society

NHC - Napier Heritage & Conservation

NASDB - Nelspoort Agency of Sustainable Development body

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

NRA - Newlands Residents Association

OCA - Observatory Civic Association

OHAC - Overstrand Heritage and Aesthetics Committee

PPP - Public Participation Process

PHCT - Pniel Heritage and Cultural Trust

RMCA - Rosebank and Mowbray Planning & Architectural Committee

SAHRIS - South African Heritage Resources Information System

SPFA - Sea Point for All Group

SHC - Stanford Conservation Trust & Stanford Heritage Committee

SIG - Stellenbosch Interest Group

SHA - Swellendam Heritage Association

OWVS - Old Wynberg Village Society

TVHF - Tulbagh Valley Heritage Foundation

UCRRA - Upper Claremont and Residents and Ratepayers Association

WERRA - Walmer Estate Ratepayers and Residents Association

Ward 2 Forum

WCC - Whale Coast Conservation

WRA - Woodstock Residents Association

WECA - Wynberg East Civic Association