

**MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE
HERITAGE OFFICERS' MEETING
Held on Monday, 3 August at 08:00 via MS Teams**



1. Opening and Welcome

The Chairperson, Corne Alexander, officially opened the meeting at 08:00 and welcomed everyone present.

2. Attendance

Members

Ms. Stephanie Barnardt-Delport	Specialist Heritage Officer	SB
Ms. Corne Alexander	Specialist Heritage Officer	CN
Mr. Ruan Brand	Specialist Heritage Officer	RB
Ms. Xola Mlwandle	Heritage Officer	XM
Ms. Sofia Briel	Heritage Officer	SVB
Ms. Chiara Singh	Heritage Officer	CSI
Mr. Yunus Ogier joined at 08:05am	Heritage Officer	YO

Staff

Ms. Waseefa Dhansay	Assistant Director	WD
Ms. Nosiphiwo Tafeni	Secretariat	NT
Ms. Chloe Petrus	Backup Secretariat	CP
Ms. Jwalene Lekama	I&APs	JL

Legal Advisor

None

Observers

Visitors

Visitors	Capacity	Item
Ms Abeeda Mgjenkar	Applicant	12.8
Mr Breyten Free	Consultant	12.10
Mr. Clive Theunissen	Drakenstein Municipality	(Drakenstein matters)
Mr Dylan Matthews	Applicant	12.36
Mr Aubrey Matthews	Observer	12.25
Mr Zackery Carstens	Architectural	12.10
Mr Azeem Walele	Owner	12.8
Ms Georgie Ravenscroft	Applicant	9.4.2
Mr Chris Schoeman	Heritage Consultant	12.9
Ms Nazeema Duarte	Municipality	12.10
Ms Sneha Jhupsee	Observer	13.43
Mr Nick Smith	I&AP	12.10
Mr Christen Africa	Town Planner	12.20
Ms Nicolene Vesser	Malherbe Rust Architects	13.50
Mr John Reed	I&AP	13.33
Mr Pieter Lotz	Neighbouring Properties	9.6
Ms Andrea Moolman	Applicant	13.65
Mr Robert Haarburger	Owner	13.65
Ms Lize Malan	Consultant	13.7
Ms Corlie Smart	Applicant	13.39
Ms Ashley Lillie	Applicant	13.49

Ms Nicole Oehley	Applicant (Gabriel Fagan Architects)	13.44
Ms Christelle de Klerk	Malherbe Rust Architects	13.50

3. **Apologies**

Ms Aneeqah Brown	Secretariat	AB
Ms. Penelope Meyer	Deputy Director	PM
Mr. Olwethu Dlova	Backup Secretariat & I&APs	OD

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 the Agenda**

The Committee resolved to approve the agenda of 3rd August with the following:

- Additions:
 - Item 10.4.3
 - Item 10.4.4
 - Item 10.5.3
 - Item 11.4
 - Item 12.40
- Amendments:
 - Item 12.1 title change from Erf 4595, 55 St Georges Mall, SS Union Castle Building, Cape Town, S34 - Minor Works (HWC24110609CSI1112) to Erf 903, 88 St. George's Street, De Beer's Building, Simon's Town, S27 - Alterations & Additions (HWC23022008RG0227).

CSI moved to adopt the agenda and SVB seconded.

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

6.1. The Committee resolved to approve the previous minutes of 20 July 2026 with minor edits. XM moved to adopt the approval of the minutes and RB seconded.

7. **Disclosure of Conflict of Interest**

7.1. WD is recused from items 11.2 & 13.43

8. **Confidential Matters**

8.1. None.

9. **Administrative Matters**

9.1. **Illegal Works Database: Stop Works Orders Issued**

9.1.1. Erf 193, Langebaan -24 July 2026 (SB)

9.1.2. Erf 2133-RE, 89 Constantia Main Road, Constantia -21 July 2026 (CN)

The Committee noted the stop-work orders issued and confirmed that the properties will be recorded on the illegal works database.

9.2. **SAHRIS Rollout Feedback**

- The HWC S35/S36 APM & BGG SAHRIS Application form is live:
<https://www.sahris.org.za/forms/hwc/apm-appl>
- There is a SAHRIS engagement on Friday, 7 August 2026. The engagement will consist of some further SAHRIS functionality overview, especially with finding specific information as has been seen from requests from users along with the new HWC specific changes. Then, given that the Built Environment Permit Applications concern the bulk of applicants, a detailed run through will

be done again. This will be the last HWC SAHRIS Engagement where broad SAHRIS overview is done with future engagements involving deeper dives into the HWC-centred side of SAHRIS.

- Case Officers are reminded to use the “Official Reference” tab shortly after the ASD has confirmed that New Matters for a specific HOMS date are closed off to inform the public that those items are tabled as New Matters for that day.
- Case Officers are further reminded to ensure that their “Date Compliant” is accurate and complete for all complete cases.
- For Permit Dates, officers are not expected to use the SAHRA process for capturing permit dates and there is a plan to enable a new function for all other HRAs for permit dates.
- The ASD has confirmed that all backend data captures must be completed before end of year (including adding date compliant to old cases, fixing old permits/RODs that have been captured incorrectly, MyContent backup, etc.).

9.3. Feedback from & Preparation for Committee Meetings

9.3.1. IGIC - 6 August 2026

9.3.2. Appeals -12 August 2026

9.3.3. HOMS - 17 August 2026

9.3.4. IACom - 19 August 2026

9.3.5. BELCom - 26 August 2026

9.3.6. HOMS - 31 August 2026

9.4. General Enquiries

9.4.1. Erven 282, 283, 284, 285, 286, 287, 288 & 289; 5, 7, 9, 11, 13, 15, 17 and 19 du Toit Street and 8 and 16 Alexander Street, Stellenbosch, S38(4) - Advice

Case No.: 21061804SB0621E

DISCUSSION

- The applicant asked for advice regarding the correct assessment procedure in the case of a greatly revised SDP which had previously been approved by IACom in February 2023 pursuant to Section 38(4) of the NHRA.
- The revised proposal contains major alterations to the originally approved development, such as changing the use of the property from student housing to mixed-use and residential, modifying the parking provisions, updating the building envelopes, and increasing the size of the development footprint.
- The site for development has been extended to cover Erven 297 and 298 (it was later made clear that this meant two further erven), the buildings on which are more than 60 years old and therefore need to be demolished.
- The applicant asked for confirmation as to whether the revisions, comprising the additional erven, could be handled by means of a Supplementary Heritage Impact Assessment (HIA) with regard to the approved 2023 HIA or whether a completely new HIA would have to be submitted.
- It is noted that even though the demolition of the extra buildings normally necessitates Section 34 approval, the new buildings are included in the wider revised development proposal and must therefore be taken into account as part of the general heritage assessment.
- Requested to make a determination as to whether a Supplementary HIA can be prepared to the original 2023 HIA, with the additional erven included and assessed as required.
- The committee discussed the matter, seen as previous HIA process has concluded and decision was issued, the new proposal that included the two additional erven is seen as completely new scheme and project.

COMMENT

The committee resolved that a new NID application must be submitted as the development is seen as new development.

9.4.2. Erf 26439, Oude Molen Homestead, Alexandra Road, Pinelands

Case No.: 17052611WD056E (Initial), HWC24032535SJ0326 (S34) and HWC24041103SJ0326 (S35)

DISCUSSION

- The committee looked at the amended correspondence and the revised scope of works for the Oude Molen Homestead Emergency Maintenance Project.
- The heritage architect has confirmed that the project is now approaching practical completion and that a Close-Out Report, as a condition of the Section 34 permit will be submitted, the report to include the as-built drawings, descriptions of all the interventions, and photographic records of the emergency works.
- It was noted that deviations from the approved Section 34 permit fall into two categories:
 - The extra emergency work, which was caused by unexpected structural collapses, was handled using the Section 34 Emergency Works Permit and the Supplementary Progress Report.
 - Omitted/reduced scope of works and deviations. The Department of Infrastructure had instructed a narrowing of the scope of the project to include only emergency structural stabilisation and weatherproofing, since the building is to be secured and "mothballed" until the wider Oude Molen Precinct redevelopment takes place.
- The updated scope excludes the non-essential items such as the proposed external fire escape staircase, most of the internal finishes, the refurbishment of the internal doors, the kitchenette, the fire hose reel cabinets, and the major electrical installations, keeping only those elements required for structural stabilisation, weatherproofing, fire detection, and security.
- The applicant asked whether the committee would be in agreement with, i.e.:
 - The Close-Out Report will include a final "As-Built" set of plans, sections and elevations, to be prepared by the Project Architect with our inputs.
- The interventions to the Homestead will be described in the Close-Out Report, along with representative photographs of the building over the course of the project, including the areas of structural collapse, taken variously shortly after the collapses, during repairs, and at completion.
- The Committee supported the proposed approach and agreed with the drafted comment. It was noted that the archaeological close-out report would be submitted in due course and that some uncertainty remains regarding the site. The Committee considered the reduced scope generally correctly described; however, the revised scope includes several physical interventions that must be clearly assessed and reflected on the final as-built drawings.

COMMENT

The Committee supports the proposed close-out approach, subject to the submission of:

1. A consolidated schedule comparing the approved, completed, omitted and amended work.
2. Final as-built plans, sections and elevations.
3. An assessment by the appointed heritage practitioner identifying minor deviations and any interventions requiring a further Section 34 application.
4. Before, during and after photographic records.
5. Confirmation by the structural engineer that the building is stable and weatherproof.
6. A separate archaeological close-out report in accordance with the Section 35 permit.

9.5. Resolution Drafting Deadline

- COB 5 August 2026

10. **Standing Items**

10.1. **Incomplete Applications**

10.1.1. Matters Arising: **SB** -12.25, 12.27, 12.30.

10.1.2. New Matters: **CN** -13.1, 13.2, 13.3, 13.4, 13.5, 13.8, 13.9; **CSI** -13.11, 13.14, 13.15; **RB** -13.21, 13.25, 13.26, 13.27, 13.28; **SB** -13.31, 13.35, 13.42; **SVB** -13.51; **XM** -13.53, 13.56, 13.57, 13.58, 13.59, 13.60, 13.61; **YO** - 13.64, 13.66, 13.68, 13.69.

10.2. **Decisions Taken Under ASD Delegation**

10.2.1. Matters Arising: **CN** - 12.2, 12.3, 12.5, 12.7; **EJV** - 12.11; **RB** - 12.16; **SB** - 12.22; **SVB** - 12.31, 12.32, 12.34; **XM** - 12.37

10.2.2. New Matters: Items **CN** - 13.6; **RB** - 13.23, **SVB** - 13.48; **CSI** - 13.12, 13.17

10.3. **Proposed Site Inspections**

10.3.1. None

10.4. **Site Inspections Undertaken**

10.4.1. Erf 27019-RE, 69 Station Road, Observatory

The Committee notes the site inspection that was undertaken on 21 July 2026. The site inspection report will be heard under item 10.5.2.

CSI

10.4.2. Erf 2133-RE, 89 Constantia Main Road, Constantia

The Committee notes the site inspection that was undertaken on 21 July. The site inspection report will be heard at HOMs on 17 August 2026.

CN

10.4.3. Erf 9013, 29 Morgenster Avenue, Somerset West, S34 - Total Demolition

Case No.: 28422SVB0506 <https://sahris.org.za/node/397674>

The Committee notes the site inspection that was undertaken on 27 July 2026. The site inspection report will be heard under item 12.40.

SVB

10.4.4. Erf 28002-RE Welgelegen Cemetery – S27 (APP Inspection)

- RB and YO conducted the inspection on Monday 27 August.
- The site is in a degraded state but has not yet collapsed and interventions could safeguard it for the future.
- Fagan architects have been appointed by the descendants for a restoration proposal; however the land is owned by Government.
- Further information will be provided in the APP report after further research has been done by the officers.

RB

10.5. **Site Inspection Reports**

10.5.1. Erf 2133-RE, 89 Constantia Main Road, Constantia

Site inspection held over to HOMs on 17 August 2026

CN

10.5.2. Erf 27019-RE, 69 Station Road, Observatory

DISCUSSION

- The applicant requested a pre-application site inspection before submitting a Section 34 application, believing an on-site discussion would provide clearer advice than an online meeting.

- The building is an early 20th-century Victorian commercial structure that contributed to the historic development of Observatory Main Road and occupies a prominent corner at Lower Main Road and Station Road, marking an important entrance to the area.
- The site inspection was undertaken to assess the heritage significance of the building and determine whether a Section 34 application to HWC would be required.
- HWC officials inspected the property with the owner and architect present, who explained proposals to restore and adapt the building for office and retail use while retaining its heritage character.
- The first-floor interior is generally in fair condition, with some water damage, replacement flooring and non-original windows. The proposal includes reconfiguring the former hotel accommodation into office space, removing most bathrooms, retaining and screening the Victorian balcony, and restoring the façade.
- The roof will be completely replaced to address structural issues, while the ground floor will remain in retail use with internal alterations.
- Externally, the building is structurally sound and well maintained despite some alterations, with only minor cracking in later additions, drainage and levelling issues requiring attention, and restoration needed to rusted iron columns.
- Significant Victorian elements, including the original entrance door and balcony detailing, remain intact. The applicant intends to retain and restore these features while improving the building's long-term functionality and conservation.

COMMENT

The Committee notes the contents of the site inspection report dated 30 July 2026 and endorses the recommendations of the report, as follows:

1. The site inspection and report to be tabled and noted at HOMS on 3 August 2026.
2. The architect or owner must apply for a permit in terms of Section 34 for any proposed work to the building.

CSI

10.5.3. Erf 9013, 29 Morgenster Avenue, Somerset West, S34 - Total Demolition Case No.: 28422SVB0506 <https://sahris.org.za/node/397674>

- This report will be presented under item 12.40.

SVB

10.6. Interim and Close-Out Reports

10.6.1. Erf 973, Old Mamre Mission Station Case No.: 27403CH0216 | 27405CH0215 | 27404CH0215 <https://www.sahris.org.za/node/408170>

DISCUSSION

- HWC issued three Section 27 Permits for the maintenance and repair of the Church Building, Historic Barn, and Old Shop on the Mamre Church Werf.
- One of the conditions of these permits was for a monitoring by Graham Jacobs and in the discussion sections it was noted that these could be submitted together.
- The report essentially notes that work has just commenced and there is very little to report back on.
- The Church building has been prioritised with scaffolding erected so far and some minor degraded lime render has been removed with the other buildings having not received any physical interventions.
- Some discussions were had in terms of the material for the new thatch roof ridges (i.e., standardising the roof ridge to metal for uniformity. So the Old Shop will be rethatched with a metal roof ridge (it was/is traditional mortar) and the other buildings will remain metal roof ridged.
- Also, the Old Barn will not be rethatched due to budgetary reasons:

“... it has been decided not to reinstate thatch on this building, but to rather re-roof it with corrugated metal longspan roof sheets. Consequently, the new elliptical gable as approved in the HWC approved building plans will not be possible and the ridge line will remain straight, as currently existing. The only difference compared to the building’s existing state would be that the roof pitch will be raised to match that of the other traditional thatched roofs in the werf (in accordance with the HWC approved plans). The roof sheets will be painted charcoal grey with its metal ridge capping painted white; all to match the traditional thatched roofs on the other historic buildings in the werf.”

COMMENT

The Committee noted the interim report titled “MAMRE WERF MAINTENANCE & REPAIR: CONSERVATION MONITORING REPORT #01” dated 21 July 2026, and prepared by Graham Jacobs, as adhering to the conditions of the HWC issued permits, dated 10 March 2026.

HWC notes that changes to the Old Barn are proposed therein that are different from the plans approved by HWC (CaseID 27405CH0215). All approved work may proceed under the other permit applications, but a new Section 27 application, inclusive of public consultation, must be submitted to HWC for the proposed changes to the roof of the Old Barn.

RB

10.6.2. DR 1640, Montagu Pass Case No.: HWC23080213SJ0802

DISCUSSION

- A few different heritage related items are noted in the report in terms of labour issues, weather delays, seismographic testing delays, and other, but to note for the Committee in the conclusion of this interim report:
- *“Progress is looking promising. Almost the entire length of the pass can now drain effectively enough to withstand any further storms since culverts have been unblocked and drains cleared. This is testament to how effectively the pass can drain if properly maintained and allowed to drain properly. At the same time, it demonstrates clearly that the poor state of the pass can be directly attributed to neglecting routine maintenance which would not have cost nearly as much as the reconstruction work that is now being undertaken. This applies especially to the failure to keep the drainage working effectively; arguably more cost effective than the occasional blading of the roadway. Permanent works on the new stone drains, works to the side walls and surfacing of the road have, however, yet to commence. The next monthly Montagu Pass site inspection and follow up meeting will be [was] at the Toll House on 28 July 2026. This will be followed by the monthly MPCC meeting. These meetings and the site inspection will be attended by myself [meaning Graham Jacobs].
Work completed to date is duly considered appropriate and positive in heritage terms.”*

COMMENT

The Committee noted the interim report titled “Montagu Pass Heritage Report #03” dated 21 July 2026, and prepared by Graham Jacobs, as adhering to the conditions of the HWC issued permit, dated 8 August 2023.

RB

10.7. Monitoring by a Practitioner

10.7.1. Erven 88335, 88336, 163448 & 163449, 9-11 Rodwell Road, St James, S34 - Additions & Alterations

Case No.: 28895SVB0610 <https://www.sahris.org.za/node/403895>

- This application was heard at HOMs on 20 July 2026, where the committee 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 oversee the proposed work and to submit a close out report within 30 days practical completion.*
 - 2. A letter of appointment to be signed by the applicant and consultant.*
- Once the above has been fulfilled, HWC will provide the required permit.*
- At this meeting the committee agreed that they had previously had sight of Prof Walter Peters CV and so only the appointment letter was required.

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

SVB

11. Discussion of the Agenda

11.1. Item 12.10. Erf 120, 1 Bree Street, Langebaan, S34 - Additions & Alterations

Case No.: 27214EJV0129 <https://sahris.org.za/node/388747>

DISCUSSION

- HOMs on 23 February issued Further Requirements inclusive of a response to the anonymous objections and all parties being invited to HOMs. The further requirements were received on 2 July and the matter was retabled on 20 July where HOMs held the application over in order to get legal opinion.
- Grading Unknown
- Outside HPO
- Work has started. What remains to be completed is the roof deck, glass balustrades, and staircase to the roof deck.
- The proposal is the conversion of approved flat roof to an accessible roof terrace and internal alterations and shopfittings.
- Previous applications HWC24091132EJV0912 and HWC25081307EJV0814 for Minor Works on the property were both approved and, in both instances, work commenced without a permit
- In terms of consultation: the SBM deferred to the authority of HWC, and two anonymous objections were received.
- In response to the objections: The building has been extensively altered, expanded and modernised over the years and little remains of the original structure. Apart from the gable, all that is left of the original building are the white-painted roof rafters and the corrugated iron roof sheets. The gable will still be retained, and the proposed glass balustrades will allow for more visibility from the street than previous revisions of the building. There are precedents for leisure decks in the immediate area of Bree Street, at 8 Bree Street and the Breeze Restaurant & Wine Bar a little way further south. The proposed alterations will not exceed existing roof heights of surrounding buildings. It is recommended that the application for the proposed alterations as contained in the attached plans be approved.
- In HOMs on 20 July, the following was discussed:
 - The concerns regarding height breaches and privacy rights cannot be considered within the remit of the NHRA and must be considered by the Municipality. The Committee confirmed that the structure is not a heritage resource. It does not demonstrate intactness nor rarity. The Cape Dutch Revival gable is being retained and maintains the architectural character of the structure while remaining visible from the street due to the provision of a glass balustrade. The context lacks congruency or rarity and has not been negatively impacted by the proposal

and unauthorised work. The character of the area referred to in the objection is an experiential quality but has not been established on heritage grounds and cannot be demonstrated in terms of architectural merit or the built environment, archaeological or palaeontological sensitivities, or visual qualities that would be impacted by the proposal. While there may be character, this has not been demonstrated as heritage character and this objection is therefore not lodged on heritage grounds.

- Nick Smith on behalf of the objectors requested that S51 be applied for the work completed but that the work ongoing be referred to BELCom given the objections. Mr. Smith noted that he does not believe that S51 can be applied ('elasticised') where work remains to be completed and suggests that S51 be applied for the completed work, but that S34 be pursued for the ongoing work and ventilated by BELCom.
- The HWC Legal Advisor confirmed via email that S51 could only apply to the work completed and not the work still to be undertaken. S51 and permits must therefore be issued concurrently.
- All parties were invited to HOMs today.
- Revised plans were submitted on 31 July 2026 by the applicant. The previously proposed/constructed raised balustrade walls are now proposed to be lowered, with new glass balustrades installed above with the aim of reducing the visual mass of the terrace edge
- The Committee discussed the legal advice received regarding the application of S51 to completed unauthorised work where part of the proposed work remains outstanding. It was noted that this differs from HWC's current practice, where the extent of completed work has generally informed whether an application is dealt with under S51 or S34. The Committee noted that broader procedural clarity is required for future applications.
- For the current application, the Committee agreed that it is not necessary to submit separate plans for the completed and outstanding work. The plans must clearly identify and distinguish between the unauthorised work already completed and the work still proposed.
- It was noted that S51 matters should continue to be considered on a case-by-case basis.
- Given the revised proposal submitted by the applicant on 31 July 2026, the plans must be recirculated to the I&APs for a 7-day commenting period before the matter is retabled.
- When retabled, the Committee must separately consider the unauthorised completed work and the outstanding proposed work, with the decision clearly recording HWC's position on each.

EJV (CN)

11.2. Item 13.43: Erf 158516, Adderley Street Flower Market, Trafalgar Street, Cape Town City Centre, S34 - Additions & Alterations

Case No.: 29185SVB0703 <https://www.sahris.org.za/node/406105>

DISCUSSION

- The Committee via an email decision taken on 30 July 2026 resolved to refer the application to BELCom on 26 August 2026 due to objections on heritage grounds that require BELCom's expertise.
- The committee also discussed whether HWC or the CoCT has the competence to approve the work proposed to the Bishop Lightfoot memorial. It was noted that if a monument is formally declared and gazetted in terms of Section 37 then the CoCT has the competence to approve the proposal. However, if the monument is not formally declared then HWC has the competence to approve the proposal in terms of Section 34.
- The case officer has not been able to locate a declaration for the Bishop Lightfoot Memorial. Unless one can be found, the Bishop Lightfoot memorial should be dealt with by HWC under Section 34.

SVB

11.3. Item 12.13: Farm 10154, R328 R407 Weltevrede Road, Prince Albert, S34 - Total Demolition

Case No.: HWC25070304CH0801

DISCUSSION

- The Committee briefly discussed that objections had been raised on heritage grounds and given the complicated nature of the matter, that these cannot be ventilated in the public forum, and as such HOMs does not have delegation.

- Referred to BELCOM on 26 August 2026 and noted as such under item 12.13.

RB

11.4. Item 13.62 Erf 1942, 9a Avenue Deauville, Fresnaye, S34 - Additions & Alterations

Case No.: 29200XM0702 <https://www.sahris.org.za/node/406377>

DISCUSSION

- The proposal construction of three new dwellings on a vacant erf adjacent to the Table Mountain National Park Provincial Heritage Site. The proposal involves excavation near the common boundary which may affect tree root systems extending from the PHS. A Heritage Screener concludes that the site itself has no identified heritage significance and that the eucalyptus trees potentially affected are not of intrinsic heritage significance. The report recommends a tree survey and requests HWC to determine whether a Section 27 permit is required.
- CoCT comment: The proposal is not supported at this stage, pending submission of additional information. A method statement is required explaining how excavation and piling will protect the adjacent Table Mountain National Park from environmental impacts. A Tree Survey must be submitted identifying the species of trees affected by the proposal. The City notes that excavation along the boundary may affect trees within the Table Mountain National Park (Provincial Heritage Site) through damage to their root zones. Any tree felling within the Park will require a Section 27 NHRA permit from HWC. An accurate survey of the tree driplines and root zones is required to demonstrate the impact of the proposed excavation. The proposal also requires a LUM application for departures, and EHMB requests inclusion in the circulation process to comment on landscaping, setbacks, protection of the TMNP, and the Construction EMP/ECO requirements. The City's primary concern is the potential impact of the proposed excavation on the adjacent Table Mountain National Park Provincial Heritage Site, particularly the tree root systems extending into the development site.

COMMENT

The proposal does not trigger the NHRA in terms of Section 27(18). A letter of no trigger to be issued.

XM

MATTERS TO BE DISCUSSED

12. MATTERS ARISING

12.1 Erf 903, 88 St. George's Street, De Beer's Building, Simon's Town, S27 - Alterations & Additions

Case No.: HWC23022008RG0227

Ms Corne Alexander introduced the item.

DISCUSSION

- HOMs on 7 April 2025 requested Further Requirements: The committee requests a full set of drawings that indicate all the elevations of the structure with all existing service elements and cumulative accretions as well as all mitigation measures proposed for the PHS. A separate report must include all specifications and mitigations methodologies as well as any impact(s) to the heritage resource.
- The work has started and unauthorised works are noted. All mitigation measures have not started.
- Graded II and within the Simon's Town HPOZ.
- Significance: Sandstone building, 1902, designed by Sir Herbert Baker for Cecil Rhodes's De Beers Cold Storage Syndicate as meat outlet in Simon's Town. Used from 1903 to 1921 by the company's successor, Imperial Cold Storage and Supply Company. It was then sold to the Standard Bank of South Africa, which established a branch office in the building and used it for this purpose until 1974. Recently converted into an exclusive restaurant.
- Proposal from Heritage Statement:

- The building underwent substantial approved alterations in 1974 and 1993, including its conversion to a restaurant and extensive reconstruction following fire damage. Subsequent unauthorised changes include covering the side passage, replacing a window with a door, reconfiguring and adding toilets, closing a 1993 opening, realigning the side entrance wall, and altering internal partitions. The statement finds that these works have had limited impact on the building's overall significance, as most affect previously altered areas or later fabric. However, the covered passage roof, timber staircase, toilets and accumulated services are poorly detailed and detract from the character of the PHS. Replacement of the passage roof is acceptable in principle, provided it is appropriately designed and detailed.
- Consultation:
 - CoCT EHM: The bathroom alterations and realigned fire escape passage have already been completed within areas previously altered in 1993. While the work does not appear to have materially affected the significance of the structure, several elements are poorly detailed and unfinished. The proposed replacement of the low-quality polycarbonate walkway roof is supported in principle, subject to appropriate detailing. Given the property's PHS status, the unauthorised work, poorly integrated services and generally inadequate maintenance interventions, HRS recommends that a Conservation Management Plan be prepared before any further work is authorised
 - STHS agrees with CoCT EHM and state that they have no objection to the planned works but given that this is a heritage building which has been previously altered a full report is required and remedial work instituted if necessary
- Mitigation Report & Plans:
 - The mitigation report responds substantially to the previous Further Requirements and includes a complete elevation set, assessment of cumulative alterations and mitigation proposals for the walkway roof, staircase, external signage/services and encroaching roof overhang. Detailed specifications are provided for the replacement roof and staircase. However, not all existing service elements identified in the Heritage Statement are shown on the elevations, including CCTV, communication equipment, security lighting and surface-mounted electrical/fire services. Detailed methodologies for removal of redundant fixtures and making good affected historic fabric are also not fully provided.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. The applicant must submit updated plans that reflect the CCTV, communication equipment, security lighting and surface-mounted electrical/fire services.
2. These plans must distinguish between the previously approved work; unauthorised work already completed and proposed to be retained; unauthorised work already completed and proposed to be removed or rectified; and new mitigation/remedial work still proposed.
3. The drawings must also identify all existing external services and accretions, indicating which are to remain, be removed or rationalised, together with appropriate methodologies for removal and making good affected historic fabric.
4. Once the above has been submitted by the applicant and reviewed by HOMs, a Mitigation Agreement must be entered into between the owners and HWC.

CN

12.2

Erf 16383, Old Helshoogte Road, Stellenbosch, S34 - Additions & Alterations

Case No.: 28447CN0508 <https://www.sahris.org.za/node/397757>

CASE SUMMARY

- Outstanding information: Company Resolution, investigate if all buildings are older than 60 years, revised motivation, I&AP consultation which was received on 14 July 2026.
- Grading: Not graded according to the Stellenbosch Survey
- HPO: Outside
- Status of Work: Completed
- Previous Applications: None

- Proposal: As-built plans have been submitted to enable Stellenbosch Municipality to formalise and approve the plans for record purposes. No alterations or new developments are proposed.
- Consultation:
 - Stellenbosch Municipality, SHF & SIG did not comment in 30 days.

FOR NOTING

The application was dealt with under the ASD delegation under item 10.2. 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.

CN

12.3 Erf 2507, 75 Merriman Street, George, S34 - Additions & Alterations **Case No.: 28989CN0618 <https://www.sahris.org.za/node/404864>**

CASE SUMMARY

- Outstanding information: Confirmation that GHT was consulted and all proposals to be coloured up on the plan received on 24 July 2026.
- Grading: Not graded. The applicant recommends NCW
- HPO: Outside
- Status of Work: Majority of the work has been completed
- Previous Applications: None
- Proposal: For retrospective approval of previous alterations and additions that includes internal alterations, the conversion of the outbuilding into a garden flat, a covered deck and stoep, a storeroom, and associated external changes, together with the construction of a new carport on the eastern side of the dwelling.
- Consultation:
 - George Municipality has no objection
 - George Heritage Trust did not comment in 30 days
 - Simon van der Stel Foundation did not comment in 30 days

FOR NOTING

The application was dealt with under the ASD delegation under item 10.2. 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.

CN

12.4 Erf 284, 1 Van Riebeeck Street, Ladismith, S34 - Minor Works **Case No.: 29010CN0619 <https://www.sahris.org.za/node/404920>** Ms Corne Alexander introduced the item.

DISCUSSION

- Outstanding information: POA to be signed by both owners, all proposals to be coloured up on the plan, more internal and external photos and streetscape photos required 20 July 2026.
- Grading: Not graded. Could be regarded as a IIIB, although the building has been gutted internally.
- HPO: Outside
- Status of Work: Not started

- Previous Applications: None
- Proposal: Internal alterations to the existing Standard Bank branch to convert it into a cashless branch, including the reconfiguration of the internal layout, associated fit-out works, and fire escape compliance

DECISION

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

CN

12.5 Erf 3349, 109 Church Street, Strand, S34 - Minor Works **Case No.: 28921CN0611 <https://www.sahris.org.za/node/404523>**

CASE SUMMARY

- Outstanding information: CoCT comment received on 23 July
- Grading: Not graded
- HPO: Outside
- Status of Work: Started but not complete
- Previous Applications: None
- Proposal: For the reconfiguration of internal spaces, enclosure of the existing verandah, construction of a new garage, new covered stoep and patio areas, replacement and alteration of selected doors and windows, and associated external works.
- Consultation:
 - CoCT proposes a grading of NCW and declined the opportunity to comment
- HRF notes little remaining heritage value and refers the applicant to City and HWC.

FOR NOTING

The application was dealt with under the ASD delegation under item 10.2. 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

12.6 Erf 594, 4(8) Commissioner Street, Wellington, S34 - Additions & Alterations **Case No.: 29075CN0624 <https://www.sahris.org.za/node/405490>** Ms Corne Alexander introduced the item.

DISCUSSION

- Outstanding information: Motivation on heritage grounds and plan to include a drawing number and date which was received on 17 July 2026.
- Grading: Not graded
- HPO: Inside
- Status of Work: Completed
- Previous Applications: None
- Proposal: Additions and alterations to the existing dwelling comprising an extension to the kitchen and outbuilding, construction of a new bathroom, covered patio and steel carport and conversion of part of the outbuilding into a laundry.
- Consultation:
 - DHAC has no objection
 - Paarl 300 does not support and notes that they cannot comment on work already started or completed without a permit.
 - DHF cannot comment on work that has been completed without a permit. The committee would have supported the proposal had the application been submitted to it before any work commenced.
 - WHF 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.

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

CN

12.7

Erf 7730, 16 Jan Hofmeyer Square, Paarl, S34 - Minor Works

Case No.: 29070CN0624 <https://www.sahris.org.za/node/405455>

CASE SUMMARY

- Outstanding information: Motivation on heritage grounds and plan to include a drawing number and date which was received on 17 July 2026.
- Grading: Not graded
- HPO: Outside
- Status of Work: Not started
- Previous Applications: None
- Proposal: For the construction of three new steel roof carports attached to the existing dwelling.
- Consultation:
 - DHAC has no objection
 - Paarl 300 supports
 - DHF no objection

FOR NOTING

The application was dealt with under the ASD delegation under item 10.2. 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

12.8

Erf 168218, 45 Coronation Road, Woodstock, S34 - Additions & Alterations

Case No.: 27788CSI0312 <https://sahris.org.za/node/391313>

Ms Chiara Singh introduced the item.

Mr Azeem Walele (owner) and Ms Abeeda Mugjenkar (applicant) were present and took part in the discussion.

DISCUSSION

- Outstanding information received 23 July for consolidated plan and response to CoCT comment
- Work applied for has not started
- Graded IIIC/4
- Outside HPO
- Proposed work is for the addition of a storey to the existing dwelling and internal alterations for reconfiguration.
- WERRA did not provide comment within 30 days.
- Walmer/ University Estate Conservation Action Group did not provide comment within 30 days.
- CoCT provided initial comment on 15 April 2026 noting the following, " E&HM is supportive of an addition in principle, subject to confirmation of retained fabric (which are to be correctly indicated and coloured up accordingly on the drawings) and the more sensitive retention of the existing features along the western elevation. HWC to give further consideration to the appropriateness of the envelope."

- The applicant responded to the comment noting that the proposed building works only extend to one level above the existing building not two, the original low verandah and column will be retained, the roof is pitched albeit not as high as the roof on the eastern side due to weather conditions and strong winds.
- CoCT provided further comment on 27 May 2026 and are in conditional support of the application stating, "Given that the form and design are fundamentally unchanged and considered to be out of keeping with the existing pattern, E&HM's position remains one of conditional support. It is recommended that the application proceed to HWC and that the appropriateness of the envelope and design be further considered in the HWC deliberations, as the site is outside of an HPOZ."
- All parties have been invited to today's meeting.
- HOMS Discussion: The interface is acceptable, they have added a note saying the existing façade of the heritage building which is the ground floor façade is being retained and restored meaning all the detailing will be retained as per the request of the City, they have also pitched the roof in response to the City's feedback. The surrounding streetscape context is not intact and the neighbouring structures have undergone external alterations over the years.

DECISION

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

CSI

- 12.9 Erf 673, 6 Glenwood Way, Pinelands, S34 - Additions & Alterations**
Case No.: 28562CSI0515 <https://www.sahris.org.za/node/398477>
 Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 17 July for new title deed
- Work applied for has not started
- Graded IIIB
- Inside HPO
- Proposed work is for an extension to the existing dwelling to include bedroom and bathroom, conversion of existing study to kitchen, and internal bathroom alterations
- CoCT provided comment and support the application
- PRRA stamped the plans and have no objection

DECISION

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

CSI

- 12.10 Erf 120, 1 Bree Street, Langebaan, S34 - Additions & Alterations**
Case No.: 27214EJV0129 <https://sahris.org.za/node/388747>

Ms Corne Alexander introduced the item.

Mr. Chris Schoeman (Heritage Consultant) & Nazeema Duarte (Municipality), Nick Smith (I&AP) was present and took part in the discussion.

DISCUSSION

- HOMs on 23 February issued Further Requirements inclusive of a response to the anonymous objections and all parties being invited to HOMs. The further requirements were received on 2 July, and the matter was retabled on 20 July where HOMs held the application over in order to get legal opinion.
- Grading Unknown
- Outside HPO

- Work has started. What remains to be completed is the roof deck, glass balustrades, and staircase to the roof deck.
- The proposal is the conversion of approved flat roof to an accessible roof terrace and internal alterations and shopfittings.
- Previous applications HWC24091132EJV0912 and HWC25081307EJV0814 for Minor Works on the property were both approved and, in both instances, work commenced without a permit
- In terms of consultation: the SBM deferred to the authority of HWC, and two anonymous objections were received on the following bases:
 - *Significant construction in excess of the original plans has already taken place.*
 - *The front gable facade being completely changed. The whole roofline has visibly 'gone'. Walls abutting the Dutch gable have been constructed on either side of the gable, the width of the building.*
 - *The owner clearly has no regard for the need to obtain prior permission. Building work continues daily on the illegal roof terrace.*
 - *The objector is of the opinion that there was nothing contentious with the original plans; however, this is not what's been constructed.*
 - *The illegal building work has resulted in the utter degradation of heritage character.*
 - *Simply leaving a gable incongruously in the middle of a rowdy roof terrace bar, which will be blocked from the street view by seating and safety balustrades and removing the protected characteristic of the heritage roofline and gable in its classic form should surely not be permitted. It would be akin to suggesting that Big Ben in London, the Eiffel Tower in Paris or the Statue of Liberty in New York could simply be surrounded by a bar, the original structure being barely visible from street view, yet all would be "just fine".*
 - *This fine gable, in relief against the traditional roof line, is one of a handful of remaining heritage assets that folk in Langebaan treasure. It's part of the essence of our town centre. Our own heritage. A heritage that needs reinstating urgently.*
 - *The unauthorised work is in breach of the 4m height rule for new development in proximity to the Langebaan Waterfront.*
 - *Beyond the heritage violation, the conversion of a non-trafficable roof into an entertainment deck constitutes a material change in land use that negatively impacts the privacy rights of the neighbouring properties and the historic character of the precinct.*
 - *It is requested the HWC issue a Stop Works Order against the owner/developer and lay criminal charges for the contravention of Section 34(1) read with Section 51 of the NHRA.*
- In response to the objections: The building has been extensively altered, expanded and modernised over the years and little remains of the original structure. Apart from the gable, all that is left of the original building are the white-painted roof rafters and the corrugated iron roof sheets. The gable will still be retained, and the proposed glass balustrades will allow for more visibility from the street than previous revisions of the building. There are precedents for leisure decks in the immediate area of Bree Street, at 8 Bree Street and the Breeze Restaurant & Wine Bar a little way further south. The proposed alterations will not exceed existing roof heights of surrounding buildings. It is recommended that the application for the proposed alterations as contained in the attached plans be approved.
- In HOMs on 20 July, the following was discussed:
 - The concerns regarding height breaches and privacy rights cannot be considered within the remit of the NHRA and must be considered by the Municipality. The Committee confirmed that the structure is not a heritage resource. It does not demonstrate intactness nor rarity. The Cape Dutch Revival gable is being retained and maintains the architectural character of the structure while remaining visible from the street due to the provision of a glass balustrade. The context lacks congruency or rarity and has not been negatively impacted by the proposal and unauthorised work. The character of the area referred to in the objection is an experiential quality but has not been established on heritage grounds and cannot be demonstrated in terms of architectural merit or the built environment, archaeological or palaeontological sensitivities, or visual qualities that would be impacted by the proposal. While there may be character, this has not been demonstrated as heritage character and this objection is therefore not lodged on heritage-grounds.

- Nick Smith on behalf of the objectors requested that S51 be applied for the work completed but that the work ongoing be referred to BELCom given the objections. Mr. Smith noted that he does not believe that s51 can be applied ('elasticised') where work remains to be completed and suggests that s51 be applied for the completed work, but that s34 be pursued for the ongoing work and ventilated by BELCom.
- The HWC Legal Advisor confirmed via email that S51 could only apply to the work completed and not the work still to be undertaken. S51 and permits must therefore be issued concurrently.
- All parties were invited to HOMs today.
- Revised plans were submitted on 31 July 2026 by the applicant. The previously proposed/constructed raised balustrade walls are now proposed to be lowered, with new glass balustrades installed above with the aim of reducing the visual mass of the terrace edge.
- The Committee discussed the legal advice received regarding the application of S51 to completed unauthorised work where part of the proposed work remains outstanding. It was noted that this differs from HWC's current practice, where the extent of completed work has generally informed whether an application is dealt with under S51 or S34. The Committee noted that broader procedural clarity is required for future applications.
- For the current application, the Committee agreed that it is not necessary to submit separate plans for the completed and outstanding work. The plans must clearly identify and distinguish between the unauthorised work already completed and the work still proposed.
- It was noted that S51 matters should continue to be considered on a case-by-case basis.
- Given the revised proposal submitted by the applicant on 31 July 2026, the plans must be recirculated to the I&APs for a 7-day commenting period before the matter is retabled.
- When retabled, the Committee must separately consider the unauthorised completed work and the outstanding proposed work, with the decision clearly recording HWC's position on each.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. The revised plans submitted must be circulated to I&APs for a 7-day consultation period and comments or proof of consultation must be submitted to HWC.

EJV

12.11 Erf 44434, 19 Loch Road, Rondebosch, S34 - Additions & Alterations Case No.: 28835EJV0603 <https://www.sahris.org.za/node/402459>

CASE SUMMARY

- Outstanding Information received on 20 July 2026
- Graded IIIC/NCW
- Outside HPO
- Work has started and is limited to the boundary wall which has been rebuilt as a solid wall rather than with panelled sections as indicated on the revised plans submitted on 20 July 2026
- The proposal is for a double garage extension on the southern boundary of the property and as-built boundary wall alterations.
- A garage on the north-western boundary was previously approved under case number HWC24102202XM1022 and is currently under construction
- CoCT support noting that the garage does diminish the potential IIIC grading of the property. The RCID supported the previous application noting that the structure has a low grading and has clearly been altered; however, they did not respond within 30-days to the request for renewed comment. The conservation body map indicates that the property falls outside of their boundaries of interest.

FOR NOTING

The application was dealt with under the ASD delegation under item 10.2. The ASD in consultation with the relevant specialist staff resolved to approve the application as the proposal does not negatively impact on heritage resources.

EJV

12.12 Erf 190, Swartland High School, Dirkie Uys Street, Malmesbury, S38(1) - NID
Case No.: HWC25071807EJV0721
Ms Corne Alexander introduced the item.

DISCUSSION

- Outstanding Information received on 23 July 2026
- Swartland High School is Graded IIIA
- Inside a Provisional Heritage Area
- Work has started and includes the demolition of the netball courts and outbuilding
- Triggers s38(1)(c)(i).
- The proposal is for the development of a two-story high-performance sports centre including a gymnasium, training space, physiotherapy offices, spinning room, locker rooms, shop, coffee shop, kitchen, ablutions, entertainment areas, spectator seating, padel courts, parking and administrative components. The proposed structure will be built on the footprint of a netball court and outbuilding, both of which have already been demolished. The facility will supplement existing education infrastructure on the site and serve the learners of Swartland High School (described as "one of the finest buildings in Malmesbury" due to its early 20th century architectural features). The site is outside of the historic core of Malmesbury. The SAHRIS Palaeo-Map indicates insignificant 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

12.13 Farm 10154, R328 R407 Weltevrede Road, Prince Albert, S34 - Total Demolition
Case No.: HWC25070304CH0801

CASE SUMMARY

- Outstanding information received on 12 and 14 August 2025 and 4 September 2025.
- Further requirements received 24 July 2026.
- From the start:
- Not graded and outside of any HPO
- Proposal is to demolish the existing structure.
- The demolition was completed by the current owner due to health and safety risks as a result of fire and flood damage in 2024.
- Prince Albert Municipality stated that they do not provide comment on applications, it is only PACF that provides comment.
- PACF noted that the structures were on the Scholtzkloof Farm - one of the oldest loan farms in Prince Albert with continuous occupation since 1762. The structures (cottage and barn) were examples of Victorian architecture. PACF noted that the unauthorized work commenced in August 2023 and had continued despite a stop works being issued by a Municipal building inspector in February 2025. PACF does not support the demolition of the Victorian cottage and barn particularly because it occurred without any record of photographic evidence.
- Applicant's response: Owner acquired the property on 31 March 2024 and therefore the work witnessed may have been done by the previous owner. The demolished structures were in an unsalvageable state due to fires inside the building, damaged roof trusses, collapsed roof, severe cracked walls and unstable foundations. The structures were damaged severely by a flood in 2024 rendering the building to be unsafe for human occupation.
- All I&APs had been invited to attend HOMs on 15 September 2025.
- HOMs issued the following FURTHER REQUIREMENTS - 15.09.25
- The Committee resolved to request the following further requirements:

- 1. *Heritage statement compiled by a suitably qualified heritage practitioner must be submitted to HWC within 60 days.*
- 2. *The heritage statement must assess the unauthorized work, the status quo of the site and any proposed mitigations.*
- 3. *The heritage statement must be circulated to I&APs for the 30-day consultation period and comments, or proof of consultation must be submitted to HWC.*
- The matter was tabled at HOMs on 24 November 2025 under admin matters.
- Discussion points:
- * A Section 34 application was tabled at HOMs on 15 September 2025 to regularize additions and alterations on Farm 10154 in Prince Albert.
- HOMs requested that a heritage statement be submitted within 60 days and for this statement to be circulated to I&APs for 30 days.
- The appointment of Mr. Graham Jacobs was endorsed on 15 October 2025.
- HWC received communication from Mr. Jacobs requesting a two-week extension to compile the heritage statement.
- The Committee noted the applicants request for a two-week extension to complete and submit the requested heritage statement and that the heritage statement must be circulated to I&APs. COMMENT:
- The Committee resolved to grant the two-week extension for the submission of the heritage statement in response to point 1 of the further requirements issued on 16 September 2025.
- The heritage statement must be circulated to all I&APs for a 30-day commenting period.
- The heritage statement has now been submitted, albeit later than the deadline, and the following are the conclusions:
 - "i) Prior to the recent alterations based on photographs provided, the homestead would have been considered by the author to have warranted a Grade IIIC grading in terms of Section 7(1)(c) of the National Heritage Resources Act read with HWC's "A Short Guide to and Policy Statement on Grading" Version 6: 30 May 2012. This means, to quote from the latter Guide, that this is applicable to buildings that, in large part, ".... contribute(s) to the character of significance of the environs" (i.e. rather than having intrinsic significance relating to the building itself).
 - ii) That means that such buildings and sites should, as a consequence, only be protected and regulated ".... if the significance of the environs is sufficient to warrant protective measures". In other words, Grade IIIC buildings should only be statutorily protected if they are located within declared (heritage) conservation or heritage areas, or areas that could otherwise be argued to warrant such designation. That is not believed to be the case in this instance.
 - iii) On balance, the homestead is still deemed to warrant a Grade IIIC grading notwithstanding the replacement of its surviving sash windows and old doors. This is partly due to old joinery still surviving having been appropriately repaired and conserved as part of this building. This is partly due to the old joinery still surviving and having been appropriately repaired and conserved as part of the building. Replacement doors and windows are of a good quality and architecturally consistent throughout the homestead. However, the inappropriately executed front veranda extension is considered problematic -even more so given that it departed from an architectural design that indicated a curved veranda roof at its eaves with four, rather than three veranda columns. The present heavy and disproportionate eaves beam has been required to span the greater distance between the existing three columns, whereas four columns would enable a more appropriate, slimmer eaves beam to be used as proposed in the architect's earlier drawing submitted to HWC.
 - iv) Apart from the front veranda extension, the alterations are not considered to have substantially impacted the significance of the homestead despite the loss of the aforementioned fenestration and doors. This is partly because those losses come off a relatively lower (Grade IIIC) base. That is not to say that those doors and windows should not have been retained in safekeeping for recycling elsewhere. The owner confirms that

this has been the case, even though many of those elements are said to have been in poor condition and in need of restoration, while others were so poor that they had to be scrapped. The veranda in its current form does nonetheless negatively impact the building's architectural and aesthetic significance.

- v) While the author can understand the frustration of the PACF considering that the stop works orders by the local authority were not complied with (which the owner acknowledges) the fundamental issue from a heritage perspective is whether the unauthorised work has resulted in a loss of significance to a heritage resource. The author does not believe that this has been the case. The alterations still result in a building that retains its overall massing, scale and architectural configuration; characteristics that remain consistent with other stylistically layered buildings of similar period within the Prince Albert sub-region. Furthermore, enough of its earlier period elements remain for the homestead in its current form to continue to read as an historically layered entity but now with an additional layer. The recent, albeit unauthorised, alterations are considered to be sufficiently consistent in their (contemporary) period detailing to complement the old without trying to imitate it. The one major exception is the configuration and detailing of the front veranda in its current condition.
- As far as the recent alterations to the rest of the werf are concerned, those do not detract from the architectural integrity of the whole. The author's opinion is that these alterations help to architecturally unify the werf as an ensemble that, in future decades, could come to deserve a higher grading if retained substantially as existing once the remedial work to the veranda has been successfully completed.
- Recommendations:
- It is consequently recommended that HWC not press charges against the owner for the unauthorised work on the basis that this has not substantially impacted heritage significance. However, the following mitigation measures are recommended:
- i) Reconfiguring the design of the front canopy extension in accordance with Section A-A on drawing 2421/L/105 dated 2026.06.23 Rev A, prepared by Muse Architects (Charné Potgieter). It will be up to HWC to decide whether three veranda columns (as built) as opposed to four columns (as indicated in the architect's drawings originally submitted to HWC: drawing 2421/L/105 dated 2025.02.27; Case No: HWC 25070303: submission dated 2025 06 25) would be acceptable;
- ii) Ensuring that the sash windows and doors recovered from the homestead remain in safe storage prior to being recycled for use on another building of similar period within the Prince Albert area, or as otherwise agreed between the owner and PACF to HWC's satisfaction:
- iii) That the remedial work be allowed to commence once a mitigation agreement between the property owner and HWC has been concluded; and
- iv) That the HWC Case Officer be duly updated by the owner or owner's architects regarding the progress in implementing the abovementioned mitigation measures to the satisfaction of HWC."
- The draft version of the above statement was advertised via several public notices and direct emails to identified I&APs, conservation bodies, and the municipality.
- Two comments were received, one of which was an acknowledgement from the Executive Mayor of Prince Albert and the other a detailed comment from PACF, summarised and responded to as follows:
- 1. Farm address being corrected.
- 2. Having a copy of HWC's FR and being able to attend the meeting where this is retabled.
- 3. "The 'kafhok' and threshing floor. No mention has been made of other heritage resources on the farm such as the 19th C threshold, adjacent 'kafhok' and ancient karee gate posts that had been evident until recently. The PACF feels that the development by

the new owner The author's response is in short, that only the areas where unauthorised work occurred were assessed.

- 4. PACF's complaints started in August 2024 not 2023.
- 5. "Screening of the front garden. Screening offered by the existing treed (front) garden should not be an excuse for the unnecessary removal of heritage details.
- Author's response: Agreed. However, the significance of impacts due to the removal of heritage details in any instance is determined by the degree of significance of the heritage resource itself: in this case, primarily the homestead. It appears, from available information, if not indeed considered common cause, that the significance of the homestead is primarily derived from its overall scale and massing, and not the significance of its details. The loss of certain of those details has less negative heritage impact than would have been the case had the homestead been a rare and/or architecturally highly significant example of its period. It is for that reason that the author is critical of the manner in which the front veranda has been reconstructed despite this being largely screened from beyond the werf, including neighbouring farms.
- Having said that, the author concurs with the PACF that the various detail elements removed from the building is a source of concern and agrees that those elements, if still existing, should be recovered and re-used on another worthwhile heritage project, preferably on this farm or alternatively elsewhere to the endorsement of HWC."
- 6. A correction has been added in terms of the farm being one of the oldest in Prince Albert.
- 7. "Background to, and nature of the unauthorised works. The previous owner, Mr Stephanus Van Huysteen de Wit vacated the property at the end of August 2024 and unauthorised work commenced shortly thereafter. The unauthorised work was reported to the Prince
- Albert Municipality which resulted in three stop works orders being issued. All three orders (December 2024, January 2025 and February 2025) were ignored. The unauthorised work included various alterations, demolitions and the construction of certain other structures on the property; all listed in the PACF's Comment point 7 a-h. This included the removal of various sash windows and doors including to the west façade and the removal of old karee gateposts elsewhere on the farm (location of the latter not specified author). By May 2025, the PACF was still requesting full documentation from the architects, without which comments to HWC could not be finalized.
- Owner's response: A large portion of this west façade is an addition by the previous owner that had steel windows and doors. A photograph of the west façade prior to the alterations shows no sash windows, so no sash windows were bricked up. The image included in the PACF's Comment: Annexure G, was how the property was purchased. The 'West Wing,' which was built by Mr Faan de Wit post 1985, had steel windows and a natural
- coloured aluminium sliding door, also in existence when the property was purchased. Where old doors and sash windows could have been retained, they would have. Those that were removed were in poor condition and therefore replaced with aluminium windows. Some of the old doors and sash windows had to be scrapped while the remainder are in a carpentry shop to be restored. Consideration will be given to either donating those that survive to the PACF or alternatively re-using them in the Oukloof heritage house when that is restored. Confirmation of the status of the surviving joinery will be provided by the owner subject to engagement with the PACF, which would be welcomed.
- The front door is original. Only the paint has been removed and the timber varnished by local carpenters. It is intended to reinstate the finials on the front gables of the homestead.
- Alterations to the staff houses as raised in the PACF's Comment: point 7hii were to concrete block structures that are not older than 60 years (and therefore not subject to S.34 of the NHRA - author). The plans for these alterations have accordingly been
- approved by the local authority. Regarding the karee gate posts: One is still in place. The second one next to the fence had to be replaced because of bottom rot and having to install a gate. Due

to running a commercial farming operation, the livestock has to be fenced in to prevent losses from jackals and caracal and to manage grazing.

- Author's response: Section 2.3 in this document includes a list of unauthorised alterations based on documentation provided by the architects, together with the author's own observations after having personally inspected the property. This list concurs with the PACF's list of unauthorised works (refer to the PACF's Comment attached) apart from the demolition of the Victorian pioneer house and barn (PACF's Comment: point 7 hi for which a NHRA S.51 letter was later issued by HWC); the claimed removal of sash windows on the west façade of the homestead (PACF Comment: point 7a read with Annexure G) and the stated removal of the karee gateposts (PACF's Comment: point 3 read with its Annexure C).
- While the author was not aware of the demolition of the 'Victorian pioneer house' until the issue was raised by the PACF, that matter has already been actioned by HWC, and therefore not considered further in this report. The claimed removal of the sash windows on the west façade is disputed by the owner (see his comment above). The disappearance of one of the karee gateposts has similarly been clarified by the owner who can provide photographic evidence, if required. Despite the owner stating that the front door is original, it is very likely later, albeit still old. Original front doors of the latter 19th/early 20th C in South Africa generally have shallow chamfered joints connecting middle rails with flanking stiles, resulting in top lights that are slightly wider than the fielded panels below. Having said that, it is very possible that this front door, while maybe not original to the building, was installed at some stage after the house was built and therefore already in existence when the owner purchased the property. It is also important to note that the door in the image below differs from that visible in Figures 2.01 and 2.11. A closer look at this door, now stripped and glazed with arched top panels removed, (Figure 4.01) has a frame that differs in both colour and crispness of profile, from the door leaves that it surrounds. That alone suggests that the door frame and door leaves are not contemporaneous."
- 8. "Pressing charges for the unauthorised work. The PACF does not agree with the author's recommendation that HWC not press charges against the owner for the unauthorised work due to a blatant disregard for the NHRA and repeated disregard for the various stop works orders issued. Author's response: Noted but disagreed with for the reasons provided in the conclusions and recommendations in Section 5 of this report."
- 9. "Remediation of the front stoep and canopy. The PACF agrees that the illegal front stoep canopy be removed and reconstructed in a more appropriate fashion"
- 10. "Status of the windows and doors removed from the homestead. The PACF requests that confirmation be given as to whether the sash windows and doors illegally removed from the homestead are still in possession of the owner and in safe storage, if indeed so."
- Owner's response: The surviving sash windows and doors which were not in such poor condition that they had to be scrapped, have been retained and are being restored. See response in vii)."
- 11. "Future of the homestead finials. The PACF requests that the finials removed illegally be reinstated or replaced with exact replicas."
- Author's response: Noted. The owner intends to reinstate these although this is not regarded as stylistically strictly essential, given that the architect's makeover is considered to be a legitimate new historic 'layer' to the homestead for the reasons provided in Section 2.3v) of this report."
- 12. "Measured drawings of the old barn behind the homestead. The PACF requests that the old barn on the werf be recorded in more detail by means of measured drawings and dated photographs, and that the documentation shared with the PACF to avoid confusion over its status. Author's response: This request is noted. However, this cannot be made an obligatory requirement given that no unauthorised work was undertaken to this building to the author's knowledge."
- 13. " *Full disclosure by the owner. The owner should be completely honest about all unauthorised work effected after August 2024 and an accurate set of 'as-built' drawings prepared that reflect all alterations and additions accordingly. This should be made available to the PACF and include a proper site development plan.*
- Author's response: Revised 'as-built' drawings have been prepared by the owner's architects."
- All parties were invited to today's HOMS.

REFERRAL

The Committee resolved to refer the application to BELCom on 26 August 2026 due to an objection being raised on heritage grounds and HOMS not possessing delegation to process the application.

RB

12.14 Erf 114915, 105 Chamberlain Road, Woodstock, S34- Minor Works

Case No.: 28706RB0525 <https://www.sahris.org.za/node/399336>

Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding Information Received 24 July 2026.
- Graded IIIC as part of terraced row.
- Inside Roodebloem Road HPOZ.
- Work has not started.
- Proposal is to alter the colour of the structure from a grey to a blue.

DECISION

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

RB

12.15 Erf 1656, 14 Albert Road, Tamboerskloof, S34 - Minor Works

Case No.: 28646RB0521 <https://www.sahris.org.za/node/399007>

Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received 1 July 2026.
- Not graded.
- A section of the property falls inside the Upper Table Valley HPOZ.
- Work has been completed in terms of the work enacted under the previous permit (dated 2012 but the exact case reference could not be sourced) though the applicant notes they only completed some of that work.
- This proposal is only for the new hot tub and 1.8m high screen wall.

DECISION

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

RB

12.16 Erven 24622-RE & 24623-RE, 4 & 6 Upper Camp Road, Ndabeni, S34 - Minor Works

Case No.: 28775RB0529 <https://www.sahris.org.za/node/400611>

CASE SUMMARY

- Outstanding information received 2 July 2026.
- Not graded.
- Falls inside the proposed Maitland S34 Exemption Area.
- Work has started but has not been completed (halted on site).
- Proposal is for demolition of internal drywalling and internal non-structural walls and the opening up and replacing of previously bricked up windows.
- A small section of the roof that is not concrete, but is asbestos, will be replaced with IBR sheeting.

FOR NOTING

The application was dealt with under the ASD delegation under item 10.2. The ASD in consultation with the relevant specialist staff resolved to approve the application as the proposal does not negatively impact on heritage resources.

RB

- 12.17** **Erf 1195, 275 Beach Road, Section 37, Pleasant Ways, Sea Point, S34 - Minor Works**
Case No.: 28828RB0603 <https://www.sahris.org.za/node/402442>
Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received 20 July 2026.
- Graded IIIB.
- Outside of any HPO.
- Work has not started.
- Proposal is for replacing worn out wooden window and door frames with aluminium to one of the flats within the modernist apartment block.
- The existing frames are white, and the alu ones would look identical from a distance, with no inherent heritage value in the wooden material.

DECISION

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

RB

- 12.18** **DR 1640, Montagu Pass, George, S27 - Extension**
Case No.: 28587RB0517 <https://www.sahris.org.za/node/398617>
Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received 23 July 2026.
- Graded II.
- This is an application to extend permit HWC23080213SJ0802 (expiring 8 August 2026).
- The scope of works has not changed in that it remains a restoration and maintenance of the pass, summarised as follows:
 - 1. Cleaning of culverts,
 - 2. Cleaning of the waterways,
 - 3. Mechanical blading,
 - 4. Spot regravelling,
 - 5. Stockpiling of sourced material for maintenance,
 - 6. Vegetation management, and
 - 7. Dry packed stone wall repairs,
- This is being coordinated by the appointed heritage practitioners in Graham Jacobs and Cahlan Williams.
- They believe that the work will likely be completed by early 2027.
- Comments were not directly sought but there is a monthly meeting with all the I&APs given the history of this site/project.

DECISION

The committee resolved to approve the permit extension application by provision of a new permit in place of the previous permit dated 8 August 2023, with the following conditions:

1. Work to be done strictly in accordance with the HWC stamped report.
2. Work must be monitored by suitably qualified engineer with heritage experience.
3. Weekly engineering reports to be submitted to HWC.

4. A close out report to be submitted 30-days after work has been completed for the reinstatement of the pass.

RB

12.19 Erf 27780, 2B Abattoir Street, Worcester, S38(1) - NID
Case No.: 28959RB0615 <https://www.sahris.org.za/node/404773>
Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding information submitted 3 July 2026.
- Section 38(1)(d) triggered.
- Application is for rezoning from Industrial Zone II to Industrial Zone III due to a Municipal Compliance Notice being issued on 19 May 2025.
- The property is used as a wine lees effluent treatment facility and due to past complaints, the Municipality deems it to fit the definition of "Noxious Trade" hence requiring the rezoning of a site greater than 10 000sqm (Erf being rezoned is 12 200sqm).
- No physical development is proposed.
- The site sits in the industrial hub of Worcester and no physical disturbance is proposed, with the application being lodged in terms of regularising/becoming compliant with an existing use.

DECISION

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

RB

12.20 Ptn 7 of Farm Palmiet Drift 80, George, S38(1) - NID
Case No.: 28891RB0609 <https://www.sahris.org.za/node/403260>
Mr Ruan Brand introduced the item.
Christen Africa was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 6 July 2026.
- S38(1)(c)(i) triggered.
- Proposal is for a Renewable Energy Structure (480 solar panels and battery storage containers) and an EV charging facility near the N9 and N12 split near George.
- This will include a consent use application (no rezoning).
- Palaeo is blue/low.
- The area has been previously cultivated so archaeology is likely out of context.
- Visually, the SDP tries to blend into an enlargement of the existing farmstall, but given that it is next to the N12, likely fits what is expected visually.
- Applicant claims no trigger but the development is more than 9000sqm on a nearly 30Ha farm portion and changes from a small farmstall to larger charging and storage facility.

DECISION

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

RB

12.21 Remainder of Ptn 1 of Farm 330, Herolds Bay, S38(8) - NID
Case No.: 28724RB0526 <https://www.sahris.org.za/node/399371>
Mr Ruan Brand introduced the item.

DISCUSSION

- S38(8) with DEA&DP as the authorising authority.

- S38(1)(c) is supposedly triggered.
- Proposal is to establish a residential dwelling on vacant land.
- The land was subdivided in 1998 and the South Cape District Council approved this on condition that a single dwelling could be established per portion.
- Palaeo is blue/low and grey/insig.
- Archaeology is considered quite sensitive given the proximity to the PHS of Herold Bay Cave and that a walkover survey on site found at least two scatters.
- Visually, the site sits with a prominent viewpoint, facing the tip of the headland. The other residential properties sit higher and are likely more visible from the nearby viewpoint of Herolds Bay.
- To note though that the development is not very large as it is a single residential dwelling (total disturbed footprint = 1696sqm excluding some clearing, which makes it closer to 4000sqm but on a nearly 8 Ha Erf).
- Applicant recommends HIA with AIA.

INTERIM COMMENT

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

1. Archaeological Impact Assessment.

RB

12.22 Erf 20824, 7 Wren Street, Brooklyn, S34 - Additions and Alterations Case No.: 28873SB0611 <https://www.sahris.org.za/node/402802>

CASE SUMMARY

- Proposal: additional floor to accommodate 2 bedrooms, a Study, Bathroom and a Lounge.
- Work statuses: not started
- Grade: IIIC
- HPO: Outside
- Outstanding information received on 14 July 2026 that included the more streetscape photographs and comments from CoCT Heritage Department. That stated "The roof height of the rear addition is reduced to better align with the roof height of the main semi-detached structure and neighbouring semi-detached structures hence the recommendation of support".
- It was noted that the second floor is setback from the front façade; it fits in the existing envelope.

FOR NOTING

The application was dealt with under the ASD delegation under item 10.2. The ASD in consultation with the relevant specialist staff resolved to approve the application as the proposal does not negatively impact on heritage resources.

SB

12.23 Erf 4293, 3 Bobartia Road, Betty's Bay, S35 - Workplan Case No.: HWC20826SB0806

Ms Stephanie Barnardt introduced the item.

Stephanie Barnardt was present and took part in the discussion.

DISCUSSION

- Proposed action: Test excavations to determine the extent of the Bobartia Midden on Erf 4293, with archaeological monitoring during construction. Any archaeological material recovered will be collected and curated. The revised house footprint is intended to avoid the main midden and facilitate preservation of the remaining deposit.
- Work statuses: not started.
- The site condition:

- Erf 4293 forms part of the Bobartia Midden, a significant Later Stone Age shell midden extending across Erven 4292, 4293, 4290 and 4277. Sparse shell is visible on the surface, with the main extent of the midden yet to be confirmed through test excavations. Adjacent Erf 4292 was extensively mitigated by Orton (2019), who identified the midden as a rare, well-preserved open-air Later Stone Age site with high research value (Grade III B). The applicant has revised the house footprint to minimise impacts and retain a substantial portion of the midden in situ for future conservation, potentially through a Heritage Agreement.
- Motivation: The application seeks to establish the extent of archaeological deposits on Erf 4293 to inform development planning while minimising impacts on the Bobartia Midden. The proposal builds on Orton's previous mitigation, which concluded that the excavated samples adequately characterised the midden and recommended protecting the remaining intact deposits through a Heritage Agreement. The revised development layout follows this recommendation by avoiding the core midden area where possible and preserving significant archaeological deposits for future research.
- Methodology: Test excavations (spade tests) will determine the extent and significance of midden deposits on Erf 4293. Construction will be archaeologically monitored, with all recovered material sieved (3 mm mesh), recorded, analysed and curated. Standard archaeological recording procedures will be followed. Should human remains be encountered, work will stop immediately and the prescribed NHRA procedures will be implemented.
- Repository: archaeological material will be deposited with the Iziko South African Museum. Iziko has noted that they require a permit from HWC first.
- Outstanding information received on the 3 July that included email regarding the Repository agreement and all original comments.
- The committee noted that the Iziko repository agreement is still outstanding, and the committee cannot accept the email, given the applicant is struggling with the S35 form can done on SAHRIS.

OUTSTANDING INFORMATION

Repository agreement and Section 35 permit application form are required.

SB

12.24

Erf 4928, 14 10th Avenue, Voelklip, Hermanus, S34 - Additions and Alterations

Case No.: 29052SB0629 <https://www.sahris.org.za/node/405143>

Ms Stephanie Barnardt introduced the item.

DISCUSSION

- Proposal: Extension of the entrance foyer and Internal reconfiguration that includes extending Bedroom 5 and adding a new en-suite bathroom, altering the kitchen and living areas. Adding new covered patios and pergola structures. Extending portions of the first-floor balcony. Altering doors and windows. There is some regularising work that includes regularising existing site elements and boundary treatments.
- Background: originally constructed around 1948 but has undergone extensive alterations over time.
- Work start: no (please see comment about boundary treatment)
- Grade: not graded
- HPO: outside
- Comments: OHAC and Overstand municipality notes that " Drawing No. 2614 pages 1-2 rev 01 dated 29 April 2026, scrutinised. Supported. Although earlier plans confirm the original dwelling was older than 60 years, subsequent approved applications have substantially altered and demolished the original structure, leaving no remaining heritage significance. The Committee therefore recommends that the remaining/revised structures no longer constitute a structure older than 60 years for the purposes of heritage-triggered approval, and that no further heritage applications are required for this property. "
- The Committee considered whether the structure should be regarded as older than 60 years and therefore subject to Section 34, or whether there is no heritage trigger. It was noted that the

municipality is best placed to confirm the age and history of the structure. Comparison of the 1948 plans with the current building indicates significant differences in the wall layout, and it is possible that the original structure was demolished or substantially altered between 1948 and 1966. However, 1962 aerial imagery shows a structure with a similar footprint, and there is no confirmed evidence of prior demolition.

- Given the uncertainty, the Committee agreed to take a precautionary approach and support the issuing of a Section 34 permit, noting that some original fabric may remain. It was further noted that the proposal would have no heritage impact

DECISION

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

SB

12.25

Erven 6310 and 6311, 35-37 Japonica Street, Macassar, S38(1) - NID

Case No.: 29022SB0629 <https://www.sahris.org.za/node/404957>

Ms Stephanie Barnardt introduced the item.

Aubrey Matthews (observer) was present and took part in the discussion.

DISCUSSION

- Proposed: Subdivision of Erven 6310 and 6311 into 18 portions for use as a Temporary Relocation Area (TRA).
- Trigger: Section 38(1)(a)(ii) -Development involving three or more existing erven or subdivisions thereof.
- Other: 2,432.75 m square development footprint; vacant Community 1-zoned land within a residential area. No NEMA application required.
- Grade: not graded
- HPO: outside
- Heritage resource: No identified heritage resources or heritage significance.
- Archaeology: No archaeological resources identified.
- Palaeontological: No palaeontological resources identified. According to SAHRIS -low sensitivity.
- Visual/Cultural: No identified visual or cultural heritage impacts.
- Consultant recommends: No HIA required, as no impacts to heritage resources are anticipated.
- Additional information received on 17 July 2026 that includes POA, subdelegating documents (committee input please), site photographs
- The Committee was not satisfied that the information provided was sufficient to determine whether the proposal constitutes a heritage trigger or a no-further-submission (NFS) matter. Concerns were raised regarding the cadastral information, as Erven 6310 and 6311 appear to be SG-approved but not yet registered and may therefore technically remain part of Erf 3371-RE, which is larger than 5,000 m². The proposal to further subdivide the two erven into 18 portions for temporary residential structures was also considered unclear, particularly regarding the size and intended use of the proposed portions.
- The Committee requested further information, including a clear concept subdivision plan and clarification of the correct cadastral units and proposed development. It was noted that the proposal appears to be located adjacent to an existing residential area and may not constitute a change in character. However, the potential NEMA trigger, given the site's proximity to a river and possible floodplain, should also be clarified.
- The Committee agreed that the applicant should provide the outstanding information before a final heritage determination is made. If the requested information cannot be provided, the applicant should submit a motivation explaining why. The Committee was generally satisfied with the outstanding information requested.

OUTSTANDING INFORMATION

- 12.26 Farm 10-RE, Farm Badfontein, North of the R63, Megora Solar PV Facility 2 and Megora Solar Facility 1a (I.E., Megora Egi 2), Murraysburg, S38(8) - HIA
Case No.: 26432SB1017 <https://sahris.org.za/node/386259>
Combined HIA: <https://www.sahris.org.za/node/405881>
Case No.: 26432SB1017 <https://www.sahris.org.za/node/405885>
Case No.: 26432SB1018 <https://www.sahris.org.za/node/405886>
Case No.: 26432SB1019 <https://www.sahris.org.za/node/405882>
Case No.: 26432SB1020 <https://www.sahris.org.za/node/405883>
Case No.: 26432SB1021 <https://www.sahris.org.za/node/405884>

Ms Stephanie Barnardt introduced the item.

DISCUSSION

- Proposed: Megora PV Combined Projects HIA assesses the heritage impacts of developing four solar PV facilities (Megora PV 1A, 1B, 1C, and 2, each 90-170 MW), a 132 kV overhead power line (EGI 2), substations, BESS, roads, and infrastructure on 859 ha of the Remainder of Farm Badfontein No. 10 near Murraysburg (not Beaufort West), Western Cape. The sites lie in the Beaufort West REDZ (REDZ 11), with current extensive grazing/agricultural use and generally low heritage significance, outside Heritage Protection Overlay zones.
- Zone: Renewable Energy Development Zone (REDZ) -Beaufort West area.
- Location: Near Beaufort West.
- Current use: Primarily agricultural (extensive farming/grazing).
- Grade: Generally low heritage significance (no high-grade resources identified).
- HPO: Outside
- DFFE as decision authority -HWC needs to provide a comment as soon as possible as comment period closed on 8 April.
- Constraints:
- Located within a REDZ (strategic development area) -REDZ 11 zone
- Visual sensitivity (tourism receptors).
- Large-scale footprint (cumulative impacts with other RE projects).
- Anticipated Impacts on Heritage Resources:
- Archaeology:
- Archaeological findings across the project areas are sparse and of low significance (Grade 3C or ungradable). Identified resources include ephemeral Later Stone Age (LSA) artefact scatters, isolated stone cairns (likely historical farm markers), a grindstone, and minor stone features. These resources are of low heritage value and can be avoided or mitigated.
- Palaeontological:
- The study area is underlain by formations with generally high palaeontological sensitivity (Teekloof and Balfour Formations); however, no fossil occurrences were identified within the development footprints, despite fossiliferous outcrops in the broader area. Impacts are therefore considered unlikely, subject to the implementation of a chance finds protocol.
- Visual:
- The development will introduce large-scale infrastructure (PV arrays up to ± 4.5 m in height and substations up to ± 18 m), resulting in moderate, negative, long-term visual impacts at a local scale. This will alter the existing Karoo pastoral landscape character; however, the area is already undergoing a transition towards an industrial renewable energy landscape within a Renewable Energy Development Zone (REDZ).
- Built:
- No significant built heritage resources occur within the project footprints. Nearby historical structures and farm infrastructure are located outside of the impact areas and will not be affected.
- Cultural:

- The broader cultural landscape is characterised as a lightly utilised, evolving rural landscape with moderate visual sensitivity. While the development will alter landscape character, this change is consistent with ongoing renewable energy development in the region. Impacts are considered low to moderate and mitigable.
- Graves and Burials (if needed to include):
- Two farm cemeteries (Grade 3A, high local significance) occur within the wider study area but are located outside the project footprints and will not be impacted.
- Alternatives:
- Multiple layout iterations undertaken to avoid CBAs and sensitive features.
- Site selection within REDZ supports strategic avoidance.
- The updated HIA dated 28 June 2026
- The report states that the draft BA Reports, including the Combined HIA and individual HIAs, were circulated during a 30-day public participation period from 6 March to 8 April 2026. The documentation was submitted to HWC, municipalities, and interested and affected parties.
- The only heritage-related comments received during the public participation process were from Heritage Western Cape (HWC).
- This final integrated HIA together with the final individual project HIAs and the Comments and Responses Reports through the SAHRIS case in order to satisfy HWC's requirement. There were no other heritage objections, concerns, or specialist comments recorded.
- The Committee considered the consolidated HIA for the five linked solar PV projects, including the associated 132 kV power line, substation, roads and infrastructure. It was noted that the projects are located within the Beaufort REDZ and that DFFE is the decision-making authority. As there is no MoU with DFFE, HWC is participating in a commenting capacity and the formal commenting period has already closed.
- The Committee considered the archaeological and palaeontological findings and was generally satisfied with the proposed mitigation measures. The palaeontological recommendations should, however, be amended to reflect the HWC process, including submission of a workplan and a final walk-down prior to construction.
- The Committee discussed the potential visual and cultural landscape impacts, particularly the longer-term transformation of the pastoral Karoo landscape to an industrialised landscape. While this change was acknowledged, the Committee considered the impacts to be acceptable and adequately mitigated based on the information and specialist findings provided. The Committee noted that a separate VIA had not been requested, although visual impacts had been considered as part of the BAR and consolidated HIA.
- The Committee supported endorsement of the HIA without referral to IACom, subject to the required amendments in the recommendation. It was further noted that, as the five projects are separate applications, the final HWC comment should clearly indicate that the comments apply collectively to all five projects, or include project-specific sections where necessary, to ensure that the comment can be incorporated into the individual Comment and Response Reports.

FINAL COMMENT

The Committee resolved to endorse the S38(8) Heritage Impact Assessment (HIA), titled "COMBINED HERITAGE IMPACT ASSESSMENT REPORT FOR THE PROPOSED DEVELOPMENT OF THE MEGORA 1A, 1B, 1C AND 2 SOLAR PV FACILITIES, THE MEGORA EGI 2 BETWEEN PV 2 AND 1A, AND ASSOCIATED INFRASTRUCTURE, ON REMAINDER OF THE FARM BADFONTEIN NO.10, NEAR MURRAYSBURG IN THE WESTERN CAPE", dated 28 June 2026, and prepared by TerraMare Archaeology, as having met the provisions of Section 38(3) of the National Heritage Resources Act (NHRA), with specific reference to the following recommendations on page 86 to 88:

1. Palaeontology: The following mitigation measures are recommended by Butler (2025, 2025a, 2025b, 2025c, 2025d) in respect of palaeontological resources within the Megora PV 1A, PV 1B, PV 1C, PV 2 and EGI 2 OHPL project areas:
2. The Environmental Control Officer (ECO) for this project must be informed that the Teekloof and Balfour Formations of the Adelaide Subgroup (Beaufort Group, Karoo Supergroup) have a very

high palaeontological sensitivity. The Palaeozoic bedrocks in the study area are largely concealed due to poor exposure, primarily visible along major drainage lines and some steeper hillslopes.

3. Accountable supervisory personnel should be trained by a qualified palaeontologist in the recognition of fossil heritage.
4. If palaeontological heritage is uncovered during surface clearing or excavations, the Chance Finds Protocol included in the PIA must be implemented immediately. Fossil discoveries must be protected in situ (if possible), and the ECO or site manager must report the find to the relevant heritage authority, namely the Heritage Western Cape (3rd Floor, Protea Assurance Building, 142 Longmarket Street, Cape Town City 86 Centre, Cape Town 8000; Tel: +27 (0)21 483 9598; Web: www.hwc.org.za), so that appropriate mitigation measures, including the recording and collection of fossils by a qualified specialist, can be carried out.
5. Before any fossil material is collected from the development sites, the specialist involved must have an approved workplan in place. This must be submitted to HWC and must be completed by a palaeontologist. The palaeontologist must undertake a final site walkdown and provide recommendations to HWC before any fossil material may be collected or disturbed.
6. Any recovered fossil material must be curated in an approved repository.
7. An HWC Chance Finds Protocol for palaeontological resources must be included in the Environmental Management Programme (EMPr). These recommendations should be incorporated into the EMPr for the Megora PV 1A, PV 1B, PV 1C, PV 2 and EGI 2 OHPL projects and included as conditions of the Environmental Authorisation.
8. **Archaeology:** The archaeological field surveys and desktop assessment conducted for this project found very little archaeological material within the Megora PV 1A, PV 1B, PV 1C, PV 2 EGI 2 OHPL project areas, none of which was considered significant. Experience in the Karoo indicates, however, that pre-colonial archaeological material may be present within the surficial sediments, potentially covering the whole range from the ESA to the LSA. Earthworks and excavations for these projects may encounter and disturb such buried archaeological material if it is present. The following mitigation is recommended in respect of archaeological sites and material:
9. If significant archaeological material is uncovered during development, work in the immediate area must be halted and the find reported to ECO. The ECO must inform HWC of any such discovery so that the find can be assessed by an archaeologist and arrangements made to mitigate it, if necessary. Such finds may require inspection or collection/excavation by an archaeologist. Such heritage is the property of the state and will need to be curated in a suitable, designated repository.
10. **Graves and Burials:** Neither of the farm cemeteries recorded within the Megora PV Cluster area will be subject to direct impacts from the construction or operation of the PV 1A, PV 1B, PV 1C and PV 2 facilities or the EGI 2 OHPL and no other formal graves were noted or recorded within the individual project footprints. It is possible, however, that unmarked pre-colonial graves could be encountered during construction within the project footprints and it is, therefore, recommended that:
 11. Should previously unknown human remains be encountered, work in the vicinity of the find must cease, the remains must be left in situ but made secure, and HWC must be notified immediately so that mitigatory action can be determined and be implemented.
12. **Cultural Landscape:** It is recommended that the following measures proposed in the VIA be implemented during the construction phase of the Megora PV 1A, PV 1B, PV 1C and PV 2 facilities and the EGI 2 OHPL to mitigate impacts to the cultural landscape: 87
13. Restrict construction activities to daylight hours in order to negate or reduce the visual impacts associated with lighting.
14. Position laydown areas and related storage/stockpile areas in unobtrusive positions in the landscape, where possible.
15. Minimise vegetation clearing and rehabilitate cleared areas as soon as possible.
16. Make use of existing roads and servitudes where possible.
17. Limit the number of vehicles and trucks travelling to and from the proposed site, where possible. During the operational phase, the following mitigation measures are recommended:
18. Restrict vegetation clearance on the site to that which is required for the correct operation of the facility.

19. As far as possible, limit the number of maintenance vehicles which are allowed to access the site.
20. As far as possible, limit the amount of security and operational lighting present on site.
21. Light fittings for security at night should reflect the light toward the ground and prevent light spill.
22. Lighting fixtures should make use of minimum lumen or wattage.
23. Mounting heights of lighting fixtures should be limited, or alternatively, foot-light or bollard level lights should be used.
24. If economically and technically feasible, make use of motion detectors on security lighting.
25. Buildings on the site should be painted with natural tones that fit with the surrounding environment.
26. Non-reflective surfaces should be utilised where possible. The recommendations above must be incorporated into the EMPr and EA for the Megora PV 1A, PV 1B, PV 1C and PV 2 facilities and the EGI 2 OHPL

The endorsement contained in this comment is valid for 5 years from the date of this comment. This period may be extended on good reason being shown and at the discretion of HWC, provided that application for extension must be made prior to the effluxion of the 5-year period.

SB

- 12.27 Erf 1070-RE, La Luc Estate, 64 Dirkie Uys Street, Franschhoek, S34 - Total demolition**
Case No.: 28996SB0629 <https://www.sahris.org.za/node/404885>

OUTSTANDING INFORMATION:

The original comments and demolition plan is required

SB

- 12.28 Section 57 of sectional plan SS 478/1995, within erf 156869, Unit 128, Victoria Junction, Prestwiche Street, Cape Town, S34 - Minor Works**
Case No.: 28594SB0518 <https://www.sahris.org.za/node/398627>
 Ms Stephanie Barnardt introduced the item.

DISCUSSION

- Proposal: dry wall to make kitchenette and bathroom that includes shower and sink.
- Work status: Work has been completed (regularization)
- Grade: IIIB
- HPO: Proposed HPOZ
- Additional information received 21 July 2026 that includes streetscapes, externals, coloured up plans and elevations, company resolution and body corporate letter.
- The committee noted that the internal completed work that did not have negative impact.

COMMENT

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

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.

SB

- 12.29 Erf 1094, 8 Stemmet Street, Eastcliff, Hermanus, S34 - Additions & Alterations**
Case No.: 29053SB0629 <https://www.sahris.org.za/node/405145>
 Ms Stephanie Barnardt introduced the item.

DISCUSSION

- Proposal: small carer's room to replace and rationalise existing ancillary service functions. The addition is located within an already altered part of the property.

- Background: The original dwelling was approved in 1964 by the Hermanus Municipality as a three-bedroom house with a study, single garage, separate kitchen, staff room, and WC. Over time, the property underwent several alterations, including the addition of a detached double garage with larger staff accommodation, internal reconfigurations to create a scullery, en-suite bathroom, and larger bedrooms, and minor additions in 2009, including an external staff bathroom and internal yard walls.
- Previous plan: (HWC25071806CH0718 -pergola, pool and notes the double garage) (comparative this is a smaller addition)
- Work status: not started
- Grade: Not graded
- HPO: inside (Special Area) outside HPO (Hermanus Heritage Protection overlay Zone)
- Comments: OHAC and municipality support
- Additional information received 29 July 2026.
- The committee noted minor increase in the footprint but would not have negative impact.

DECISION

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

SB

12.30 Erf 4150, 248 Buitengracht Street, Bo-Kaap, S34 - Total Demolition
Case No.: 28507SB0512 <https://www.sahris.org.za/node/398053>

OUTSTANDING INFORMATION:

The full section 34 application is required.

SB

12.31 Erf 123, Section 2, 3 Mount Pleasant Steps Way, Clifton, S34 - Alterations
Case No.: 28809SVB0615 <https://www.sahris.org.za/node/402020>

CASE SUMMARY

- Outstanding information received on 3, 10 and 20 July 2026.
- Grading: Not Graded.
- HPO: outside of any HPO.
- Status of work/completeness: work has not started.
- Brief proposal description: the proposal is to replace two existing lean-to roofs with two roof terraces.
- Consultation:
 - CoCT support the proposal.
 - CBCRA do not object to the proposal.

FOR NOTING

The application was dealt with under the ASD delegation under item 10.2. 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

12.32 Erf 185, 16 Church Street, Plettenberg Bay, S34 -Additions, Alterations & Partial Demolition
Case No.: 29047SVB0623 <https://www.sahris.org.za/node/405122>

CASE SUMMARY

- Outstanding information received on 20 July 2026.
- Grading: Not Graded.
- HPO: outside of any HPO.

- Status of work/completeness: work has not started
- Brief proposal description: the proposal is for partial demolition of the existing double-storey structure, including all internal walls and for the reconstruction of the interior as well as alterations to the exterior. The proposal also includes a new western boundary wall, as well as a new deck and pool.
- Consultation: Bitou Municipality do not object to the proposal.

FOR NOTING

The application was dealt with under the ASD delegation under item 10.2. 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

- 12.33 Erf 199, 6 Long Street, Darling, S34 - Additions & Alterations**
Case No.: 27736SVB0313 <https://sahris.org.za/node/390642>
 Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 21 April and 23 July 2026.
- Grading: IIIB (Swartland Municipality's Heritage Inventory)
- HPO: outside of any HPO.
- Status of work/completeness: Work has not started
- Brief proposal description: The proposal is to restore and repair the structure as it was severely damaged by a fire several years ago and for various alterations to convert the structure into a guest house and coffee shop.
- Previous approvals/decisions (if applicable): HWC approved an application for replacement of a portion of roof structure on 16 April 2025 (HWC25033109EJV0401)
- Consultation (if applicable):
 - Swartland Municipality did not respond.
 - Friends of Blaauwberg Conservation Body noted that they no longer comment in this area.
- Description (Swartland Heritage Inventory): "Pitched corrugated iron roofed house; precast colonnaded stoep without roof; gabled ends; sash windows; shuttered French doors; arched front entrance with rusticated plaster surround & radiating fanlight; stoep precast balustrade; rusticated cement blockwork. One of Darling's earliest residences."

DECISION

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

SVB

- 12.34 Erf 8435-RE, 41 Victoria Street, George, S34 - Additions & Alterations**
Case No.: 29023SVB0622 <https://www.sahris.org.za/node/404964>

CASE SUMMARY

- Outstanding information received on 16 July 2026.
- Grading: Not Graded
- HPO: outside of any HPO
- Status of work/completeness: not started
- Brief proposal description: The proposal is for partial demolition of internal walls, construction of new internal walls and external alterations including cladding of some external walls in metal sheeting and replacement of roof sheeting.
- Consultation:
 - George Municipality did not respond.
 - George Heritage Trust do not object to the proposal.

FOR NOTING

The application was dealt with under the ASD delegation under item 10.2. 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

12.35 Erf 8892, Firwood Farm, New Eskdale Street, Paarl, S34 - Additions

Case No.: 28534SVB0513 <https://sahris.org.za/node/398383>

Ms Sofia Briel introduced the item.

Clive Theunissen was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 21 July 2026.
- Grading:
 - Cultural landscape: IIIA
 - Firwoods farmstead: Grade IIIA
 - Gatehouse: Grade IIIB.
- HPO: Outside of any HPO.
- Status of work/completeness: Work has not started.
- Brief proposal description: Restoration of a Grade IIIA heritage werf through repainting, limewashing, pergola replacement, and demolition of non-heritage lean-to structures. All trees retained. A pavilion-style contemporary addition is proposed behind the primary heritage elevation of the manor house.
- Previous approvals/decisions (if applicable):
 - 1. Following a 2010 Phase 1 HIA, the HIA for the subdivision, rezoning, and residential development of the site was endorsed in 2021/2022 (19120617AS1213E). Within this HIA, Winter and Baumann state that: The future use of the historical werf is undetermined, although it is indicated for possible residential or guest house/boutique hotel. While the principle of the adaptive reuse of the historical werf is supported from a heritage perspective, the nature and extent of the interventions to accommodate this adaptive reuse including alterations and additions, new buildings and landscaping are undetermined. The recommendations of the HIA include the preparation of a Site Development Plan, Landscape Plan and Building Plans for the historical werf heritage precinct. These must be prepared by an architect and a landscape architect with significant experience in farm werf contexts of similar heritage value, and must be submitted to HWC for approval, notwithstanding the provisions of Section 34 of the NHRA. Any rezoning approval of the historical werf must not proceed until the necessary HWC approval has been issued. The HIA similarly notes archaeological sensitivity within the vicinity of the werf (50m zone) and a recommendation for archaeological monitoring was included.
 - 3. In July 2022, HOMs resolved to endorse the revised SDP (19120617AS1213E) subject to the following conditions:
 - That Archaeological monitoring take place during all earthworks at the historic werf
 - The specific layout of the plan contained on page 13 of the VIA prepared by David Gibbs (and dated 23 September 2021) in figure 7, plan 6, dated 15 April 2021 is approved.
 - 4. In March 2026, HOMs resolved to endorse the revised SDP for the gatehouse (27087SB0119)
 - 5. In April/May 2026 an S38(8) NID was submitted (28331EJV0428), however the applicant was advised that the case is to be withdrawn and resubmitted as a Section 34 inclusive of a covering letter submitted by a suitably qualified heritage practitioner determining whether the proposal conforms with the heritage indicators outlined in the endorsed HIA. Attention is also to be afforded to the potential archaeological sensitivity of the werf site.
- The current application is in response to this recommendation.
- Consultation (if applicable):

- Drakenstein Municipality do not object to the proposal.
- DHF have no objection to the proposal.
- Paarl 300 Foundation did not respond.
- A letter has been provided wherein the applicant assessed the proposal against the heritage indicators contained within the HIA and states that "We confirm that this application and the accompanying building plans have been prepared with due regard to the endorsed HIA (Case No. 19120617AS1213E) and that the proposals comply with the heritage conditions stipulated therein.
- Mr Clive Theunissen was present during the meeting and notes the following:
 - Drakenstein Municipality have received a demolition application for the gym building. The gym building is part of the current proposal.
 - It is clear from the proposal that Drakenstein have received that the proposed demolitions that are part of this current submission have already been completed.
 - In the process of demolition all the add-ons and accretions the gym building was damaged/neglected.
 - Now the applicants are applying for the demolition of the gym building on top of their current development proposal for the site.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. The applicant must provide confirmation as to whether unauthorized demolition of any fabric older than 60 years has taken place without prior Heritage Western Cape approval. Should this be the case, all the unauthorized work must be detailed on a revised set of plans, which must clearly distinguish between unauthorized work that has already taken place and the proposed work.

SVB

12.36

Erf 3143, 21 Station Street, Paarl, S34 - Additions & Alterations

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

Ms Xola Mlwandle introduced the item.

Dylan Matthews was present and took part in the discussion.

DISCUSSION

- Outstanding information received 20 July 2026. The proposal involves the conversion of an existing storage building on Erf 3143, 21 Station Road, Paarl South, into a bar.
- The project will retain the existing structure and character of the building, requiring internal alterations. The completed work also includes a scullery addition, new roof over courtyard and changes to external openings.
- Plans note that all work has been completed on site. The primary structure currently operates as a business occupancy, while the secondary structure - the subject of the proposed conversion - is presently used for storage but was previously utilized for business purposes.
- A Section 51 letter was previously issued for this property, Case No: HW24091703CH0904
- Graded IIIC
- Within the Special Character Protected Area Overlay Zone of Paarl.
- Drakenstein municipality notes the work being completed offers objection and requires the horizontal gable window, which is not indicated on the drawings must be removed and the drawings must be updated to reflect all the proposed work onsite.
- The DHF strongly objects to the new opening on the east elevation (first floor), as it is completely out of character with the building's architectural style. It should be noted that the supplied drawings do not correspond with the accompanying photographs and fail to indicate the newly created opening on the east elevation. Furthermore, this is not the first instance in which the DHF committee has received an application for this erf after work has already been carried out. We therefore recommend that HWC conduct a site visit as soon as possible to assess the full extent of the changes made to the property.

- Paarl 300 does not support notes that the Paarl 300 Foundation cannot comment on work already started or completed without a permit.
- Response to Objections
 1. The opening on the east elevation previously served as a ventilation outlet and was not intended as an architectural feature.
 2. It is acknowledged that the ventilation outlet opening did not form part of the building's architectural style. The opening has therefore been bricked up. Please refer to the image below.
 3. The drawings have now been updated and correspond with the current east elevation.
 4. No new opening has been introduced on the east elevation.
 5. Any administrative penalty imposed will be forwarded to the client, who is aware of the current status and is prepared to make payment in respect of work undertaken without prior approval.
 6. The recommendation for a site visit by Heritage Western Cape (HWC) is duly noted.
- Drakenstein Heritage Advisory Committee Main Objections:
 1. Horizontal gable window not indicated on drawing must be removed
 2. Drawings may be updated to reflect all proposed work
- Response to Objections
 1. Horizontal "window", removed and bricked up -see image below.
 2. Drawings updated accordingly to reflect no opening on east elevation.
- Paarl 300 Foundation: Main Objections
 1. Work has already commenced
- Response to Objections
 1. Any administrative penalty imposed will be forwarded to the client, who is aware of the current status and is prepared to make payment in respect of work undertaken without prior approval.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. The applicant must provide revised drawings that detail any unauthorized work that has taken place and that clearly distinguish between unauthorized work that has already taken place and the proposed work. All unauthorized and proposed work must be coloured up on plan and elevation accurately, particularly with regard to new/changes to doors and windows.

XM

12.37 Erf 70484, 32 Stains Road, Plumstead, S34 - Minor Works
Case No.: 28692XM0523 <https://www.sahris.org.za/node/399311>

CASE SUMMARY

- Outstanding information received 23 July 2026. The application is for internal alterations, new covering over existing veranda and new decking to existing veranda.
- Work has been completed (regularization)
- Not graded, CoCT Graded IIIC/NCW
- Outside HPO
- HRS has no objection to the proposal.

FOR NOTING

The application was dealt with under the ASD delegation under item 10.2. 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.

XM

12.38 Erf 2631, 122 8th Street, Hermanus, Voelklip, Hermanus, S34 - Total Demolition

Case No.: 29054XM0623 <https://www.sahris.org.za/node/405397>

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The Outstanding information was received 24 July 2026. The application is for the total demolition of the existing property. Over the years, extensive modifications and alterations have been made to the building, resulting in the loss of its original character, fabric, and integrity. The cumulative effect of these changes has stripped the house of any heritage value it may once have held. Furthermore, the building has reached an advanced age where structural deterioration poses ongoing safety risks and renders it unsuitable for modern use. The cost of maintenance and restoration is disproportionate to its diminished heritage worth and attempts to preserve the structure would not restore authenticity but rather perpetuate a compromised and unstable form.
- Work has not started
- Not graded
- Outside HPO
- OHAC has no objection

DECISION

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

XM

12.39 Erf 1038, 60A Sarel Cilliers Street, Strand, S34 - Additions & Alterations

Case No.: 28745XM0527 <https://www.sahris.org.za/node/399775>

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The Outstanding information was received 23 July 2026. The application is for additions and alterations for a covered patio and braai addition.
- Work has not started
- Not graded: Proposed Grading by CoCT: Not Conservation Worthy
- Outside HPO
- The City declines its opportunity to comment on this case from a heritage point of view and requests that HWC accepts and concludes this permit application without the City's comment.
- The HRF supports

DECISION

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

XM

12.40 Erf 9013, 29 Morgenster Avenue, Somerset West, S34 - Total Demolition

Case No.: 28422SVB0506 <https://sahris.org.za/node/397674>

Ms Sofia Briel introduced the item.

DISCUSSION

- Case history:
 - The matter was heard at HOMs on 25 May 2026 where the committee referred the application to BELCom "due to complexities arising from the associated S38(4) application (HWC24092511CSI1610) for the same property."
 - The matter was then heard at BELCom on 24 June 2026 where "The Committee agreed to hold this matter over for input by HWC's legal advisor."

- After further consultation with HWC's legal advisor it was determined that the best course of action would be to place the matter back on the HOMs agenda for re-consideration by the HOMs the committee.
- The matter was heard at HOMs on 20 July 2026, however after receipt of a report of unauthorized work, sent to HWC on 17 July 2026, the HOMs committee resolved to hold the application over *"due to information considered to be an objection and an indication of work having commenced on site that requires investigation"*.
- Members of HOMs undertook an inspection of the property on 27 July 2026. The findings have been documented in a site inspection report which was presented at today's meeting at the end of this item.
- Grading: The southern portion of the property falls within the Morgenster, Somerset West PHS cultural landscape, while the remainder of the site is not graded. The CoCT proposed a grading of NCW for the structures in question.
- HPO: The property is outside of any HPO.
- Status of work/completeness: Work has not started. However, the property has been altered as a consequence of vandals who have slowly been stripping the site for building material over an extended period of time.
- Brief proposal description: The proposal is to demolish all structures on the site.
- Previous approvals/decisions (if applicable): There was an HIA submitted for this property, however the applicant has since requested to withdraw the HIA application (HWC24092511CSI1610).
- Consultation (if applicable):
 - CoCT have no objection.
 - HRF did not respond.
- Heritage (or any other considerations): CoCT Statement of Significance (Morgenster Somerset West PHS): *"Originally part of the Vergelegen estate granted to WA vd Stel in 1700. Subsequent subdivision and redevelopment. Well preserved historic werf and forming part of a well-preserved cultural landscape."*
- The findings of the site inspection report are as follows:
 - On 27 July 2026, Heritage Western Cape officials Sofia Briel and Chiara Singh inspected the property. Officials were met on site by a representative of the property owner, Mr Johan Du Plessis.
 - On inspection of the premises, it was clear that no unauthorized work had taken place to fabric, or any structures touching fabric, that is older than 60 years.
 - The roof of one of the buildings had been removed in the time since the application had been submitted to HWC. However, this was to a building that is not older than 60 years and does not trigger Section 34 of the National Heritage Resources Act.
 - According to Mr Du Plessis, the roof, as well as other missing fittings, fixtures, joinery etc, had been removed by vandals who have been continually stripping the site for building material over an extended period.
 - From observations on site, this is a plausible explanation. There were no signs of building rubble, machinery/tools, workman or anything else that might indicate an organized attempt by the property owners to undertake demolition/ alterations/ additions/ stripping or any other work on site without pre-authorization from HWC.

DECISION

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

SVB

13. NEW MATTERS

- 13.1 Erf 108330, 11 Devonshire Hill Road, Rondebosch, S34 - Minor Works**
 Case No.: 29150CN0630 <https://www.sahris.org.za/node/405959>

OUTSTANDING INFORMATION:

Proposals to be coloured up on elevations and a response to the objection required

CN

- 13.2 Erf 1091, 18 Main Road East, Stilbaai, S34 -Total Demolition**
Case ID: 29144CN0630 <https://www.sahris.org.za/node/405949>

OUTSTANDING INFORMATION:

Corrected POA, motivation on heritage grounds, demolition plan, SHCT comment and more internal, external and streetscape photos required

CN

- 13.3 Erf 13836, Welgevonden Boulevard - Weltevreden Estate, Stellenbosch, S27 - Additions & Alterations**
Case ID: 29202CN0703 <https://www.sahris.org.za/node/406379>

OUTSTANDING INFORMATION:

I&AP comment/Proof of consultation, consolidated plan showing approved work, completed deviations, proposed work and work not yet commenced, CV & appointment for monitoring & close out report required

CN

- 13.4 Erf 1847, 360 Hout Bay Main Road, Hout Bay, S34 - Minor Works**
Case ID: 29133CN0630 <https://www.sahris.org.za/node/405921>

OUTSTANDING INFORMATION:

Plan indicating work started/been completed required.

CN

- 13.5 Erf 2416, 82 Hill Street, Mossel Bay, S34 - Additions & Alterations**
Case ID: 29121CN0629 <https://www.sahris.org.za/node/405827>

OUTSTANDING INFORMATION:

POA, Motivation, Correctly coloured up plan and more external photos required.

CN

- 13.6 Erf 372, 24 Braemar Road, Green Point, S34 - Minor Works**
Case ID: 29164CN0701 <https://www.sahris.org.za/node/406048>

CASE SUMMARY

- Grading: IIIC/4 on the City Map Viewer
- HPO: Outside but inside proposed HPO
- Status of Work: Completed
- Previous Applications: 16053102KR0531E; 22062011RG0628E for alts and ads - Permit issued on 11 July 2022
- Proposal: For internal reconfiguration, new bathrooms, alterations to doors and windows, a new playroom and covered patio, and conversion of the roof space into a second-storey storage area with associated rooflights and stair access.
- Consultation:
 - GPRRA has no objection

FOR NOTING

The application was dealt with under the ASD delegation under item 10.2. The ASD in consultation with the relevant specialist staff resolved to approve the application as the proposal does not negatively impact on heritage resources.

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

CN

- 13.7 Erf 5840, 22 Gemini Way, Constantia, S34 - Total Demolition**
Case ID: 29088CN0626 <https://www.sahris.org.za/node/405747>
Ms Corne Alexander introduced the item.

DISCUSSION

- Grading: Not graded
- HPO: Outside
- Status of Work: Not started
- Previous Applications: None
- Proposal: Total demolition of all buildings for future development of a residence on the site.
- Consultation:
 - CoCT supports on condition that there is no negative impact on the cultural landscape of Constantia. A tree survey and landscape plan would be beneficial in this regard.
 - CRRA has no objection

COMMENT

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

CN

- 13.8 Erven 2395 to 2397, 2, 2A & 4 Treurnicht Street, Paarl, S34 - Total Demolition**
Case ID: 29102CN0626 <https://www.sahris.org.za/node/405786>

OUTSTANDING INFORMATION:

Company Resolution for both owners, Title Deed/Deed Search for Uniek Prop, legible SG diagram, DHAC comments, external and internal photos and response to objections based on heritage grounds required.

CN

- 13.9 Erf 32604-RE, Bridgetown; Erven 32699 & 32722-RE, Kewtown; Erven 33932-RE, 33935-RE, & 127018-RE, Athlone; Erf 131992-RE Hazendal; 290 Klipfontein Road, Athlone, S38(1) - NID**
Case ID: 29179CN0701 <https://www.sahris.org.za/node/406091>

OUTSTANDING INFORMATION:

Outstanding payment of application fees and screener report required

CN

- 13.10 Erven 1222-RE, 1501-RE, 1502-RE, 1505, 1506-RE, 1530-RE, 1547-RE, 1548-RE, 1552-RE, 1553-RE, 1563-RE, 7982, 8574-RE, 8575, 8576, 8548-RE, 8608-RE, 8931, 9577-RE, 10325, 10841, 11164-RE, 14539, 19223, 19458, 19459, 20343, 21146, 21999, 23372, & 24291, Van der Lingen Square, Paarl, S38(1) - NID**

Case ID: 29193CN070 <https://www.sahris.org.za/node/406129>

Ms Corne Alexander introduced the item.

Mr. Clive Theunissen & Lize Malan was present and took part in the discussion.

DISCUSSION

- Trigger(s): S38(1)(c)(i) & (ii)

- Decision making authority: HWC
- Properties measure approx. 4.9ha in extent with a proposed development footprint as 2574sqm. The site has mixed-use, transport, community and open-space zonings and is currently used for commercial activities, roads and parking.
- Proposal: For redevelopment of Van der Lingen and Patriot Squares, including alterations and additions to buildings surrounding Van der Lingen Square and associated public-space improvements.
- Heritage resources: Grading / HPO: No grading or HPO status is provided by the applicant. The precinct is situated with Paarl's Special Character Overlay Zone and includes the historic Toringkerk (9/2/069/0090) and Oude Pastorie Museum (9/2/069/0071) which are declared PHS's. The majority of buildings in the precinct are not graded with 2 building being graded IIIC. Surrounding gradings include pockets of PHS's, IIIA, IIIB and IIIC resources with various properties not being graded (refer to 72 of the Drakenstein Heritage Survey 2012).
- Built Environment: Van der Lingen Square is a historic civic and commercial space associated with the development of central Paarl, the Toringkerk complex, Paarl Gymnasium and the Afrikaans language movement. The surrounding townscape contains historic buildings and later commercial development. The historic public square and its spatial relationship with the Toringkerk, Oude Pastorie and surrounding buildings are of contextual and townscape significance.
- Archaeo-sensitivity is indicated as red on the screener report. It's unlikely that any sub-surface material will be uncovered by the proposals.
- Palaeo-sensitivity: On the screener report it indicated as medium and the SAHRIS map indicates the properties are located in the white/clear area which requires a minimum desktop study.
- Consultant recommendation & summary of impacts: An HIA is required, including a townscape assessment. The redevelopment may affect the significance, spatial character and setting of the historic square and adjacent heritage buildings.

DECISION

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

1. Townscape Assessment
2. Desktop Archaeological Impact Assessment

CN

13.11 Erf 1018, Dyer Island, Gansbaai, S34 - Minor Works

Case No.: 29172CSI0701 <https://www.sahris.org.za/node/406074>

Ms Chiara Singh introduced the item.

OUTSTANDING INFORMATION

PoA giving the applicant authorisation, clearer title deed explanation as the one submitted is blurry required.

CSI

13.12 Erf 12914, 201 6th Street, Hermanus, S34 - Additions & Alterations

Case No.: 29152CSI0630 <https://www.sahris.org.za/node/405972>

CASE SUMMARY

- Work applied for has not started
- Not Graded
- Outside HPO
- Proposed work is for an additional storey to the existing dwelling including internal alterations for reconfiguration and external alterations
- OHAC 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

- 13.13 Erf 1433, 27 Leeuwenhof Road, Gardens, S34 - Minor Works**
Case No.: 29143CSI0629 <https://www.sahris.org.za/node/405948>
Ms Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Graded IIIB
- Inside HPO
- Proposed work is for the demolition of unauthorised store room to the north east of the property. The store is not older than 60 years. The patio and steps are to be adjusted. Demolition of unauthorised polycarbonate roof to the south of building. Replacement of flooring throughout, the existing Oregon Pine floorboards have been affected by borer beetle, and the owner would like to replace these, as well as the painted screed flooring with engineered timber flooring throughout. Renovation to existing bathroom and the creation of new bathrooms with drywall walling where possible in order to minimise the impact on the resource. Renovation to the existing kitchen. Demolition of existing bathroom and laundry and raising of floor level to create an open plan kitchen and living room. Closing up of windows and a door servicing these rooms.

DECISION

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

CSI

- 13.14 Erf 3504, 11 St Johns Estate, Gardens, S27 - Additions & Alterations**
Case No.: 29117CSI0626 <https://www.sahris.org.za/node/405814>
Ms Chiara Singh introduced the item.

OUTSTANDING INFORMATION

Company resolution, external and streetscape photos required.

CSI

- 13.15 Erf 599, 35 Alexandra Avenue, Oranjezicht, S34 - Additions & Alterations**
Case No.: 29124CSI0628 <https://www.sahris.org.za/node/405835>
Ms Chiara Singh introduced the item.

OUTSTANDING INFORMATION

CoCT comment, internal photos required.

CSI

- 13.16 Erf 7009, 147 Murray Street, Durbanville, S38(1) - NID**
Case No.: 29083CSI0625 <https://www.sahris.org.za/node/405739>
Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: S38(1)(c) Any development or activity that will change the character of a site -, (i) exceeding 5 000m² in extent;
- Proposed development: Construction of a single storey dwelling on a vacant erf
- Current zoning/land-use: Single Residential

- Visual impacts: None expected, the surrounding land-use is residential in nature.
- Archaeology: No identifiable archaeological resources.
- Palaeontology: Sensitivity on the SAHRIS palaeo map is low.

DECISION

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

CSI

13.17 Erf 2026 & 2028, 36 Thornely Road, Knysna, S34 - Total Demolition **Case No.: 29182CSI0701 <https://www.sahris.org.za/node/406097>**

CASE SUMMARY

- Work applied for has not started
- Not Graded
- Outside HPO
- Proposed work is for the total demolition of the structure
- SvDS provided comment and support the application
- Knysna Historical Society provided comment and support the application
- Knysna Municipality Aesthetics Committee provided comment and support the application.

FOR NOTING

The application was dealt with under the ASD delegation under item 10.2. The ASD in consultation with the relevant specialist staff resolved to approve the total demolition as there is insufficient heritage significance to warrant retention.

CSI

13.18 Farm 268 off Goudiniweg, Worcester, S38(8) - NID **Case No.: 29099CSI0625 <https://www.sahris.org.za/node/405778>** Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: (i) exceeding 5 000m² in extent;
- Previous approval: HWC24071012SB0712
- Proposed development: Construction of 25m lattice mast with 64sqm base station. The new proposal is a reduction in height from 45m to 25m. As part of the EIA process DEADP has requested that a new Notice of Intent to Develop must be obtained from HWC.
- Current zoning/land-use: Agricultural Zone 1 / Agriculture
- Built environment: There appears to be one structure on site in a ruinous state.
- Visual impacts: The footprint of the base station is fairly small, and the height of the mast will be comparable to the surrounding powerlines, powerlines are usually about 10m in height, this will be 25m.
- Archaeology: No identifiable archaeological resources, the land is agricultural in nature.
- Palaeontology: Sensitivity on the SAHRIS palaeo map is low

FINAL COMMENT

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

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

CSI

13.19 Farm Klip 54, off the R304, Klipheuwel, S38(8) - NID **Case No.: 29159CSI0630 <https://www.sahris.org.za/node/406043>**

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: (i) exceeding 5 000m² in extent
- Proposed development: Open cast surface mine for rock for aggregate and will take place through the following steps:
 1. Blasting and Excavation of rock.
 2. Crushing of the rock for aggregate.
 3. Loading of aggregate by front-end loader / excavator onto dispatch trucks.
 4. Excavation is rehabilitated and left as a safe excavation.
 5. Alien vegetation control continues on rehabilitated areas for full life of mine and after care period.
- Current zoning/land-use: Vacant, old quarry, highly degraded, dumping site.
- Visual impacts: No visual impacts expected, the mine will be located inland and won't be visible from the R304
- Archaeology: No identifiable archaeological resources, the site was an old quarry. Sensitivity on the screener report is low.
- Palaeontology: Sensitivity on the SAHRIS palaeo map and screener report is low.

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

13.20 Portion 20 of Farm Uitkomst 23, Visvanger Street, Paternoster, S38(1) - NID

Case No.: 29196CSI0702 <https://www.sahris.org.za/node/406146>

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: S38(1)(a) Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length., (i) exceeding 5 000m² in extent;, S38(1)(d) Rezoning of a site exceeding 10 000m² in extent.
- Proposed development: Construction of a housing development consisting of 33 units with associated infrastructure.
- Current zoning/land-use: Agricultural / Vacant
- Built environment: The current edition of the 1:50 000 Topographical Map shows a structure present on Portion 20. No standing structure is visible in current satellite imagery, but ground surface indicators suggest ruined remains are present. A second ruined structure is shown on the Topo Map just outside the southern site boundary. The current condition of both structures suggests limited cultural significance, though this requires ground verification and documentation. The site is accordingly assessed as low to moderately sensitive, and further assessment is recommended.
- Visual impacts: No visual impacts expected, the surrounding land use is residential in nature and the visual impact of the development will be minimal.
- Archaeology: No indication of archaeological resources present on site, but given the proximity to the PNN PHS (~470 m NE, Grade II) and the nearby location of PAT 8 (Grade IIIA), the study site must be considered highly sensitive for archaeological impacts, and a specialist archaeological assessment is recommended. However, it is worth noting that decades of development in the immediate area and within the coastal zone suggest that the context of any local archaeology, if present, may be highly disturbed. Furthermore, additional on site and desktop work by CTS Heritage in 2026 has likely determined that PAT8/PAT3 no longer exists and has been destroyed by housing development in the last 10 years. No graves or burials have been recorded within the

proposed development site. However, given the density of precolonial burials recorded across Paternoster, the site must be considered highly sensitive for inadvertent disturbance to human remains. Monitoring of excavations during construction by the ECO, in collaboration with an archaeologist, is therefore recommended for developments on this study site.

- Palaeontology: Sensitivity on the SAHRIS palaeo map is a mix of low and moderate.
- Consultant recommends HIA with AIA
- HOMS Discussion:
- Committee noted the importance of the AIA as Paternoster is archaeologically sensitive. The palaeo sensitivity was further discussed and the Committee noted the Witzand formation would not have significant fossil resources.
- Committee noted the S38(1) application in which a decision is issued instead of a comment, although there is discrepancy in the NID application regarding whether this could be considered as a S38(8) application instead.

DECISION

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

CSI

- 13.21 Erf 903, 11 Antrim Road, Three Anchor Bay, S34 - Additions & Alterations**
Case No.: 29153RB0630 <https://www.sahris.org.za/node/405973>

OUTSTANDING INFORMATION:

Company Resolution and Drawing Set Clearly indicating extent of completed vs proposed work and GPRRA comment required.

RB

- 13.22 Erven 470, 475, 476, 24, 26, and 28 Flower Street, Hermanus, S34 - Additions & Alterations**
Case No.: 29134RB0630 <https://www.sahris.org.za/node/405932>
 Mr Ruan Brand introduced the item.

DISCUSSION

- Erf 470 graded IIIB and Erven 475 and 476 are not graded.
- Outside of any HPO.
- Earlier this year HWC approved various additions and alterations to these three properties to change them from residential and one backpacker to a guesthouse use - Erf 470 (28238CH0420 via <https://sahris.org.za/node/396212>), Erf 475 (28239CH0420 via <https://sahris.org.za/node/396216>), and Erf 476 (28240CH0420 via <https://sahris.org.za/node/396217>).
- The land use application is taking longer to finalise and to enable the owners to start some of the work, minor changes to the plans have had to be made to fit into the current residential zoning.
- For Erf 470, it is a reduced extension footprint due to the setback line.
- For Erf 475, it is the interleading doors to the units changed to comply with the current occupancy restrictions.
- For Erf 476, it is three small roof coverings that have been added (noting this is a practical addition not related to the planning change delay).
- Work has not started and the applicant interprets this as minor deviations that would fall under HWC's minor works processing, hence no comments.
- The Committee deemed these changes as not impacting on any heritage material and that these are incredibly minor deviations from the approved plans from earlier this year.

DECISION

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

RB

13.23 Erf 272, 28 Wagenaar Street, Monte Vista, S34 - Minor Works
Case No.: 29162RB0630 <https://www.sahris.org.za/node/406046>

CASE SUMMARY

- Property is not graded.
- Outside of any HPO.
- Work has not started.
- The proposal involves adjoining the two structures on site that are older than 60 years and to build a second storey on them, including adding a carport and pool.
- CoCT E&HM support.

FOR NOTING

The application was dealt with under the ASD delegation under item 10.2. The ASD in consultation with the relevant specialist staff resolved to approve the application as the proposal does not negatively impact on heritage resources.

RB

13.24 Remainder Erf 34639, 3 Wesley Street, Strand, S34 - Additions & Alterations
Case No.: 29197RB0702 <https://www.sahris.org.za/node/406373>
Mr Ruan Brand introduced the item.

DISCUSSION

- Graded IIIB (part of the St Andrew's Anglican Church Precinct).
- Outside of any HPO.
- Work has not started with the proposal being for rezoning from residential to mixed use to be sold as such (994sqm).
- There are no proposals on the table to be evaluated.

COMMENT

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

RB

13.25 Erf 1181, 45 Buxton Ave, Oranjezicht, S34 - Additions & Alterations
Case No.: 29168RB0701 <https://www.sahris.org.za/node/406054>

OUTSTANDING INFORMATION:

POA, Confirmation of extent of completed work (and updated plans if any work is outstanding/still to be completed), CIBRA comment, CoCT E&HM comment, external photographs, streetscape photographs, and POP with the correct amount and reference number required.

RB

13.26 Erf 9149, 4A Bains Street, Wellington, S34 - Additions & Alterations
Case No.: 29105RB0626 <https://www.sahris.org.za/node/405792>

OUTSTANDING INFORMATION:

POA and Paarl 300 Comment required.

RB

13.27 Erf 27939, 9B Crown Street, Observatory, S34 - Additions & Alterations
Case No.: 29147RB0629 <https://www.sahris.org.za/node/405953>

OUTSTANDING INFORMATION:

Internal, externals, and streetscape images are required.

RB

- 13.28 Farm Dassen Island No 581, Dassen Island, S34 - Minor Works**
Case No.: 29173RB0701 <https://www.sahris.org.za/node/406076>

OUTSTANDING INFORMATION:

POA is required.

RB

- 13.29 Erven 54070-RE, 54153, 54173, 54174, 54175, 54176, 54177, 54190, 54196, 57152, 57412, and 106309, Claremont, S38(1) - NID**
Case No.: 29119RB0629 <https://www.sahris.org.za/node/405824>
Mr Ruan Brand introduced the item.

DISCUSSION

- S38(1)(c)(ii) triggered.
- Proposal is for a housing development on multiple Erven off Imam Haron Road, Claremont (by the CoCT) known as Montrose.
- The SDP includes a block of flats and townhouses with vehicle parking.
- The buildings will be between 2-6 storeys, and the proposed unit size is 196.
- The current proposal is known as Option 5.
- The practitioner has not identified any heritage resources that would be impacted and just notes that there are two abutting IIICs.
- Site is outside of any HPO.
- Archaeologically, the area used to be part of the Palmyra estate but has generally been built up with no known resources nearby.
- Paleontologically, the site is blue/low.
- Visually, the development introduces height to an area generally characterized as the transition from residential neighbourhood - Lynfræ (SR1 zoned to the east), compared to the denser Claremont CBD on the western side of the railway line.
- Applicant recommends NFS.
- The Committee debated whether a visual corridor and the transitional zone/change in townscape is a heritage issue and it was resolved that this is instead a town planning issue.

DECISION

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

RB

- 13.30 Erven 1316-RE and 1339-RE, Knysna, S38(8) - NID**
Case No.: 29084RB0625 <https://www.sahris.org.za/node/405740>
Mr Ruan Brand introduced the item.

DISCUSSION

- S38(8) with DFFE as the authorising authority.
- No S38(1) triggers were identified by the applicant.
- The proposal involves the construction of a new yacht manufacturing facility and site upgrades across two erven in Knysna adjacent to the Estuary.
- This will join the current operations which are happening across the two adjoining Erven, and as such, this could be interpreted as a change in character of three Erven but it is noted that the

development makes use of the existing infrastructure, such as the sea cadet slipway (total Erven together is 2500sqm) and the provided SDP shows very little proposed work.

- Palaeo sig is unknown due to it being in the floodplain of the estuary, but nearby is green and as per the below, earthworks would not impact the underlying geology.
- Archaeologically, the site was cleared and paved after 2012 with no structures older than 60 years being identified.
- Visually/townscape this fits into this industrial precinct.
- Applicant, an EAP, recommends NFS.

COMMENT

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

RB

13.31 Erf 1819, 18 Van Der Merwe Street, Strand, S34-Additions & Alterations

Case No.: 29149SB0707 <https://www.sahris.org.za/node/405956>

OUTSTANDING INFORMATION:

updated POA. Confirmation that this is for completed work, plans need to update to indicate that the work is completed. CoCT comments are required.

SB

13.32 Erf 3372-RE, 166 Long Street, Cape Town, S34 - Permit Extension

Case No.: 29101SB0629 <https://www.sahris.org.za/node/405781>

Ms Stephanie Barnard introduced the item.

DISCUSSION

- Proposal: Proposed permit extension for the proposed deck
- Previous permits were valid when submitted the application (13 July 2023 to 13 July 2026). Submission on the 25 June 2026.
- It is noted that applicant requested extension as Property Management process took substantially longer than anticipated,
- Work status: not started.
- Grade: Not conservation worthy
- HPO: inside
- Comments: CIBRA support the application in 2023.
- Outstanding information received on 27 July 2026 that included the original City of Cape Town comment and new payment.
- The committee that the structure is noted as NCW, permit extension application is not required.

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.

SB

13.33 Erf 3477, off Lichtenstein Castle Road, Hout Bay, S38(8) - NID

Case No.: 29109SB0629 <https://www.sahris.org.za/node/405805>

Ms Stephanie Barnard introduced the item.

John Reed (I&AP) was present and took part in the discussion.

DISCUSSION

- Proposed: Retrospective Section 24G application for an already constructed 2.3 km security fence (double Betaview fence with razor wire) on Erf 3477, Hout Bay, erected to prevent illegal land invasion.

- Trigger: Section 38(1)(a) -Linear development/barrier exceeding 300 m in length.
- Other: Section 38(8) linked to a NEMA Section 24G retrospective environmental authorisation application. (Department of Environmental Affairs and Development Planning are the decision makers - 14/1/1/E1/6/5/3/0940/25)
- Grade: No formal grading identified. However according to the City Map Viewer, directly north of fence is IIIA resource and west wards is identified cultural landscape.
- HPO: Outside
- Heritage resource: No identified built heritage, cultural landscape, graves, or other heritage resources affected. The site is an undeveloped property adjacent to urban development and nature reserve.
- Archaeology: The Hout Bay area has recorded Late Stone Age archaeological sites and Hout Bay Cave lies approximately 200 m north of the property. A walkdown survey of the completed fence alignment found no archaeological material, and examination of excavated spoil from fence post holes indicated no archaeological impacts.
- Palaeontological: The fence traverses Witzand Formation dune sands (moderate sensitivity) and a short section of Peninsula Formation sandstone (high sensitivity). Due to the limited disturbance associated with fence post excavations, no palaeontological impacts are anticipated or were observed during the survey.
- Visual/Cultural: No visual or cultural heritage impacts identified although the fence is on the boundary of the cultural landscape.
- Consultant recommends: No Heritage Impact Assessment is required. The completed fence has resulted in no identified impacts to heritage resources.
- The Committee noted that the archaeological walkdown found no archaeological material associated with the fence, and the limited post excavation required for the fence was not considered to have resulted in palaeontological impacts. No significant visual impact was identified despite the fence being located on the boundary of a cultural landscape.
- A community representative raised concerns regarding the potential impact on archaeological resources in the broader Hout Bay area, including nearby caves, and noted that the community had not been sufficiently consulted regarding the fence. The Committee noted these concerns but considered that the NEMA Section 24G process provides an opportunity for such concerns to be raised through the relevant public participation process.
- The Committee agreed that the fence has not impacted identified heritage resources and that no further heritage studies are required.

FINAL COMMENT

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

SB

13.34 Erf 4833, Birch Road, Noordhoek, S38(1) - NID

Case No.: 29090SB0629 <https://www.sahris.org.za/node/405749>

Ms Stephanie Barnard introduced the item.

DISCUSSION

- Proposed: Subdivision of Erf 4833, Noordhoek into six portions, comprising five rural residential erven (one dwelling per erf) and one Open Space 3 (Conservation) portion to be ceded to SANParks. Rezoning from Limited Use to Subdivisional Area Overlay Zone is required.
- Trigger: Section 38(1)(d) -Rezoning of a site exceeding 10,000 m².
Section 38(1)(c)(ii) -Development involving three or more subdivisions.
- Grade: not graded
- HPO: Outside
- Heritage resource: No built heritage resources, cultural landscapes, graves, or other heritage resources have been identified on the property. The site contains existing residential and stable buildings associated with recent rural residential use.

- Archaeology: The Noordhoek area is archaeologically sensitive, with a high density of Later Stone Age sites and burials recorded in the wider valley. However, no archaeological resources have been identified on Erf 4833, and the proposal is limited to subdivision and rezoning of an already developed rural residential property.
- Palaeontological: No palaeontological resources or impacts identified. However, according to SAHRIS map, site is within the moderate sensitive. Assessing the SPD, the natural vegetation is remaining, and the disturbed area has been subdivided thus impact is unlikely.
- Visual/Cultural: No visual or cultural heritage impacts identified. The site is within a identified cultural landscape.
- Consultant recommends: No Heritage Impact Assessment is required.
- The committee notes, although the wider Noordhoek area is known to have high archaeological sensitivity, the proposal is limited to the subdivision and rezoning of an existing rural residential property with no identified heritage resources or substantial new development. The proposal is unlikely to impact heritage resources even on the surrounding cultural landscape.

DECISION

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

SB

13.35 Erf 72, 33, Main Street, Riebeek Kasteel, S34 - Additions and Alterations

Case No.: 29137SB0630 <https://www.sahris.org.za/node/405939>

OUTSTANDING INFORMATION:

Updated POA with both owners' signatures. Confirmation of the age of the building when unauthorised work took place. More streetscape photographs and municipality comments are required.

SB

13.36 Remaining extent of Farm 820, Off the R43, Botrivier, S38(8) - NID

Case No.: 29142SB0630 <https://www.sahris.org.za/node/405947>

Ms Stephanie Barnard introduced the item.

DISCUSSION

- Proposed: Mixed-use development on Wildekrans Wine Estate (Farm RE 820, Botrivier) comprising residential, assisted living, day hospital, commercial, light industrial, community facilities, and conservation areas. The proposed development will be implemented over approximately 10 years in six phases and covers approximately 515 ha, with a development footprint of approximately 240 ha.
- Trigger: Section 38(1)(a) -Development exceeding 5,000 m².
Section 38(1)(d) -Rezoning of a site exceeding 10,000 m².
- Other: Section 38(8) linked to a NEMA application;
(Decision Making Authority/Department: Department of Environmental Affairs and Development Planning -Authority reference number still to be confirmed)
- Grade: not graded
- HPO: outside
- Heritage resource: The property forms part of the historic Botrivier agricultural landscape, an area occupied since the Stone Age and farmed since the 1700s. The existing rural cultural landscape, historic farm werfs, rolling hills, and the N2 gateway into the Overberg contribute to the area's heritage significance. The scale of the proposed development has the potential to alter this cultural landscape and sense of place.
- Archaeology: The wider area contains Early, Middle and Later Stone Age archaeological resources. Previous studies indicate Early Stone Age material is widespread but generally of low significance, while Later Stone Age resources are less common. A previous archaeological site

visit confirmed that the proposed development area has been substantially transformed through agriculture and forestry, and archaeological impacts are expected to be low.

- Palaeontological: According to SAHRIS, the site is situated with the portion to the northwest as low sensitivity and the southeast as high sensitivity. The site is underlain by Quaternary sands of moderate palaeontological sensitivity. A desktop Palaeontological Impact Assessment is recommended, with a Chance Fossil Finds Procedure anticipated.
- Visual/Cultural: Potential impacts on the Botrivier cultural landscape, scenic qualities, and the N2 scenic route are anticipated. A Landscape Assessment, Visual Impact Assessment, and appropriate urban design assessment are required to assess these impacts.
- Consultant recommends: A Heritage Impact Assessment is required, incorporating a Landscape Assessment, Visual Impact Assessment, and Desktop Palaeontological Impact Assessment. Archaeological impacts are expected to be low.
- The committee noted that the proposal constitutes a large-scale mixed-use development within a historically significant agricultural and cultural landscape and has the potential to impact the Botrivier cultural landscape and the scenic qualities of the N2 gateway into the Overberg. While archaeological impacts are expected to be low due to previous disturbance, the potential visual and cultural landscape impacts warrant detailed 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,
3. Desktop Palaeontological Impact Assessment

SB

13.37 Ptn 3 of Farm Kliprug 942, Off R304, Malmesbury, S38(8) - NID
Case No.: 29157SB0707 <https://www.sahris.org.za/node/405997>
Ms Stephanie Barnard introduced the item.

DISCUSSION

- Proposed: Proposed open cast surface mine for gravel aggregate on Portion 3 of Farm Kliprug No. 942, near Klipheuwel. The operation includes topsoil stripping, overburden removal, blasting, crushing, aggregate extraction, rehabilitation, and reinstatement of the land to agricultural use.
- Trigger: Section 38(1)(c) -Development changing the character of a site exceeding 5,000 m2.
Section 38(1)(d) -Rezoning of a site exceeding 10,000 m2.
- Other: Section 38(8) linked to an MPRDA application;
Decision Making Authority -DMR
- Grade: Not graded
- HPO: Outside
- Heritage resource: No built heritage, cultural landscape, graves, or other heritage resources have been identified. The site has been used for dryland agriculture for many years, with evidence of previous mining on an adjacent property.
- Archaeology: No archaeological resources have been identified. However, given the nature of the proposed open-cast mining, there is potential for subsurface archaeological resources to be impacted. Screener also confirmed that chance as low archaeological and cultural sensitive.
- Palaeontological: According to SAHRIS palaeo-map and screener, low sensitivity area. No palaeontological resources have been identified. However, blasting and excavation have the potential to impact fossil-bearing geological deposits if present.
- Visual/Cultural: Mining will alter the local rural landscape; however, no specific visual or cultural heritage resources have been identified.
- Consultant recommends: No Heritage Impact Assessment is required.

- The Committee noted that the site is agricultural land with a history of farming and that no significant archaeological concerns were identified at this stage. However, given the potential palaeontological impacts associated with the proposed excavation, HWC chance finds to be incorporated in the of EMPr.

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.

SB

13.38 Ptn 59 of Farm Uitzicht 216, Access by CJ Langenhoven Road, Knysna, S38(8) - NID

Case No.: 29174SB0701 <https://www.sahris.org.za/node/406077>

Ms Stephanie Barnard introduced the item.

DISCUSSION

- Proposed: four tourism-related structures (manager's accommodation, conference centre and tourist facilities, garages/workshops, and an entertainment facility) within the Featherbed Private Nature Reserve on Portion 59 of Farm 216, Uitzicht, Knysna. The proposal is confined to previously disturbed areas within the pre-2017 fire development footprint, with approximately 2,523 m2 of additional disturbance.
- Trigger: None of the Section 38(1)(a)–(e) triggers are applicable.
Other: Section 38(8) linked to a NEMA Basic Assessment process.
Decision Making Authority: DFFE
- Grade: not graded
- HPO: outside
- Heritage resource: The property forms part of the broader Knysna Heads cultural landscape and Featherbed Private Nature Reserve. It has operated as a conservation and tourism facility since its declaration as a Private Nature Reserve in 1985. The existing structures were destroyed in the 2017 Knysna fires and have since been reconstructed under environmental authorisations. No structures older than 60 years remain on the property.
- Archaeology: No archaeological resources have been identified. Development is confined to previously disturbed areas within the historic footprint, and a Chance Finds Procedure has been incorporated into the EMPr.
- Palaeontological: According to SAHRIS palaeo-map as unknown sensitivity.
No palaeontological resources have been identified. A Chance Finds Procedure is included should any heritage material be uncovered during construction.
- Visual/Cultural:
The proposal is a continuation of the existing tourism use within the historic disturbed footprint and is not anticipated to result in additional impacts on the broader cultural landscape.
- Consultant recommends: NFS
- The committee notes that the proposal is limited to the proposed of tourism-related infrastructure within previously disturbed areas associated with the pre-2017 development footprint. No structures older than 60 years or other identified heritage resources will be affected, and no Section 38(1) trigger is applicable.

COMMENT

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

SB

13.39 Erf 7173-RE, Access by Charlotte Street, George, S38(1) - NID

Case No.: 29165SB0701 <https://www.sahris.org.za/node/406049>

Ms Stephanie Barnard introduced the item.

Corlie Smarts (applicant) was present and took part in the discussion.

DISCUSSION

- Proposed: Rezoning of Remainder Erf 7173, George, from Community Zone III to a Subdivisional Area, with simultaneous subdivision into three portions. Two portions will be rezoned for General Residential Zone II (Group Housing), one portion will include Private Open Space, and the remainder will retain its Community Zone III zoning.
- Trigger: Section 38(1)(d) -Rezoning of a site exceeding 10,000 m².
- Grade: not graded
- HPO: outside
- Heritage resource: The site is occupied by the Môreson ACVV Child Care and Youth Centre, established on the property in 1975. The land was previously vacant, all existing structures are not older than 60 years, and no heritage resources have been identified on the site or in the surrounding area.
- Archaeology: No archaeological resources have been identified.
- Palaeontological: According to SAHRIS palaeo-map, low sensitivity area. No palaeontological resources have been identified.
- Visual/Cultural: The property is situated within a fully developed residential area and the proposal constitutes urban infill and densification. No visual or cultural heritage impacts have been identified.
- Consultant recommends: No Heritage Impact Assessment is required.
- The committee notes that the proposal is limited to the rezoning and subdivision of an existing institutional property within the urban edge of George. The site contains no structures older than 60 years, is not located within an HPO, and no heritage resources have been identified.

DECISION

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

SB

- 13.40 Erf 7588-RE, Access by Stellantia Road, Stellenbosch, S38(8) - NID**
Case No.: 29195SB0703 <https://www.sahris.org.za/node/406144>
Ms Stephanie Barnard introduced the item.

DISCUSSION

- Proposed: Construction of a stormwater attenuation pond (approximately 600 m² with a 200 m³ holding capacity) on the Remainder of Erf 7588, Stellenbosch. The proposal includes an emergency overflow outlet to the adjacent river, with less than 10 m³ of material to be removed or relocated and all works undertaken outside the delineated watercourse.
- Trigger: None of the Section 38(1)(a)–(e) triggers are applicable.
- Other: Section 38(8) linked to a Water Use Licence Application (WULA).
Decision Making Authority: Department of Environmental Affairs and Development Planning (16/3/3/6/1/B4/45/1139/26)
- Grade: not graded
- HPO: outside (As per Stellenbosch municipality survey)
- Heritage resource: No built heritage, cultural landscape, graves, or other heritage resources have been identified. The site is currently vacant and undeveloped.
- Archaeology: No archaeological resources have been identified. The consultant considers archaeological impacts unlikely due to previous disturbance and the limited nature of the proposed works.
- Palaeontological: According to SAHRIS palaeo-map, moderate sensitivity.
No palaeontological resources have been identified and no impacts are anticipated.
- Visual/Cultural: No visual or cultural heritage impacts are anticipated. The attenuation pond will be compatible with the surrounding land uses and is not expected to alter the character of the site.

- Consultant recommends: NFS
- The committee notes that the proposal is limited to the construction of a small stormwater attenuation pond associated with existing stormwater infrastructure. Section 38(1) trigger is applicable as it can be seen as change of character of site, no heritage resources have been identified, and the proposed works are of a limited scale.

FINAL COMMENT

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

SB

- 13.41 Portion 15 of Farm Tygerfontein 347, Access by Horne Road, Theronville, Albertinia, S38(8) - NID Case No.: 28126SB0410 <https://www.sahris.org.za/node/395910>**
Ms Stephanie Barnard introduced the item.

DISCUSSION

- Proposed: Proposed phased medium-density residential development on Portion 15 of Farm Tygerfontein 347, Albertinia, comprising 127 dwellings, 31 flats, a high-care facility, internal roads, services, private open space, and an associated 5 MW solar facility on Portion 16.
- Trigger: Section 38(1)(c)(i) -Development changing the character of a site exceeding 5,000 m2. Section 38(1)(d) -Rezoning of a site exceeding 10,000 m2.
- Other: Section 38(8) linked to a NEMA application;
- Grade: Not graded
- HPO: outside
- Heritage resource: A Phase 1 Heritage Impact Assessment has already been undertaken. Five sites (R&SD_T-S01 to R&SD_T-S05) were identified during the field survey. The Albertinia Municipal Cemetery (Site R&SD_T-S03) is located outside the development footprint and will not be impacted. A ruined Colonial-period homestead (Site R&SD_T-S05) and two minor historic features (Sites R&SD_T-S02a and R&SD_T-S04) were recorded and assessed as having low heritage significance. Contemporary residences (Sites R&SD_T-S01 and R&SD_T-S02) are not heritage resources.
- Archaeology: The desktop study identified known ESA, MSA and LSA archaeological resources in the wider area; however, the field survey found no significant archaeological resources within the development footprint. The study concludes that subsurface archaeological potential is low but recommends implementation of a Chance Finds Procedure during construction.
- Palaeontological: According to SAHRIS palaeo-map, site is with low sensitivity. No significant palaeontological impacts were identified.
- Visual/Cultural: No significant impacts on cultural landscape or visual heritage were identified.
- The adjacent Albertinia Municipal Cemetery will not be affected.
- Consultant recommends: No further Heritage Impact Assessment or specialist studies are required. The recommendations of the Phase 1 HIA, including implementation of a Chance Finds Procedure and incorporation of mitigation measures into the EMP, should be adopted.
- Since there is no reason to believe that heritage will be impacted by proposal.

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.

SB

- 13.42 Farm 101-RE, Farm 80-RE, Farm Witdraai, Farm 81 & Farm 81-RE, Farm Groot Oliphants Kop, Ptn**

4 of Farm 101, Ptn 6 of Farm 88, Farm 84-RE, Farm Kleine Zoute Rivier, Farm 86-RE, Ptns 1, 2, 6 & 7 of Farm 431, Farm Van, Ptn 4 of Farm 101, Ptn 33 of Farm 141, Farm Morning Star, Ptn 3 of Farm 224 & Farm 224-RE near Melkbosstrand, Melkbosstrand, S38(8) -HIA
Case No.: 27056SB0115 <https://www.sahris.org.za/node/388315>

OUTSTANDING INFORMATION:

Updated HIA that complies with section 38(3) of the NHRA is required.

SB

13.43 Erf 158516, Adderley Street Flower Market, Trafalgar Street, Cape Town City Centre, S34 - Additions & Alterations

Case No.: 29185SVB0703 <https://www.sahris.org.za/node/406105>

REFERRAL

The Committee resolved to refer the application to BELCom on 26 August 2026 due to objections on heritage grounds that require BELCom's expertise.

SVB

13.44 Erf 173714-RE, V&A Silo Hotel/Zeitz MOCAA, V&A Waterfront, Foreshore, S34 - Minor Works

Case No.: 29178SVB0701 <https://www.sahris.org.za/node/406089>

Ms Sofia Briel introduced the item.

Nicole Oehley obo Gabriel Fagan Architects (applicant) was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 23 July 2026.
- Grading: IIIA
- HPO: within the V and A PHA Proposed HPOZ
- Status of work/completeness: work has not started
- Brief proposal description: The proposal is to repair spalling to the concrete of the V&A Silo Hotel, Zeitz MOCCAA building.

DECISION

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

SVB

13.45 Erf 2751, 1 Noordwal-Wes Road, Stellenbosch, S34 - Addition & Partial Demolition

Case No.: 29158SVB0630 <https://www.sahris.org.za/node/406042>

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 27 July 2026.
- Grading: IIIA
- HPO: within the Stellenbosch Historic Core
- Status of work/completeness: work has not started
- Brief proposal description: The application for the partial demolition and rebuild of the lean-to structure on the southern side of the building. The proposal is the result of an in-depth Condition Assessment that was done following flood damage in 2023.
- Consultation:
 - Stellenbosch Municipality do not object to the proposal but recommend that as much of the original doors, windows, floors etc are used.
 - SIG do not object to the proposal.
 - Franschhoek Heritage & Ratepayers Association were consulted but did not respond.
 - SHF did not respond.

- Statement of significance (Stellenbosch Heritage Survey): *"Single storey building with corrugated iron roof and covered end gables with fretwork barge boards. 2x2 doors with flat-arched fanlights with their own shutters, and flat-arched loft windows with shutters above, and 2x2? sashes with louvred shutters between. Small annexe at right angles to main building with asbestos sheet roof and gables with decorated chimneys and curved shoulders."*
- The building has been dated 1890s and is of the late Victorian Architectural period.

DECISION

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

SVB

- 13.46 Erf 6252-RE, 7 Moolman Street, Swellendam, S27 - Subdivision**
Case No.: 29148SVB0630 <https://www.sahris.org.za/node/405955>
 Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 27 July 2026.
- Grading: II (<https://www.sahris.org.za/node/39987>)
- HPO: outside of any HPO
- Status of work/completeness: work has not started
- Brief proposal description: Application is made to subdivide the consolidated Erf 6252, in order to separate the existing historical dwelling, known as the Tuinhuisie (which was previously on erf 783 and which is the focus of the declaration), from the modern building referred to as the Leeskamer. No alterations or additions are proposed. The PHS being the Tuinhuisie will be on the remainder portion while the Leeskamer will be on Portion A. The proposal is also to re-zone portion A to align with its current educational use.
- Consultation:
 - Swellendam Municipality Aesthetics & Advisory Committee support the proposal.
 - Swellendam Heritage Association / Erfenis Verenging do not object to the proposal.

DECISION

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

SVB

- 13.47 Erf 848, 2 Windell Street, Durbanville, S34 - Total Demolition**
Case No.: 29145SVB0630 <https://www.sahris.org.za/node/405951>
 Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 27 July 2026.
- Grading: IIIC
- HPO: outside of any HPO
- Status of work/completeness: work has not started.
- Brief proposal description: the proposal is for demolition of all structures on the property.
- Previous approvals/decisions: HWC issued an RNID for the consolidation of the subject property and the neighbouring two erven 849 & 859, noting that no further studies are required (27450SB0217).
- Consultation:
 - CoCT support the proposal.
 - Durbanville Heritage Society did not provide a comment.
 - Cape Town Heritage Foundation responded but advised that they will not be commenting.
- Heritage (or any other considerations):

- CoCT statement of significance: *"Horizontal aesthetic design, accentuation of horizontality i.e. low-slung hipped roof with wide roof eaves, brick pointing, steps, levels, highly sculptural columns finished in timber at entrance"*, with high aesthetic significance and medium contextual significance.
- The City of Cape Town in their comment notes that the structure has architectural significance due to its Frank Lloyd Wright architectural style and typological features, but that it was not associated with a prominent architect (Leslie B Louw).
- The committee noted that from experience there are some unrecognized heritage resources in the Durbanville area and that a more cautious approach would be appropriate here. Given this and given the modernist influences apparent in this building the committee felt that Docomomo-SA's expertise would be useful and requesting consultation with this organization would be appropriate.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. The applicant must allow Docomomo-SA 30-days to provide comment on the application. The comment or proof of consultation must be submitted to HWC. Should Docomomo-SA object to the proposal, the applicant is to provide a response to Docomomo-SA's objection.

SVB

13.48 Erf 932, 41 Arthurs Road, Sea Point, S34 - Additions & Alterations Case No.: 29095SVB0626 <https://www.sahris.org.za/node/405765>

CASE SUMMARY

- Outstanding information received on 24 July 2026.
- Grading: IIIC
- HPO: outside of any HPO
- Status of work/completeness: work has not started.
- Brief proposal description: The proposal is to remove the existing garage roof and wall and install a new screen wall with pedestrian gate to the parking area; as well as for changes to four windows and to an already modernised boundary wall.

FOR NOTING

The application was dealt with under the ASD delegation under item 10.2. 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

13.49 Erven 2988 & 3223, 108 Malan Street & 106 Kloof Street, Garden, S34 - Additions & Alterations Case No.: 29112SVB0626 <https://www.sahris.org.za/node/405809>

Ms Sofia Briel introduced the item.

Mr Ashley Lillie was present and took part in the discussion.

DISCUSSION

- Grading: IIIC
- HPO: within Upper Table Valley HPOZ
- Status of work/completeness: work has not started. However, from review of aerial imagery it appears that the roof over the northern most portion of the structure was extended sometime after January 2025.
- Brief proposal description: The proposal is for restoration to the dwelling, as well as alterations to internal openings and walls including demolition of some walls and addition of new walls; alterations to windows and external doors, and the addition a new veranda with afdak along the extent of the front facade with a new boundary wall along part of the front facade.

- Previous approvals/decisions: An application for total demolition was approved by the Tribunal as per the appeal ruling dated 05 February 2019 (16011108KR0210E) subject to the following:
 - The pergola must be omitted from the development;
 - The balcony elements as broadly reflected in option 7 are accepted;
 - There is a preference for a pitched roof option although this is not an essential element; and
 - The reuse of the gable for the 'Memory Centre' should be interpreted and not recreated.
- Consultation:
 - CoCT support the proposal.
 - CIBRA support the proposal.
- Heritage (or any other considerations):
 - CoCT statement of significance (Erf 2988 & 3223): *"Late 19th century development along Kloof Street. Conversion to commercial use with additions to the front of the earlier structure. Interface with the streetscape can be improved."*

DECISION

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

SVB

13.50 Farm 579, Bodal Road, off Kleinbosch Road, Daljosaphat, Paarl, S34 - Minor Works

Case No.: 29183SVB0703 <https://www.sahris.org.za/node/406100>

Ms Sofia Briel introduced the item.

Clive Theunissen (Drakenstein Municipality), Nicolene Visser & Christelle de Klerk obo Malherbe Rust Architects (applicants) were present and took part in the discussion.

DISCUSSION

- Grading: IIIA
- HPO: outside of any HPO
- Status of work/completeness: work has not started
- Brief proposal description: The proposal is for various alterations to convert the existing historic Wine Cellar into an Administration Building, comprising modern office layouts, meeting spaces, and dedicated restoration workshops. The alterations include replacement of the existing roof structure, new flooring, new external openings and alterations to existing openings, a new free standing fireplace, reinstatement of the fire damaged staircase, changes to parapet detailing, new cladding on some external walls, new insulations, demolition of 3 internal walls and the addition of 2 new internal walls, replacement of some doors and windows to suite the historic fabric, and application of plaster and limewash to exterior walls.
- Previous approvals/decisions:
 - 21 April 2026 HWC issued a letter of no trigger in response to NID application (27969SB0325)
 - 24 August 2017 (17050204HB0503M) approved alterations & additions to subject building, namely a passage between wine cellar and neighbouring structure, as well as changes to windows and doors of both structures and new roof.

DECISION

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

SVB

13.51 Multiple Erven, Rose Lane, Castle Street, Strand Street & Buitengracht Street, Cape Town City Centre, S38(1) - NID

Case No.: 29156SVB0630 <https://www.sahris.org.za/node/405982>

OUTSTANDING INFORMATION:

Screening tool or palaeo-sensitivity map, title deed and PoP required.

SVB

- 13.52 Erf 137-RE, 40 Joubert Road, Green Point, S34 - Alterations**
Case No: 29108SVB0626 <https://www.sahris.org.za/node/405802>

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

- 13.53 Erf 50, 18 Drostdy Street, Swellendam, S34 - Additions & Alterations**
Case No.: 29155XM0630 <https://www.sahris.org.za/node/405979>

OUTSTANDING INFORMATION:

Company Resolution, Streetscape photographs and fee waiver approval required.

XM

- 13.54 Erf 54925, 19 Riviera Road, Claremont, S34 - Additions & Alterations**
Case No.: 29104XM0625 <https://www.sahris.org.za/node/405790>
Ms Xola Mlwandle introduced the item.

DISCUSSION:

- Grading: Graded IIIC
- HPO: Falls outside an HPO
- Status of work: Work has been completed
- Proposal: The application is for additions and alterations on the existing property including Internal alterations to the kitchen, living area, bathrooms and bedrooms. External additions include an extension of the existing patio with a new pergola on the north façade. All windows were replaced with aluminium framed windows to match existing. A new pedestrian gate is proposed for the street boundary wall, to match the existing sliding gate.
- HRS is of the opinion that the submitted proposals have responded sympathetic enough to mitigate impact on the existing heritage resource. We believe that the potential impact by the proposals on heritage resources will not be negative due to the following reasons: Architectural language, scale and massing used considers the existing heritage resource.
HRS does support the proposed alterations and additions
- UCRRA comment: The UCRRA does not support unapproved works on principal / procedure in terms of the NHRA and effective heritage protection in our area. In our view, based on past cases, very little can be done by the local heritage body and community on works already completed which had a negative impact on the heritage resource.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. Coloured-up to scale plans reflecting all the changes must be submitted to HWC (including but not limited to the roof).
2. The applicant is to provide a written response to the conservation body comment received.

XM

- 13.55 Erf 1167, 2 Buziek Street, Fisherman Village, Velddrif, S34 - Minor Works**
Case No.: 29122XM0627 <https://www.sahris.org.za/node/405831>
Ms Xola Mlwandle introduced the item.

DISCUSSION

- Grading: Not Graded
 - HPO: Falls outside an HPO
 - Status of work: Work has been completed- regularisation
 - Proposal: The application is for the regularisation of the replacement of the original steel-framed windows with aluminium-framed windows to the existing dwelling.
- Velddrif Heritage Foundation notes that the building has been altered on previous occasions in effect succumbing most of its original heritage character Velddrif Heritage Foundation considers the existing building on the site's significance in terms of its aesthetic and architectural as well as its heritage qualities to be low expect expecting the heritage value of the area in which it is situated therefore the foundation will not raise any objections to the already completed alterations to the existing structure on condition that the alterations comply with municipal regulations and approval.

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 per the HWC Notice issued on 24 October 2024.

XM

- 13.56 Erf 1005, 22 Louw Street, Durbanville, S34 - Additions & Alterations**
Case No.: 29129XM0629 <https://www.sahris.org.za/node/405893>

OUTSTANDING INFORMATION:

Local municipality comments required.

XM

- 13.57 Erf 7773, 29 Weltevreden Street, Bosbell, Bellville, S34 - Additions & Alterations**
Case No.: 29167XM0701 <https://www.sahris.org.za/node/406053>

OUTSTANDING INFORMATION:

CoCT comment required.

XM

- 13.58 Erf 611, 40 Homestead Way, Pinelands, S27 - New Build**
Case No.: 29093XM0625 <https://www.sahris.org.za/node/405756>

OUTSTANDING INFORMATION:

Updated plan reflecting work started, Conservation body comments, Streetscape photographs required.

XM

- 13.59 Erf 3348, 49 Old Helshoogte Road, Idas Valley, Stellenbosch, S34 - Additions & Alterations**
Case No.: 29203XM0702 <https://www.sahris.org.za/node/406385>

OUTSTANDING INFORMATION:

Local municipality and Conservation body comments, Internal & Streetscape photograph required.

XM

- 13.60 Erf 57041, 59 Belvedere Road, Claremont, S34 - Minor Works**
Case No.: 29141XM0629 <https://www.sahris.org.za/node/405946>

OUTSTANDING INFORMATION:

Power of Attorney, Locality Map, Streetscape photographs required.

XM

- 13.61 Erf 34676, 76 Sarel Cilliers Street, Strand, S34 - Additions & Alterations**
Case No.: 29163XM0630 <https://www.sahris.org.za/node/406047>

OUTSTANDING INFORMATION:

Local municipality, Internal and external elevations plus streetscape required.

XM

- 13.62 Erf 1942, 9a Avenue Deauville, Fresnaye, S34 - Additions & Alterations**
Case No.: 29200XM0702 <https://www.sahris.org.za/node/406377>
Ms Xola Mlwandle introduced the item.

DISCUSSION

- Grading: Not Graded
- HPO: Falls outside an HPO
- Status of work:
- The proposal: construction of three new dwellings on a vacant erf adjacent to the Table Mountain National Park Provincial Heritage Site. The proposal involves excavation near the common boundary which may affect tree root systems extending from the PHS. A Heritage Screener concludes that the site itself has no identified heritage significance and that the eucalyptus trees potentially affected are not of intrinsic heritage significance. The report recommends a tree survey and requests HWC to determine whether a Section 27 permit is required. The purpose of this heritage screener is to ascertain whether a Section 27 permit is required for the proposed works to erf 1942 where common boundary excavation may affect trees and/or tree roots on the neighbouring Provincial Heritage Site. E&HM stated that tree root zones of neighbouring trees within the TMNP, a provincial heritage site, will be affected during excavation of the site and compromise certain trees along the southeast property boundary. Thus, Section 27 of the National Heritage Resources Act will be triggered, and a Section 27 permit will be required for excavation of the subject development (see Annexure 3). No other heritage significance on the subject property, erf 1942, was identified.
- Recommendation: Considering the information provided above, it is asserted that, unless protected trees are identified within the excavation zone during the tree survey, the intrinsic cultural significance of the trees within the subject area is negligible and any impact on the root systems of unprotected trees outside of the subject property that may affect their survival will have a negligible effect on the inherent significance of the Table Mountain National Park. No comments or concerns were raised by the registered Interested and Affected Bodies in this regard. It is therefore recommended that, aside from a tree survey, no further heritage studies are necessary in terms of the National Heritage Resources Act. It is requested that Heritage Western Cape determines whether a Section 27 permit application is required for the proposed scope of work.
- CoCT Comment: The proposal is not supported at this stage, pending submission of additional information. A method statement is required explaining how excavation and piling will protect the adjacent Table Mountain National Park from environmental impacts. A Tree Survey must be submitted identifying the species of trees affected by the proposal. The City notes that excavation along the boundary may affect trees within the Table Mountain National Park (Provincial Heritage Site) through damage to their root zones. Any tree felling within the Park will require a Section 27 NHRA permit from HWC. An accurate survey of the tree driplines and root zones is required to demonstrate the impact of the proposed excavation. The proposal also requires a LUM application for departures, and EHMB requests inclusion in the circulation process to comment on landscaping, setbacks, protection of the TMNP, and the Construction EMP/ECO requirements. The City's primary concern is the potential impact of the proposed

excavation on the adjacent Table Mountain National Park Provincial Heritage Site, particularly the tree root systems extending into the development site.
No comment received from SFB and SFA within the 30 days commenting period.

COMMENT

The proposal does not trigger the NHRA in terms of Section 27(18). A letter of no trigger to be issued.
XM

- 13.63 Erf 3220, 12 10th Avenue, Da Nova, Mossel Bay, S34 - Total Demolition**
Case No.: 29190YO0702 <https://www.sahris.org.za/node/406120>
Mr. Yunus Ogier introduced the item.

DISCUSSION

- Outstanding Information received on the 27 July 2026, external and streetscape photos. Mossel Bay municipality comments also received.
- Grading: Not graded
- HPO: falls outside an HPO
- Status of Work: Not started yet.
- Proposal: Demolition of the existing house and all other structures on the property to make way for a new proposed apartment building.
- Previous Applications: None
- Consultation: Mossel Bay Municipality referred the applicant to HWC. Heritage Mossel Bay has stated that the house is of no architectural significance and therefore support the demolition application.

DECISION

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

YO

- 13.64 Erf 128, 12 Melkbaai Street, Strand, S34 - Additions, Alterations & Partial Demolition**
Case No.: 29205YO0702 <https://www.sahris.org.za/node/406401>

OUTSTANDING INFORMATION:

Helderberg Renaissance Foundation comments

YO

- 13.65 Erf 112445, 18 Lancaster Road, Rondebosch, S34 - Additions, Alterations & Partial Demolition**
Case No.: 29191YO0702 <https://www.sahris.org.za/node/406121>
Mr. Yunus Ogier introduced the item.
Andrea Moolman & Robert Haarburger was present and took part in the discussion.

DISCUSSION

- Grading: the building is graded as IIIC
- HPO/Context: Falls outside an HPO but within a proposed HPO, the site is a late 19th century residential unit built in the vernacular style.
- Status of Work: Work has not started yet.
- Proposal: The proposal consists of adding an additional storey to the top of an extended portion of the dwelling.
- Previous Applications: A previous application exists with a permit dated 11 December 2025 (HWC25111702XM1120).
- Consultation: Comment left by CoCT signed 18.05.26 stated that the proposal consists of adding an additional storey to the top of extended portion of the dwelling. It further states that the addition does not contribute towards improving the interface with the street, however, it is not

considered insensitive in terms of its overall response to neighbouring properties nor the resource itself. HRS has no objection to the proposal.

- Comments by RCID dated 4.06.26.
- In summary, the RCID does not support and stated that the proposal shows a double story addition which will directly face the street with the SW and NW elevations being directly viewable from Streetview. RCID is stating that the interface between the Streetview and proposed addition is inconsistent with the fabric of the street.
- Response to Objections: The applicant states that almost every other house in the street is already a double story and that by adding another addition to the property won't be anything new, furthermore, the historic homes that the RCID is referring to is situated at the very end of Lancaster Road, whilst this property is at the other end.
- Parties Invited to HOMs.
- Heritage/Other Considerations: Building is graded IIIC, has contextual significance but very little architectural significance.
- The item was ventilated between committee members as some felt that the objections raised by the RCID were on heritage grounds. Ms Sofia Briel stated that the applicant's response to the RCID only partially addressed these concerns. Furthermore, Ms Briel noted that the property features a medium to low streetscape heritage significance.
- Ms Sofia Briel also noted that the streetscape surrounding the property has a collection of medium to low heritage significance on the northern side of Lancaster Road and then also the 3A graded Oak Coast School further up the road. However, it is not an extremely well -developed streetscape. Moreover, the second storey addition is along Lancaster Road with the southern façade being visible from the street. The site is at the further end of the cul-de-sac which may limit the visual impact on the streetscape. Furthermore, Ms Briel noted that the significance of the site and the context does not warrant a revision of the designs and states that the matter has been partially ventilated. Ms Briel supports the approval but considers if we have delegation at HOMs or not.
- Ms Chiara Singh has noted that the objections were made on heritage grounds, but that the comments by the RCID were only partially addressed. Ms Singh supports a BELcom referral as to follow procedure.
- Ms Corne Alexander stated that the objections were raised on heritage grounds and believes HOMs does not have delegation to deal with the matter.
- Mr Ruan Brand stated that the objections were raised on heritage grounds and what we were looking at was a non-coherent streetscape which includes non-conservation worthy sites. Mr Brand noted that there is no significant streetscape that the property is contributing to and does not see much heritage value in it. To finalize Mr Brand was happy to support the proposal.
- Ms Corne Alexander asked for a raise of hands who is in support the approval, with a total of five in support.
- Ms Waseefa Dhansay stated that given that the city's comment is positive, did not foresee them having further contributed to today's discussion. Therefore, the committee can determine that there is no impact to a heritage resource. The site is not a heritage resource, nor is the context a heritage resource.

DECISION

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

YO

13.66 Erf 1096, 33 Rugley Road, Vredehoek, S34 - Additions, Alterations & Partial Demolition
Case No.: 29201YO0702 <https://www.sahris.org.za/node/406378>

OUTSTANDING INFORMATION:

Conservation body comments and streetscape photos

YO

- 13.67 **Erf 272, 6 Children's Way, Bergvliet, S34 - Minor Works**
Case No.: 29204YO0703 <https://www.sahris.org.za/node/406400>
Mr. Yunus Ogier introduced the item.

DISCUSSION

- Outstanding Information: received on the 28 July 2026: The applicant submitted the transfer letter.
- The site and its immediate surrounds fall outside an HPOZ with the streetscape displaying no uniform architectural style
- Status of Work: Work has not started
- Proposal: Minor additions and alterations which includes shopfitting. The work consists of removing non-load bearing internal walls and windows.
- Previous Applications: No previous applications

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. The applicant must provide revised plans that detail any unauthorized work that has already taken place without prior authorization from HWC. The plans must clearly distinguish between the unauthorized work and the proposed work.

YO

- 13.68 **Erf 58052, 8 Devon Street, Claremont, S34 - Additions, Alterations & Partial Demolition**
Case No.: 29199YO0702 <https://www.sahris.org.za/node/406375>

OUTSTANDING INFORMATION:

Conservation body comments required.

YO

- 13.69 **Erf 2883, 97 Montagu Street, Mossel Bay, S34 - Additions, Alterations & Partial Demolition**
Case No.: 29198YO0702 <https://www.sahris.org.za/node/406374>

OUTSTANDING INFORMATION:

Municipal comments required.

YO

14. **Other Matters**

None

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

RB moves to adopt and SVB seconds the adoption of resolutions and decisions of the meeting of 3rd August 2026.

16. **Closure:** The chairperson, Corne Alexander, officially closed the meeting at 16:23pm.

17. **Date of Next Meeting:** 17 August 2026

MINUTES APPROVED AND SIGNED BY:

Corne Alexander

Digitally signed by Corne Alexander

Date: 2026.09.29 14:31:31 +02'00'

CHAIR:

Nosiphiwo
Tafeni

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SECRETARY:

APPROVED

Annexure A -HWC: Heritage Officers' Meetings

Abbreviations

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

HERITAGE WESTERN CAPE

SITE INSPECTION REPORT

HM / CAPE TOWN METROPOLITAN / SOMERSET WEST / ERF 9013

Prepared by Sofia Briel

Tuesday 28 July 2026



INSPECTION DETAILS:

Date of Inspection	Monday 27 July 2026 @ 12:00
Site of Inspection	Erf 9013, 29 Morgenster Avenue, Somerset West
HWC Representatives	Sofia Briel, Heritage Officer Chiara Singh, Heritage Officer
Met on site by	Johan Du Plessis (representing the owner)

SITE AND APPLICATION DETAILS:

NHRA Trigger	Section 34
HWC Application	S38(4)-HIA, HWC24092511CSI1610 (withdrawn)
Previous Applications	S34-Total Demolition, 28422SVB0506, https://sahris.org.za/node/397674
Grade	The southern portion of the property falls within the Morgenster, Somerset West PHS cultural landscape, while the remainder of the site is not graded. The CoCT proposed a grading of NCW for the structures in question.
Statement of Significance	Morgenster, Somerset West: <i>"Originally part of the Vergelegen estate granted to WA vd Stel in 1700. Subsequent subdivision and redevelopment. Well preserved historic werf and forming part of a well preserved cultural landscape."</i>
Conservation Body	Helderberg Renaissance Foundation

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LOCALITY:



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Map 1: Locality on (Jan 2025) aerial imagery as indicated by a red polygon.



Map 2: Locality within the heritage context as indicated by a red polygon.

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REASONS FOR SITE INSPECTION:

On Friday 17 July 2026 at 15:56 Heritage Western Cape received a report via email of unauthorized work taking place on the property.



Given this, at the Heritage Officers' Meeting of 20 July 2026, the application which was scheduled to be heard at the meeting, was held over in order to investigate the matter further.

On 20 July 2026 a letter was sent to the applicant requesting written confirmation of the following:

- *Whether any demolition, partial demolition, stripping, salvage, site clearing, dismantling, alteration or related works have commenced on the property;*
- *If any such activities have commenced, the nature and extent of the works undertaken;*
- *The date on which such activities commenced; and*
- *The basis upon which such activities were considered authorised.*

In response to this letter, the applicant advised that the property owner had not undertaken any unauthorized work on the property.

It was deemed necessary for HWC officials to undertake an inspection of the site, in order to confirm whether unauthorized work had taken place and to resolve the matter.

FINDINGS ON SITE:

On 27 July 2026, Heritage Western Cape officials Sofia Briel and Chiara Singh inspected the property. Officials were met on site by a representative of the property owner, Mr Johan Du Plessis.

On inspection of the premises, it was clear that no unauthorized work had taken place to fabric, or any structures touching fabric, that is older than 60 years.

The roof of one of the buildings had been removed in the time since the application had been submitted to HWC. However, this was to a building that is not older than 60 years and does not trigger Section 34 of the National Heritage Resources Act.

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According to Mr Du Plessis, the roof, as well as other missing fittings, fixtures, joinery etc, had been removed by vandals who have been continually stripping the site for building material over an extended period.



From observations on site, this is a plausible explanation. There were no signs of building rubble, machinery/tools, workman or anything else that might indicate an organized attempt by the property owners to undertake demolition/alterations/additions/stripping or any other work on site without pre-authorization from HWC.

The table below compares photographs submitted to HWC on 06 May 2026 (left column) to photographs taken by officials on site on 17 July 2026 (middle column):

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	Photograph submitted to HWC on 06 May 2026.	Photographs taken by HWC officials on 27 July 2026.
Eastern facade of 60+ building.		
Internals of 60+ building.		
Southern facade of 60+ building.		
Western facade of 60+ building.		

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RECOMMENDATIONS

The recommendations of this report are as follows:

1. That the site inspection report be noted at HOMs on 03 August 2026;
2. and that the application be re-tabled at HOMs on 03 August 2026 for consideration by the committee.

HERITAGE WESTERN CAPE

SITE INSPECTION REPORT

HM / CAPE TOWN METROPOLITAN / OBSERVATORY / ERF 27019-RE

Prepared by Chiara Singh

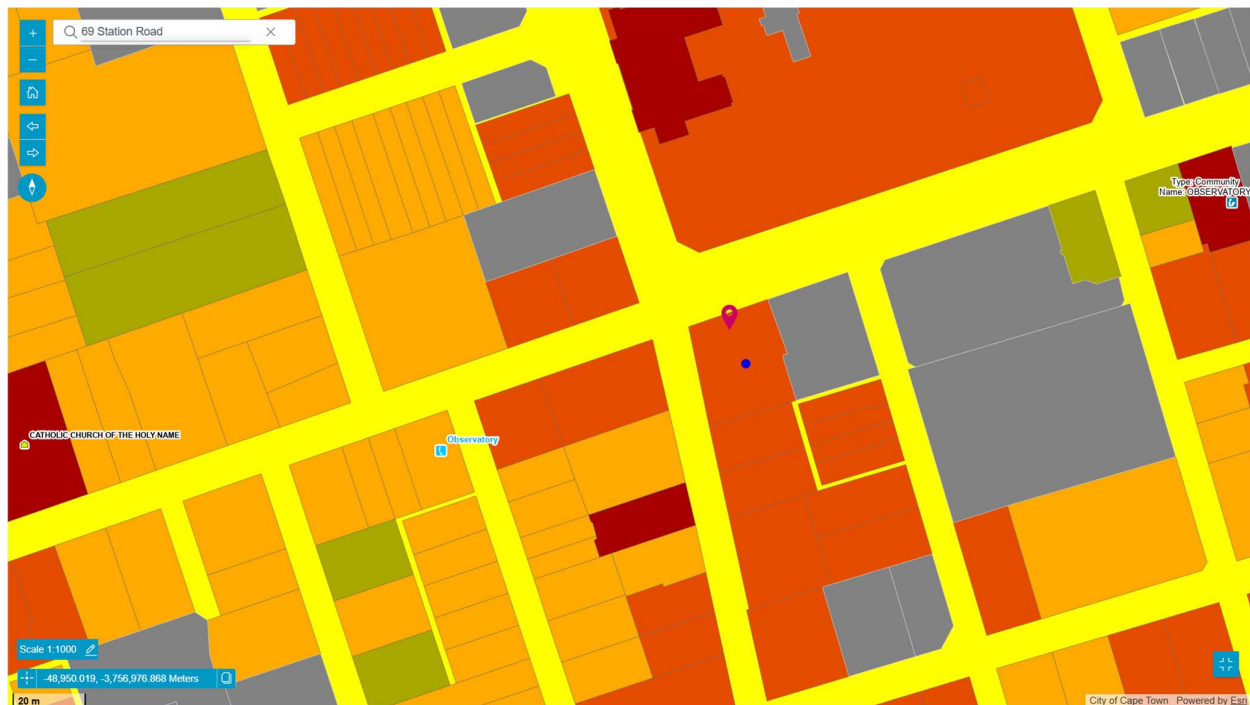
30 July 2026



Inspection Details:

Date of Inspection	21 July 2026
Site of Inspection	Erf 27019-RE, 69 Station Road, Observatory
HWC Representatives	Chiara Singh, Heritage Officer Sofia Vy Menell Briel, Heritage Officer
Current Land-Use	Residential
Grade	IIIB, Inside HPOZ

Locality and Grading (CoCT Map Viewer)



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Background

An applicant queried if a site inspection could be conducted before the Section 34 application is submitted to HWC. The applicant required pre-application advice and felt it would be beneficial to explain the proposal on site rather than over an online meeting so that the proposal could be better understood. The applicant is familiar with HWC processes but wanted advice regarding the proposed work. The building is an early 20th century Victorian example which was part of early development of Observatory Main Road as a commercial street and is a fairly good architectural example, albeit somewhat altered. The building forms part of a well presented street, spanning both sides of the road and is considered to be an entry point as it is on the corner of Lower Main Road and Station Road.

Reasons for Site Inspection

1. To assess the heritage character of the building
2. To assess whether a Section 34 application to HWC is required.

Findings on site

HWC officials undertook a site inspection on Tuesday 21 July to assess the heritage resource and provide pre-application advice to the applicant. Officials were met on site by the owner and architect who gave us access to the property. The property is commercial in nature and the applicant wishes to restore and renovate the building for office and retail spaces. We first assessed the first floor interior space and then the exterior of the building.

The interior of the building is in fair condition, there are parts of the ceiling where water damage is visible and some of the original floorboards have been replaced with thin laminate flooring as a temporary measure. Most of the windows are not original and have been replaced with various types of windows. The balcony space is large with intact Victorian elements. The architect explained that the balcony would be sectioned off with screening to provide each office space with their own private use balcony but that none of the intact elements would be negatively impacted. The façade is also to be restored with minor repair work required. The roof is to be replaced entirely to address structural issues. The first floor of the building contains smaller rooms with bathrooms attached as the space was previously used as a hotel accommodation space. The intention is to remove most of the bathrooms and alter the interior for office space. The ground floor retail space will also be subject to alterations but will remain as retail.

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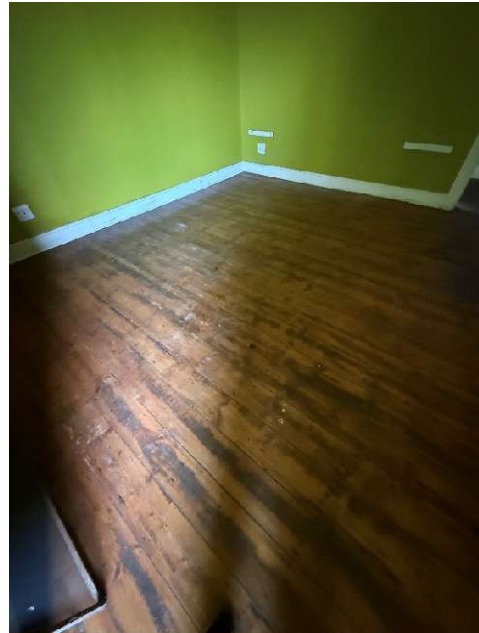
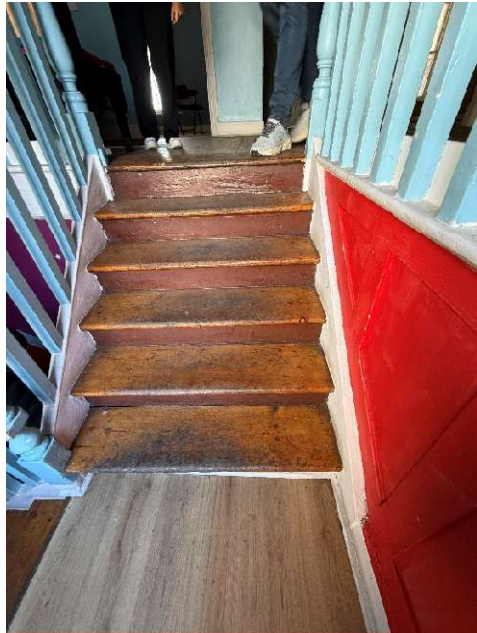
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Upon viewing the exterior of the property, we observed that the building was in a good structural state. There were no signs of damp, there were a few cracks in the walls of later additions but overall, the exterior of the main building had been well maintained. There were some drainage and levelling issues noted by the architect, but he stated that it would be included in the plans to be submitted. A lot of the exterior Victorian elements remain intact. The existing chimney is to be removed upon replacing the roof and some of the iron columns had been rusted and would need to be repaired and restored. The original Victorian style entrance door is still intact, albeit surrounded by a barred gate. Although the building had been externally altered, a few original elements including the large glass panel windows in the retail spaces still remain. The architect and owner wish to retain all of the intact Victorian elements with the aim of restoring the front façade and ensuring that the building is usable.

Recommendations:

1. The site inspection and report to be tabled and noted at HOMS on 3 August 2026.
2. The architect or owner must apply for a permit in terms of Section 34 for any proposed work to the building.

Annexure A: Site photos

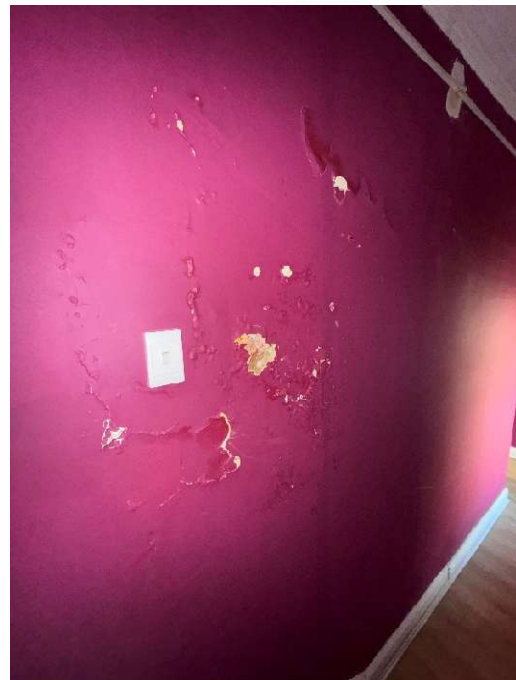


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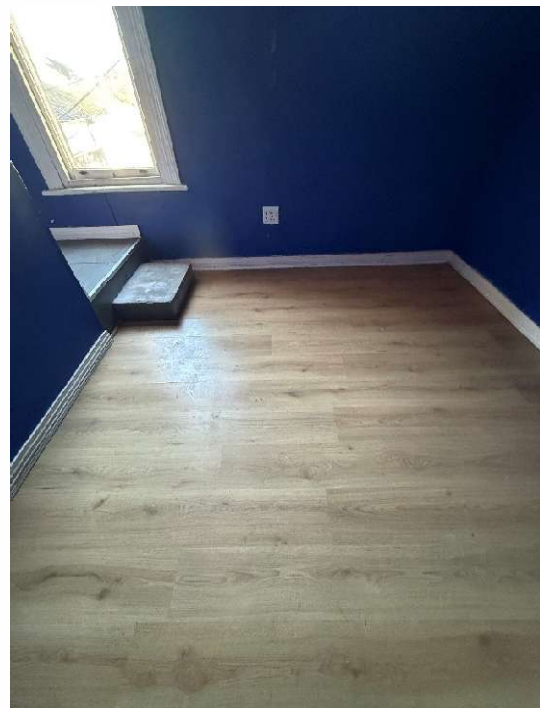
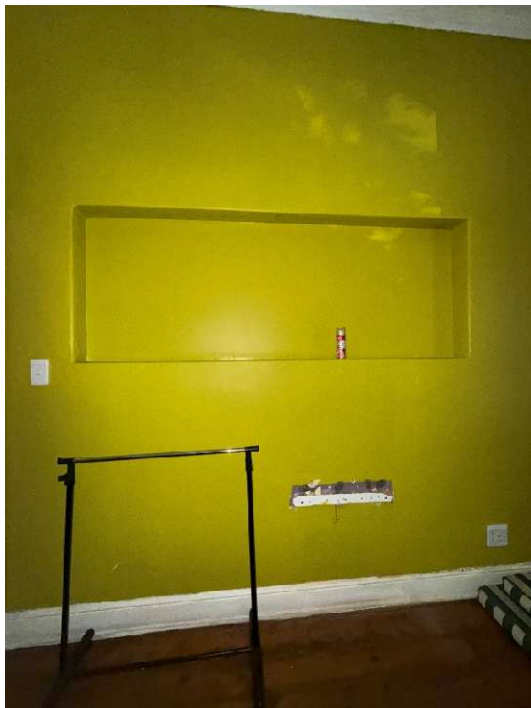


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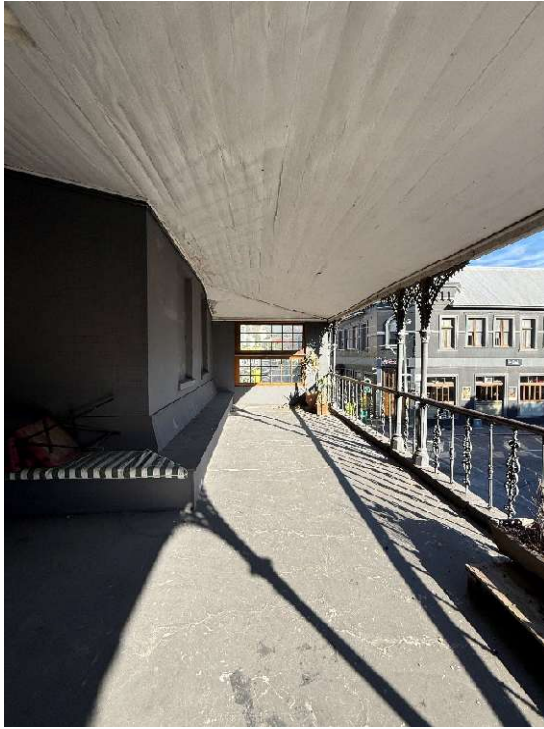


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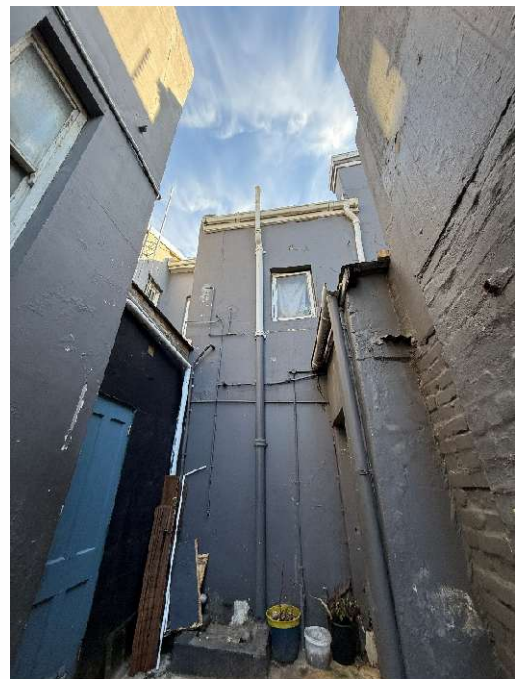
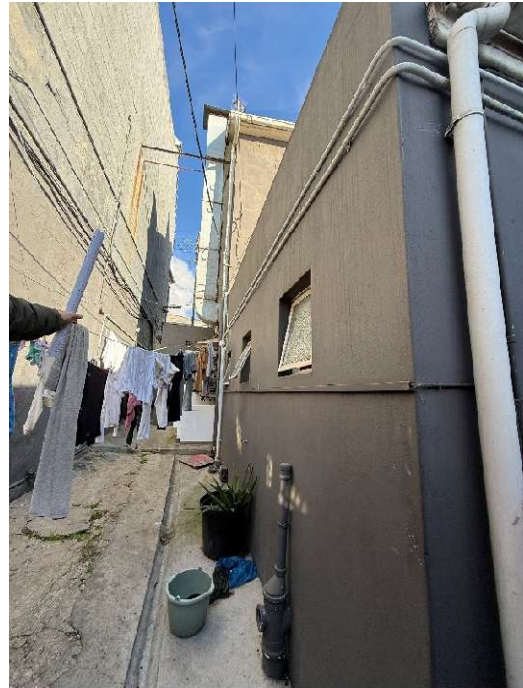


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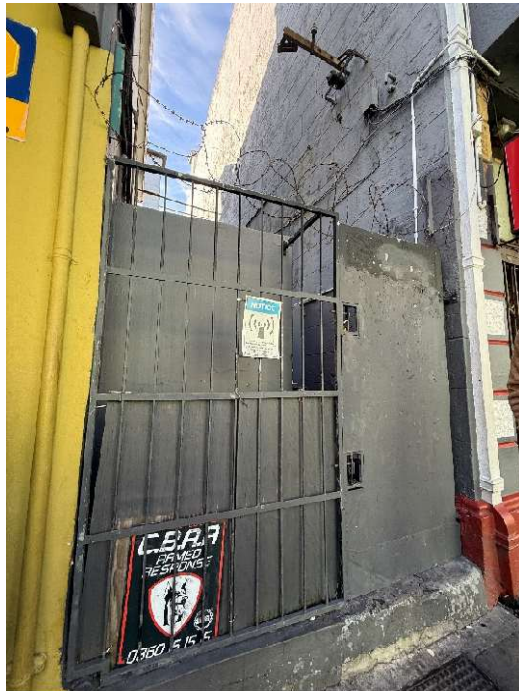
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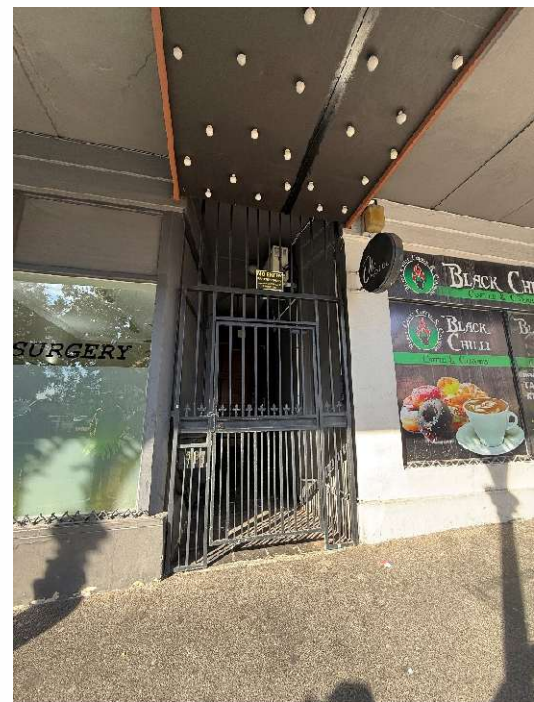
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