

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS' MEETING
Held on Monday, 23 March 2026 at 08:30 via MS Teams**



1. Opening and Welcome

The Chairperson, Ms. Stephanie Barnardt-Delport, officially opened the meeting at 08:30 and welcomed everyone present.

2. Attendance

Members

Ms. Stephanie Barnardt-Delport	Chairperson, Specialist Heritage Officer	SB
Ms. Corne Alexander	Specialist Heritage Officer	CN
Ms. Chane Herman – left at 09:57	Acting Specialist Heritage Officer	CH
Mr. Ruan Brand	Specialist Heritage Officer	RB
Emily Jane Vowles	Heritage Officer	EJV
Ms. Chiara Singh	Heritage Officer	CSI
Ms. Sofia Briel	Heritage Officer	SVB
Ms. Xola Mlwandle	Heritage Officer	XM

Staff

Ms. Aneeqah Brown	Secretariat	AB
Ms. Waseefa Dhansay	Assistant Director	WD

Legal Advisor

Ms. Penelope Meyer	Deputy Director	PM
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Observers

Visitors

Clive Theunissen
Nazeema Duarte
Katie Smuts
Michael De Jager
Jone' Kros

Capacity

Drakenstein Municipality
Saldanha Bay Municipality
Applicant
Applicant
Applicant

Item

Drakenstein items
13.14
13.5
13.6
14.56

3. Apologies

Ms. Nosiphiwo Tafeni	Back-up Secretariat	NT
Ms. Yusrah Hoosain	I&APs group chat	YH

Absent

None.

4. Acceptance of the Code of Conduct

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

5. Approval of Agenda

The Committee resolved to approve the agenda of 23 March 2026 with the following additions:

CN moved to adopt the agenda and SVB seconded.

6. Approval of Minutes of the Previous Meeting

6.1. The Committee resolved to approve the minutes of 16 March 2026. CH moved to adopt the minutes and XM seconded.

7. Disclosure of conflict of interest

7.1.

8. Confidential matters

None.

9. Standing Items

9.1. Site inspections undertaken

9.1.1 Farm 1591-RE, Libertas, Van Reede Street, Stellenbosch – 16 March 2026 (EJV)

9.2 Proposed Site Inspections

None

9.3 Site Inspection Reports

9.3.1 Farm 1591-RE, Libertas, Van Reede Street, Stellenbosch (EJV)

DISCUSSION

- On Monday, 16 March 2026, HWC officials undertook a site inspection of Farm 1591-RE, Libertas, Van Reede Street, Stellenbosch having been contacted by the consulting archaeologist regarding the actioning of permits HWC26012301RB1022 and HWC26022701EJV0226
- The site is a PHS (former NM) and falls within the IIIB Eerste River Landscape Unit
- The southern and northern vaults are located on the north-west corner of the Libertas cemetery on the easternmost portion of Libertas. They are semi-detached structures each with an east-facing gable flanked by decorative topknots. Water ingress has saturated the soft sun-dried wall cores resulting in localised losses in the cohesion of its clay binding mortar while incompatible cement repairs appear to have exacerbated the issue resulting in structural failures. The northern vault has collapsed while the southern vault shows signs of imminent collapse.
- While the exact scope of repairs has not yet been decided due to ongoing investigations, the preferred option at the time of permitting (27400EJV0216) was for reincorporation of the collapsed masonry laid fabric with a compatible lime mortar for the northern vault, and the internal propping of the southern vault and localised repair of unsound elements. When on site, options rather for consolidation and preservation of the ruins in their ruined states and the installation of an independently supported steel frame structure were discussed.
- Inside the northern vault under temporary shade netting, the archaeologist advised that over time and under the pressure of the collapsed vault the coffins had 'concertinaed' up. This resulted in the disarticulation of a number of individuals and 'entanglement' with one another thereby inhibiting the archaeologist's ability to consolidate each individual.
- Inside the southern vault, between 10 and 20 coffins of varying degrees of disintegration were interred. The archaeologist advised that transporting these to Iziko, the delegated repository for temporary storage, was not feasible.
- It was agreed that a Heritage Agreement would be entered into

COMMENT

The Committee notes the contents of the site inspection report dated 17 March 2026 and endorses the recommendations of the report, as follows:

1. The site inspection and report to be noted at HOMs on 23 March 2026.
2. A Heritage Agreement between HWC and Fleurbaai (Proprietary) Limited and their appointed archaeologist, Katie Smuts, must be entered into within two (2) months of the date of the site inspection.

9.4 Preparation for upcoming Committee meetings

9.4.1 30 March 2026 - HOMs

9.5 Tribunal Updates (Legal)

9.5.1 None

9.6 Interim and Close-Out Reports

9.6.1 None

9.7 Incomplete Applications

9.7.1 Matters Arising: 13.8, 13.9, 13.10, 13.11, 13.12, 13.15,

9.7.2 New Matters: 14.1, 14.2, 14.3, 14.7, 14.8, 14.9, 14.12, 14.14, 14.16, 14.17, 14.19, 14.22, 14.26, 14.27, 14.30, 14.31, 14.33, 14.34, 14.35, 14.36, 14.37, 14.47, 14.49, 14.50, 14.51, 14.52, 14.54, 14.55, 14.57, 14.58, 14.59

9.8 Decisions taken under ASD delegation

9.8.1 Matters Arising: 13.4, 13.16

9.8.2 New Matters: 14.13, 14.29, 14.53

9.9 Referrals to Committees

9.9.1 Matters Arising: 13.5 (IACom)

9.9.2 New Matters: None

9.10 Exemption Notice 9051 of 2025: NCW graded within CoCT

9.9.1 Matter Arising: None

9.9.2 New Matters: None

9.11 Archaeological Matters

9.1.1 Erf 665, The Dutch Reformed Church, Church Street and Weyers Avenue, Durbanville
Case No.: HWC25101501EJV1118

DISCUSSION

- PGS Heritage conducted a Ground Penetrating Radar (GPR) survey of Erf 665, the Dutch Reformed Church, Durbanville to determine the presence of unmarked graves. While historical sources indicate many burials occurred between 1836 and 1902, only a limited number of graves remain visible today. Future landscaping and development activities pose a risk of disturbing these burials and the survey therefore aimed to identify any unmarked graves to inform sensitive heritage management.
- 13 survey blocks were scanned across lawns, gardens, pavements, and parts of the parking area. All findings are mapped in Figure 37 which indicates high-probability anomalies (green) noted as being clear grave-like features visible in both radargrams and depth slices, and low-to medium-probability anomalies (yellow) noted as being ambiguous features visible mainly in radargrams.
 - Block 1 contained multiple well-defined graves visible on both antenna frequencies indicating a historic burial zone.
 - Block 7 contained faint, evenly spaced reflections suggesting possible graves but less conclusive than Block 1.
 - Block 8 contained five large anomalies although their origin is uncertain (possibly graves or historic tree stumps). Two graves visible inside the wall also appear in external scans likely because the wall was built over graves.

ENDORSEMENT

The Committee resolved to endorse the report titled '*Ground Penetrating Radar survey to determine the presence of unmarked graves at the Dutch Reformed Church, Erf 665, Durbanville, Western Cape Province*', dated 24 February 2026, and prepared by PGS Heritage, as having met the conditions of the HWC issued permit, dated 10 December 2025 on the following conditions:

1. The site must be recorded on SAHRIS and the report attached thereto.
2. Any activities on or future development of the site must take cognisance of the findings of the GPR survey as indicated on Figure 37 of the report to mitigate against the disturbance of unmarked graves.

9.12 Illegal Works Database: Stop Works Orders issued

9.12.1

9.13 Permit deadline: COB Tuesday

9.14 SAHRIS rollout feedback (RB)

- Meetings were held with the SAHRIS admin team on Monday and Friday last week.
- Hotfix list is being implemented.
- S35/36 form will take slightly longer to sort out due to availability. Expected launch is set for end of Q1 of the 2026/2027 financial year.
- A concern has been flagged with permits, RODs, and stamped plans being visible to the public on SAHRIS. As such, officers are no longer to include the applicant and/or owner e-mail address on the actual permit/ROD/letter/etc. A long-term fix is being worked on by the SAHRIS admin team but currently, the applicants are agreeing that their uploaded documentation will be public information unless otherwise specifically requested.
- The Committee briefly discussed the issue of still having many incomplete submissions and that a good way forward would be to get guideline documentation up ASAP.

10. Administrative Matters

10.1. Erf 162, 15 Ave La Croix, Fresnaye (RB)

Case No: 27315RB0209 <https://sahris.org.za/node/389056>

- At HOMS on 15 February 2026, HOMS resolved to approve the total demolition of the structure on the subject property.
- Three appeals have been lodged (exactly 14 working days after); one by the neighbour for the actual demolition/loss of heritage building and two by conservation bodies essentially on the grounds of HOMS not invoking Gees.
- To be tabled at Appeals on 8 April 2026.
- The Committee discussed the issue of Committees providing responses to Appeals when no reason for their decision was requested. It was resolved to take the matter offline.

11. Monitoring by practitioner

11.1. None

12. Discussion of the Agenda

12.1. (13.11) Erf 374, 48 Childrens Way, Bergvliet, S34-Additions, Alterations, and/or Partial demolition
Case No: 27548SB0225 <https://sahris.org.za/node/390008>

12.2. (14.59) Erf 96982, 10 Dumbarton Road, Rondebosch, S34-Additions & Alterations
Case No: 27636XM0304 <https://www.sahris.org.za/node/390260>

Regarding the signature when in /out community of property – I believe HOMs is still divided and confused on the matter.

MATTERS TO BE DISCUSSED

13. MATTERS ARISING

- 13.1. **Erf 586, 15 Links Drive, Pinelands, S34-Alterations & Additions**
Case No: 27617CH0303 <https://sahris.org.za/node/390212>

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 12 March 2026.
- Graded IIIB inside HPO
- Proposal is to replace the roof tiles, extending the existing outbuilding to create two bedrooms and a bathroom, linking the main building and outbuilding, replacing the existing staircase, covered entrance, raising the floor in the existing study to create a new TV lounge, addition of a mudroom, converting the garage into a scullery and laundry, new staff accommodation at the rear, alterations to the existing patio at the rear, internal alterations, extending first floor into roof space with new dormers and replacing all windows and doors with new lead pane windows and doors on primary facades.
- Work has not started.
- CoCT supports with the following recommendations:
 - Retention and repair of original timber lead glass windows on primary facades.
 - Heritage oversight during construction to ensure protection of significant fabric.
 - Submission of detailed drawings for further review, such as new full doors onto new balcony designs to ensure compatibility with the existing architectural style and character.
- PRRA supports.

DECISION

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

CH

- 13.2. **Erf 27431, The Crazy Store, Shop 19, Laborie Centre, Paarl, S34-Minor Works**
Case No: HWC25111208CH1113

Ms Chane Herman introduced the item.

Clive Theunissen was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 11 March 2026.
- Not graded inside SCPAOZ of Paarl
- Proposal is to install a dry wall in the existing Crazy Store shop to separate the main store from the storeroom.
- Work is complete as noted in the photographs. The applicant also confirmed telephonically that the client confirmed that the dry wall has already been installed.
- Drakenstein Municipality supports.
- DHC stated in the meeting that the Laborie Centre may not be older than 60 years.

UNDER INVESTIGATION

Clarity whether the building is older than 60 years.

CH

13.3. Erf 39600, 10 & 12 Suid Street, Paarl, S34-Additions & Alterations
Case No.: HWC25111911CH1121

Ms Chane Herman introduced the item.
Clive Theunissen was present and took part in the discussion.

DISCUSSION

- Further requirements received on 18 March 2026. HOMs requested drawings omitting the residential development at the rear and for the drawings to only include the work proposed to the structure older than 60 years. HOMs on 16 March 2026 was supportive of the proposed work and stated that the development at the rear can be dealt with through the Municipal process.
- Graded IIIC outside the SCPAOZ of Paarl
- Proposal is to partially demolish a portion of the existing building at the rear, minor internal alterations, the addition of a refuse area, two screen walls and to construct a freestanding residential apartments block at the rear.
- Work has not started.
- Drakenstein Municipality supports.
- DHF provide comment on the development at the rear stating that although they do object to the development, they strongly object to the current proposed multi-storey residential building. DHF has concerns with the height and built of the building in relation to its immediate context.
- Paarl300 Foundation does not support stating that they strongly disagree with the motivation statement that refers to the historic house being renovated to the highest standards. The building statement can be correctly refurbished which includes openings on the street facade.

DECISION

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

CH

13.4. Erf 1057, 71 Hospital Street, Paarl, S34-Alterations & Additions
Case No: HWC25111912CN1119

CASE SUMMARY

- Outstanding information was requested for Internal photos, Paarl 300 and DHF comments - received on 26 Nov, 1 Dec 2025 and 26 March 2026.
- Grading: Not graded
- HPO: Outside
- Status of Work: Not started
- Previous Applications: None
- Proposal: For an extension to the side of the building. The plans were revised based on the comments by Paarl 300 and DHF - Minor amendments were made to the design of the proposed rear addition, including revisions to the roof configuration (now a hipped roof) and the introduction of a box gutter between parallel roof surfaces to improve drainage. Minor internal layout refinements were also made within the addition, while the overall footprint, scale, and position of the proposed extension remain unchanged from the previously submitted plans.
- Consultation:
 - DHAC has no objection to the revised plans
 - Paarl 300 supports the revised designs
 - DHF support the revised plans
- Heritage Considerations: No impacts.

FOR NOTING

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

with the relevant specialist staff resolved to approve the application as the proposal does not negatively impact on heritage resources.

CN

13.5. Erf 115705-RE, 47 Cauvin Road, District Six - Phase 6, S38(4)-HIA
Case No: 27308CN0206 <https://sahris.org.za/node/389030>

Ms Corne Alexander introduced the item.

DISCUSSION

- Outstanding information was requested for District Six Beneficiary & Redevelopment Trust comments. Confirmation of no comment received on 16 March.
- HOMs on 12 February 2024 requested an HIA with AIA, T&SA, SHS, VIA and comments from SAHRA.
- Proposal: Phase 6 of the District Six restitution project proposes the development of 153 residential units on Erf 184231 as part of the broader court-mandated restitution process for families forcibly removed under the Group Areas Act. The design follows the District Six Court Orders Implementation Plan and provides narrow-fronted, predominantly double-storey three-bedroom units (with some triple-storey units responding to topography), offered in five typologies with pitched and flat roof variations. The scheme includes public open spaces, a multifunctional stormwater detention pond, pedestrian linkages, midblock retaining structures, boundary walls, soft landscaping, and the retention of a portion of the historic Rochester Road surface within a public open space.
- HIA Heritage Resources Identified: The site forms part of the highly significant Grade I cultural landscape of District Six, recognised for its profound socio-historic value linked to forced removals, collective memory, and a strong sense of place. Significance is embedded in historic street patterns, surviving street fabric (including granite kerbs), public life traditions centred on streets and stoeps, and the culturally important Dry Docks area associated with sport, activism, and notable residents such as Lydia Williams. Although little historic built fabric remains on site, the surrounding context includes several graded heritage resources (Grade IIIA–IIIC) such as Zonnebloem College, Blinde Street terraces, New Apostolic Church, De Waal Drive Flats, St Luke's Football Club, and Cambridge Sports Grounds, with Table Mountain (Grade II PHS) forming the backdrop. Scenic routes, adjacent HPOZs, and both tangible and intangible heritage attributes remain sensitive to potential visual and contextual impacts arising from the proposed redevelopment.
- Studies
 - Archaeological Impact Assessment (RSA, 2025)
 - The AIA identifies areas of moderate to low archaeological significance, including the Lydia School site at 12 Chatham Road and portions of Chatham and Rochester Roads. Given the extent of required earthworks, full preservation is not feasible; mitigation through phased and intensive monitoring during excavation is recommended, together with the retention and reuse of granite kerbstones where possible.
 - Townscape and Streetscape Assessment (Abrahamse, 2025)
 - The townscape study consolidates prior urban design research and LSDF principles to inform Phase 6, emphasising human scale, fine-grained street edges, active frontages, stoeps, shared building lines, and roofscape unity. It also highlights the importance of natural elements (mountain-sea connection), historic street grids, landmark buildings, and public open space structuring within the broader District Six framework.
 - Socio-historical Study (Randle, 2024)
 - The socio-historical study foregrounds the cultural memory of Dry Docks/Draai Docks, including the Lydia School and Lydia Williams, the Silvertree Sports Club, and the area's associations with sport, theatre, activism and public life. It recommends memorialisation through place-making, street naming, and the integration of memory markers into the redevelopment
 - Visual Impact Assessment (Square One, 2023)

- The VIA identifies sensitive visual receptors including Philip Kgosana Drive, Nelson Mandela Boulevard, adjacent HPOZs, and views toward Table Mountain and surrounding peaks. Mitigation measures include landscape screening, articulation of built form to avoid monolithic façades, non-reflective materials, stepped retaining walls integrated with vegetation, and a comprehensive landscape master plan. Together, these four studies inform an integrated set of heritage indicators and mitigation measures to guide the Phase 6 redevelopment within the highly significant Grade I District Six cultural landscape.
- Impacts to heritage resources:
 - Archaeological resources: The proposed redevelopment will have a direct physical impact on archaeological resources, as extensive earthworks required to achieve the court-mandated density will result in the disturbance and loss of subsurface material. These impacts are acknowledged as unavoidable, with mitigation proposed primarily through phased archaeological monitoring and recording, and the retention and reuse of granite kerbstones where feasible.
 - Townscape and urban heritage: The impact is assessed as contextual rather than destructive. While no historic built fabric remains on site, the development introduces new built form within a Grade I cultural landscape. The design seeks to mitigate impact by responding to established heritage indicators including human scale, fine-grained street edges, active frontages, stoeps, roofscape cohesion, and alignment with historic street patterns thereby reinforcing rather than undermining the broader spatial character of District Six.
 - Socio-historical: The impact is primarily intangible. The redevelopment occurs within an area of profound memory significance (Dry Docks/Draai Docks), associated with forced removals, Lydia Williams, Silvertree Sports Club, and broader cultural life. The proposal attempts to mitigate this impact through memorialisation strategies, place-making, street naming, and public open space design that embeds memory into the new urban fabric.
 - Visual perspective: Potential impacts relate to views from scenic routes and adjacent heritage resources. These are addressed through articulated massing, stepped forms responding to topography, landscaping, and the use of contextually appropriate materials and finishes. The visual impact is therefore considered moderate and mitigable.
- Consultation:
 - CIBRA (06 February 2026) endorsed the Draft HIA and supported the Phase 6 redevelopment without objection. Their response did not raise substantive heritage concerns, indicating general agreement that the proposal and specialist studies adequately address heritage considerations within the Grade I District Six landscape.
 - -SAHRA (23 January 2026) largely endorsed the HIA and acknowledged alignment with previous approved phases. However, SAHRA reiterated concerns previously raised regarding: 1. The implications of one parking bay per unit and potential pressure on narrow pedestrian-oriented streets; 2. The risk that garage-to-living-space conversions could increase on-street parking demand; 3. The need to carefully manage development within a Grade I cultural landscape.
- These comments were cautionary rather than obstructive and did not constitute an objection.
 - CoCT EHM (30 January 2026) endorsed the HIA and its specialist reports. Their comments focused on technical refinement and implementation aspects rather than fundamental heritage objections, indicating general support for the approach adopted in the archaeological, townscape, socio-historical and visual assessments.
 - - District Six Advocacy Committee / SA Cape Corps Military (1 February 2026): A submission was made raising concerns relating to memory, commemoration, and aspects of community heritage identity. The emphasis was on ensuring that the redevelopment meaningfully reflects District Six's social and military heritage associations and does not dilute the historic narrative of the precinct.
 - District Six Beneficiary & Redevelopment Trust: A representative noted that they had not initially been contacted during circulation. The HIA was subsequently shared with them, and comment was requested for inclusion. The comment was requested on 6 February 2026. No comments received in 30 days.

- Individual Public Comment: One member of the public submitted a comment urging expedited resolution of the process to facilitate the restitution programme.
- HIA Recommendations: Page 4-6 of the executive summary and Page 144-146

REFERRAL

The Committee resolved to refer the application IACom on 15 April as HOMs does not have delegated authority to determine Section 38 applications affecting Grade I heritage resources.

CN

13.6. Erf 49055, 39 Ravenberg Avenue, Newlands, S34-Alterations & Additions Case No: 27693CN0306 <https://sahris.org.za/node/390389>

Ms Corne Alexander introduced the item.

Mr. Michael De Jager joined the item.

DISCUSSION

- Outstanding information was requested for a response to objections which was received on 13 March
- Grading: IIIB
- HPO: Outside
- Status of Work: Not started
- Previous Applications: None
- Proposal: For the construction of a small bathroom extension located on the southern corner to the dwelling.
- Consultation:
 - CoCT does not support and states that the location and proportions of the proposed addition do not take into account the significance of the existing heritage resource.
 - NCID does not support and notes the building's significance lies with its Arts and Crafts character (of which there are many in the Hiddingh area) and its landmark qualities in the streetscape and on the corner
- Response to Objections:
 - CoCT: The response explains that the proposed en-suite bathroom is positioned to serve the existing bedroom of the elderly long-term resident, Mrs Gobat. Its location is therefore limited by functional requirements, particularly the need to provide a wheelchair-accessible bathroom layout suited to her needs.
 - NCID: The response notes that the proposal avoids altering the primary façade on Ravensberger Avenue, thereby preserving the building's architectural character. The new addition is instead located on the Alster Street side and is designed with finishes and fittings that are sympathetic to the existing structure.
- Heritage Considerations: The proposed addition is limited in scale and is located on a secondary portion of the property, thereby avoiding direct intervention on the primary street-facing façade that expresses the architectural character of the dwelling. The extension is modest in form and does not materially alter the legibility of the existing building or its contribution to the surrounding streetscape. While the property exhibits characteristics associated with the Arts and Crafts tradition present in the Hiddingh area, the proposal represents a minor and reversible intervention that responds to functional requirements without undermining the building's overall heritage significance. On balance, the intervention is considered sufficiently contained and sympathetic so as not to adversely impact the heritage value of the resource.

DECISION

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

CN

- 13.7. Erf 14079, 83 Roodebloem Street, Woodstock, S34-Alterations & Additions**
Case No: 27055CSI0115 <https://sahris.org.za/node/388314>
- Ms Chiara Singh introduced the item.
- OUTSTANDING INFORMATION:**
 More streetscapes and detailed plans required.
- CSI
- 13.8. Erf 152832, 32 Beatty Avenue, Garden Village, Maitland, S34-Alterations & Additions**
Case No: 27674CSI0305 <https://sahris.org.za/node/390353>
- OUTSTANDING INFORMATION**
 CoCT comment and SG diagram required.
- CSI
- 13.9. Erf 981, 23 Musson Street, Hermanus, S34-Minor Works**
Case No: 27493CSI0222 <https://sahris.org.za/node/389825>
- OUTSTANDING INFORMATION**
 External photos, elevations on plans, clarification regarding thatch roof required.
- CSI
- 13.10. Erf 26324, 14 Ash Street, Observatory, S34-Maintenance and an addition to the existing**
Case No: 27150SB0123 <https://sahris.org.za/node/388541>
- OUTSTANDING INFORMATION**
 CoCT comment is required
- SB
- 13.11. Erf 374, 48 Childrens Way, Bergvliet, S34-Additions, Alterations, and/or Partial demolition**
Case No: 27548SB0225 <https://sahris.org.za/node/390008>
- OUTSTANDING INFORMATION**
 Clarification on the 1/3 owner in the Title deed and additional POA with all owners signature is required.
- SB
- 13.12. Erf 697, 46 Marais Street, Strand, S34-Minor Works**
Case No: 27269SB0203 <https://sahris.org.za/node/388898>
- OUTSTANDING INFORMATION**
 City of Cape Town comment, Helderberg Renaissance Foundation comment, streetscape, internal and external photographs is required.
- SB
- 13.13. isiLimela Solar Energy Facility, RE Farm 101, Melkbosstrand, S38(8)-HIA**
Case No: 27056SB0115 <https://sahris.org.za/node/388315>
- HELD OVER**
 The application is held over to the Heritage Officers' Meeting (HOMs) on 6 April 2026 as per applicants requested.
- SB
- 13.14. Portugees Fontyn Farm 167, Hopefield, S38(1)-NID**

Case No: 27640SB0304 <https://sahris.org.za/node/390266>

Ms Stephanie Barnardt-Delport introduced the item.

Nazeema Duarte was present and took part in the discussion.

DISCUSSION

- Proposed: Development of about 73ha green hydrogen and eSAF processing facility on Farm Portugeese Fontyn farm 167, including associated infrastructure.
- Trigger:
- S38(1)(c) Any development or activity that will change the character of a site -, (i) exceeding 5 000m² in extent;
- Other: No NEMA indicated (although scale, gas and location suggest this may need confirmation)
- Grade: not graded
- HPO: Outside
- Heritage resource: Rural agricultural landscape within broader Swartland cultural landscape; potential historical layering (VOC farming, Khoekhoe pastoral use)
- Archaeology: According to the documents provide, potential present given regional context (Khoekhoe occupation, pastoralism, early colonial farming); no site-specific assessment provided in NID.
- Palaeontological: low according to the SAHRIS sensitive map.
- Visual/Cultural: Potential impact due to large-scale industrial development within rural landscape; potential impact
- Consultant recommends: HIA with Archaeological Impact Assessment (submitted prematurely with NID)
- The committee noted that the site is located within an archaeologically sensitive area on the West Coast and supported the need for an Archaeological Impact Assessment (AIA).
- The proposed development's height and massing were discussed; however, it was considered that visual impacts would be partially mitigated by screening (e.g. existing sewerage works) and its location on the edge of Hopefield.
- It was agreed that the site falls within a town-edge/transition zone, and not a clearly defined or sensitive cultural landscape requiring assessment.
- No significant heritage resources were identified within the immediate visual catchment that would warrant further visual assessment.

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

SB

- 13.15. Erf 70547, 5 Selby Road, Plumstead, S34-Minor Works**
Case No: 27267XM0203 <https://sahris.org.za/node/388887>

OUTSTANDING INFORMATION

Annotated plans showing the completed and proposed work is required

XM

- 13.16. Erf 10937, 30 Durban Road, Bellville, S34-Additions & Alterations**
Case No: 26965XM0106 <https://sahris.org.za/node/388124>

CASE SUMMARY

- Outstanding information received on 11 March 2026
- The proposal is for additions and alterations internal steel partitions and external roller shutter doors for access to various retail areas.
- The work has been completed (regularization)

- Not Graded
- Outside HPO

FOR NOTING

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

XM

13.17. Erf 172917, 3 Amhurst Avenue, Newlands, S34-Minor Works

Case No: 27157XM0123 <https://sahris.org.za/node/388559>

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received on 18 March 2026
- The proposal is for renovations/extension to upgrade and extend the old house and improve the living spaces inside in order to address the needs of the family.
- Work has not started
- Graded IIIC
- Outside HPO
- CoCT supports
- NCID comment: Although the area is not in a declared or proposed HPOZ, the general character of the immediate context should be considered. The addition towards Amhurst Avenue is fairly extensive and blocks out the existing simple roof form. Fenestration proportions and configurations are not sympathetic, and consideration could be given to reusing & relocating some of the existing units in the street facades. Further investigation towards rehabilitation of heritage value could be undertaken.
- Applicant response: The proposed property does not fall within in the HPOZ zone and thus are not that a critical heritage concern. The concern raised is that the building can be rehabilitated.
- We have addressed it by keeping structurally with the same shape and style. The roof was designed to be extended and to keep with the same frame structure.

DECISION

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

XM

13.18. Erf 1955, 1 Fort Wynyard Street, Green Point, S34-Minor Works

Case No: HWC25100805SVB2217

Ms Sofia Briel introduced the item.

DISCUSSION

- This application was heard at HOMs on 16 March 2026, whereby the committee resolved to issue the following comment:
 1. Docomomo-SA must be allowed 30 days to document the existing building on Erf 1955, and this document must be submitted to HWC by the applicant.
- The applicant has since requested that the requirement that Docomomo-SA be allowed to document the building be imposed as a condition of the permit, rather than a prerequisite, due to WCG procedural constraints.
- The committee is to determine whether the request made by the applicant can be accommodated and whether it is in the best interest of the heritage resource.
- The property is graded IIIB by the City of Cape Town and is within the V&A PHA Proposed HPOZ.
- Work has not started.

- The proposal is for alterations and additions to the VD Clinic and Ward buildings within the City Hospital Block. The alteration and additions are to allow for the expansion & relocation of the pharmacy within the building envelope, partially renovate the ancillary building, additional storage space within the building envelope, covered walkway and addressing scheduled maintenance issues.
- A NID for alterations and additions to the subject structures was reviewed by the HOMs committee on 06 October, the committee resolved to issue a no trigger letter (26224SJ0925). The proposal before the committee today is in accordance with the plans submitted with this NID application.
- GPRRA do not object to the proposal in their initial and revised comments.
- Docomomo-SA in their initial comment objected to aspects of the proposal and assessed the building as being worthy of a IIIA grading. However, in their revised comment Docomomo-SA acknowledged that the revisions have taken on broadly their concerns and comments where possible. They noted that the proposed alterations will still have a cumulative effect of loss of fabric and changes in layout, but they accept that these changes are needed for continuity and improvement of the public clinic. They noted the applicant's willingness to allow Docomomo-SA to document the two buildings and ask that HWC include this as a requirement in their decision.
- CoCT issued a comment of no objection.
- In terms of the City of Cape Town heritage survey the VD Clinic is a mid-20th century addition to the Somerset Hospital Precinct. It has socio-historical significance and contributes to the historical layering of the precinct.

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. Docomomo-SA must be allowed 30 days to document the existing building and the existing fabric on Erf 1955, and this document must be submitted to HWC by the applicant.
2. Docomomo-SA's report must be submitted to HWC for endorsement, prior to the commencement of any work on site.

SVB

14. NEW MATTERS

- 14.1 Erf 10303, 81 8th Street, Voelklip, Hermanus, S34-Alterations & Additions**
Case No: 27821CH0313 <https://www.sahris.org.za/node/391480>

OUTSTANDING INFORMATION:

Streetscape photographs, external photographs and internal photographs required.

CH

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

OUTSTANDING INFORMATION:

Internal photographs and additional external photographs required.

CH

- 14.3 Erf 178968, 12 Hayes Road, Wynberg, S34-Minor Works**
Case No: 27801CH0313 <https://www.sahris.org.za/node/391329>

OUTSTANDING INFORMATION:

POA signed by both owners, outstanding payment of R4000, CoCT comment and WECA comment is required.

14.4 Erf 5359, 71 Mitchell Street, Hermanus, S34-Alterations & Additions
Case No: 27752CH0313 <https://www.sahris.org.za/node/390681>

Ms Chane Herman introduced the item.

DISCUSSION

- Not Graded outside HPO.
- Proposal is for minor as-built deviations from previously approved additions and alterations to the dwelling that include minor alterations to window and door openings, minor internal layout changes, an addition of a trailer storage space and changing the direction of slope roof of the pavilion & braai room. The overall approved design intent remained unchanged.
- Previous application:
 - S34 permit issued on 3 July 2024 (HWC24061804CN0614) for A&A and PD.
- Work applied for has already been completed.
- OHAC supports.

COMMENT

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

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

CH

14.5 Erf 28749, 5 Queen Street, Mowbray Mosque, Mowbray, S34-Minor Works
Case No: 27741CH0313 <https://www.sahris.org.za/node/390656>

Ms Chane Herman introduced the item.

DISCUSSION

- Graded Potential IIIC inside HPO
- Proposal is for internal refurbishments which include amongst others repainting, flooring, skimming and changing of cupboards.
- Work has not started.

DECISION

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

CH

14.6 Erf 13, 19 Acacia Way, Pinelands, S34-Alterations & Additions
Case No: 27733CH0313 <https://www.sahris.org.za/node/390637>

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIB inside HPO
- Proposal is for minor deviations to the design of the external staircase.
- Work has not started.
- Previous application:
 - S34 permit issued on 24 November 2025 to convert garage into a studio, new pergola and

external staircase (HWC25082503CSI1027)

- CoCT stamped the plans.
- PRRA supports and stamped the plans.
- The Committee deemed the deviations as minor work.

DECISION

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

CH

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

OUTSTANDING INFORMATION:

PoP, Demolition Plan, Streetscape photos, Langeberg Municipality comments and motivation required.

CN

- 14.8 Erf 1273-RE, 46 Rose / Rossen Street, Porterville, S34-Alterations & Additions**
Case No: 27773CN0312 <https://sahris.org.za/node/390818>

OUTSTANDING INFORMATION:

Both owners signature required on POA and Bergriver Municipality comments required

CN

- 14.9 Erf 168218, 45 Coronation Road, Woodstock, S34-Alterations & Additions**
Case No: 27788CN0312 <https://sahris.org.za/node/391313>

OUTSTANDING INFORMATION:

Both owners signature required on POA and Bergriver Municipality comments required

CN

- 14.10 Erf 2159-RE, 71 Hout Street, Cape Town CBD, S34-Minor Works**
Case No: 27755CN0310 <https://sahris.org.za/node/390745>

Ms Corne Alexander introduced the item.

DISCUSSION

- Grading: IIIB
- HPO: Inside
- Status of Work: Not started
- Previous Applications: 27551EJV0225 - The conversion of two windows into frameless doors. Approved at HOMs 16 March 2026.
- Proposal: For internal alterations of the top floor (second floor) to house a place of entertainment with small cooking, coffee bar facility and exhibition facilities.
- Consultation:
 - CoCT supports
 - CIBRA supports
- Heritage Considerations: Given that the work is internal in nature and does not alter the exterior form or streetscape presence of the heritage resource, the proposal is not considered to negatively impact the heritage significance of the building.

DECISION

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

heritage resources.

CN

14.11 Erf 46476, 9 Rouwkoop Avenue, Rondebosch, S34-Minor Works
Case No: 27738CN0310 <https://sahris.org.za/node/390646>

Ms Corne Alexander introduced the item.

DISCUSSION

- Outstanding information was requested for a Plan indicating work that has started/been completed and streetscape photos which was received on 17 March
- Grading: IIIB
- HPO: Outside
- Status of Work: Started but not complete
- Previous Applications: None
- Proposal: For internal alterations to the existing dwelling, including the conversion of the study into a dressing room, the addition of a new en-suite bathroom, changes to kitchen and changing a window to a door. The proposal also includes minor external alterations to the garage roof and staircase to new door elements.
- Heritage Considerations: The additions and alterations do not materially affect the heritage significance of the existing structure. The work is unlikely to impact heritage resources.

DECISION

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

CN

14.12 Erf 48778, 9 Oak Avenue, Newlands, S34-Alterations & Additions
Case No: 27810CN0313 <https://sahris.org.za/node/391357>

OUTSTANDING INFORMATION:

Streetscape photos and NCID comments required.

CN

14.13 Farm Twee Jonge Gezellen 65-RE, via Unnamed Road, Tulbagh, S34-Minor Works
Case No: 27766CN0311 <https://sahris.org.za/node/390778>

CASE SUMMARY

- Grading: Assumed not graded
- HPO: Outside
- Status of Work: Completed
- Previous Applications: 19112103KB1122E - Approved alts and ads. 17120401AS1207E - NFS for 11Kv Powerlines.
- Proposal: For an LPG manifold installation (with gas storage structure) built and attached to existing kitchen building.
- Consultation:
- Tulbagh Valley Heritage Foundation notes being satisfied with the drawings
- Heritage Considerations: Very minor work. No impacts to heritage resources.

FOR NOTING

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

CN

- 14.14 Erf 1113, 12 Rugley Road, Vredehoek, S34-Alterations & Additions**
Case No: 27780CSI0312 <https://sahris.org.za/node/391195>

OUTSTANDING INFORMATION:

Annotated plan showing all completed / as-built work, CoCT comment required.

CSI

- 14.15 Erf 29, 107 Three Fountains Road, Cape Farms, S38(1)-NID**
Case No: 27795CSI0312 <https://sahris.org.za/node/391321>

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: (i) exceeding 5 000m² in extent;
- Proposed development: Farm labourers' cottages and ancillary agricultural structures on agricultural land. The development consists of five labourers' cottages, together with a store building, pool house and swimming pool associated with the farmstead and supporting the operational use of the property.
- Current zoning/land-use: Agricultural
- Built environment: No impact to any historical buildings
- Visual impacts: No impacts expected, the structures are quite small.
- Archaeology: No archaeological resources were identified, there will be minimal impact as this is agricultural land.
- Palaeontology: Palaeo sensitivity on the SAHRIS palaeo map is low

COMMENT

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

CSI

- 14.16 Erf 58036, 6 Thelma Road, Claremont, S34-Alterations & Additions**
Case No: 27769CSI0311 <https://sahris.org.za/node/390786>

OUTSTANDING INFORMATION:

Annotated plan showing all completed work, UCRRA comment required.

CSI

- 14.17 Erf 855 17 Exner Avenue, Vredehoek, S34 - Alterations & Additions**
Case No: 27779CSI0312 <https://sahris.org.za/node/391194>

OUTSTANDING INFORMATION:

Power of attorney signed by the other title deed holder, CoCT formal comment sheet, response to objections required.

CSI

- 14.18 Portion 16 of Farm 197 Farm SandkraalThembalethu, George, S38(8) - NID**
Case No: 27711CSI0309 <https://sahris.org.za/node/390415>

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: (i) exceeding 5 000m² in extent
- Proposed development: establishment of small-scale farms as part of the Thembalethu Farmers

Production Support Unit (FPSU). The Thembaletu FPSU intends to cover over 100 hectares with vegetables, maize, and legumes and 246 hectares for livestock production, including pigs, sheep, cattle and poultry, contributing to local food security and the local economy Thembaletu Small Scale Farmers is a mixed farming project in piggery, sheep, goats, cattle and chickens. Approximately 20ha are currently utilised by informal pig farmers.

- Current zoning/land-use: Agricultural
- Built environment: No impacts to any historical structures are anticipated
- Visual impacts: No visual impacts are expected as it is an agricultural initiative
- Archaeology: No archaeological resources were identified
- Palaeontology: Palaeo sensitivity on the SAHRIS palaeo map is unknown

UNDER INVESTIGATION:

Further clarification needed regarding the revised proposed development including proposed infrastructure that will trigger Section 38

CSI

- 14.19 Erf 23 Portion 17, Mosselbank Street, Paternoster, S35 - Detection**
Case No: EJV0312

OUTSTANDING INFORMATION:

Resolution; consultation comments; site photographs required.

EJV

- 14.20 Multiple Erven, Ladywood Ridge, Ladywood Drive, Plettenberg Bay, S38(8) - NID**
Case No: 27724EJV0309 <https://sahris.org.za/node/390608>

Emily Jane Vowles introduced the item.

DISCUSSION

- Not Graded
- Outside HPO
- Work has not started
- Triggers s38(1)(a), (b), (c)(i) and (d).
- The proposal is for a mixed-use development comprising of cross-income housing options, commercial zones, a fuel station, school, open spaces, and associated infrastructure and services. Ladywood Ridge is a residential area associated with the history of residential expansion in the area surrounding the Piesang Valley. From the 1950s to 1990s the land was farmed; however, it is since fallen into disuse and is home only to wattle, a few indigenous trees, remnants of the farms dams and original roads, and some structure the age and significance of which are not known at this time. The property falls on the slopes of ridgeline on the outskirts of Plettenberg Bay and thereby may introduce a visual impact due to its exposure and visual availability. A 2004 AIA of a portion of the property - Little Ladywood Farm development which does not appear to have been enacted - conducted by ACRM identified no significant pre-colonial archaeological material requiring mitigation; however, the case officer notes that Plettenberg Bay has a long history of pre-colonial and colonial occupation that may necessitate a walkover regardless of the findings on this portion along the ridgeline. The SAHRIS Palaeo-Map indicates high to very high sensitivity.
- Consultant recommends an architectural analysis, palaeontological impacts assessment, and visual impact assessment

INTERIM COMMENT

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

1. Archaeological Impact Assessment
2. Palaeontological Impact Assessment

3. Visual Impact Assessment

EJV

- 14.21 Erf 134205-RE, 240 Main Road, Rondebosch, S34 – Minor Works**
Case No: 27746EJV0310 <https://sahris.org.za/node/390665>

Emily Jane Vowles introduced the item.

DISCUSSION

- Graded IIIC
- Inside HPO
- Work has not started
- The proposal is for internal alterations to the southern parking block. Note that while this portion of the property is not older than 60-years, it is 'connected' to the structure on site older than 60-years thereby necessitating a s34 application

DECISION

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

EJV

- 14.22 Erf 1316, 38 Ocean View Drive, Green Point, S34 - Total Demolition**
Case No: 27777EJV0312 <https://sahris.org.za/node/390835>

OUTSTANDING INFORMATION:

Proof of Executorship required.

EJV

- 14.23 Erf 17771, Villa Maria, 24 Kommetjie Road, Sunnysdale, S38(1) - NID**
Case No: 27808EJV0313 <https://sahris.org.za/node/391347>

Emily Jane Vowles introduced the item.

DISCUSSION

- Graded IIIC
- Outside HPO
- Work has not started
- Triggers s38(1)(c)(i) and (d).
- The proposed development entails the subdivision and rezoning of Erf 17771 in order to accommodate a mixed use development. All existing buildings, including residential houses, a storage shed and carport will be retained, while additional erven will be developed inclusive of a new primary dwelling, a proposed restaurant/coffee shop, and a farm shop along Kommetjie Road. The site and its surrounds has been rural/residential for many years falling alongside Sunnysdale and Masiphumelele. The SAHRIS Palaeo-Map indicates low sensitivity
- CoCT support the application subject to the submission of a NID to HWC.
- Consultant recommends no further studies

DECISION

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

EJV

- 14.24 Erf 9474, 29 Plein Street, Stellenbosch, S34 – Minor Works**
Case No: 27823EJV0313 <https://sahris.org.za/node/391482>

Emily Jane Vowles introduced the item.

DISCUSSION

- Graded IIIC
- Inside Stellenbosch Historic Core
- Work has not started
- The proposal is for internal alterations to upgrade the ablutions and client facilities within the existing bank

DECISION

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

EJV

**14.25 Materia Media Collection, Iziko Museum, Cape Town, S35 – Sampling & Analysis
Case No: HWC26022601EJV0317**

Emily Jane Vowles introduced the item.

DISCUSSION

- The collection is not graded
- HPO status unknown
- Work has not started
- The proposal is to undertake the non-destructive sampling of 500 milligrams or organic residue from archaeological containers stored in the 'materia media' collection at Iziko the provenance of which is unknown for analysis via microscopy, amplicon sequencing, and liquid chromatography mass spectrometry. The project seeks to determine whether plant and mushroom alkaloids have been used previously by people in southern Africa. The analysis of organic residues from archaeological containers provides a direct, empirical means of reconstructing past human use of plants and fungi, overcoming the limitations of traditional ethnobotanical inference based on historical texts or oral traditions.
- Iziko have approved the application

DECISION

The Committee resolved to approve the Section 35 permit application.

EJV

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

OUTSTANDING INFORMATION:

CoCT E&HM comment, further engagement with the UCCRA comment, and plans for the total demolition required.

RB

**14.27 Erf 14415, 124 Main Road, Hoog-En-Droog, Paarl, S34 – Additions & Alterations
Case No: 27905RB0313 <https://sahris.org.za/node/391337>**

OUTSTANDING INFORMATION:

DHAC comment and more streetscape images required.

RB

14.28 Portion 1 of Farm 1110, off Delsma Farm Road, Malmesbury, S38(8) – NID

Mr Ruan Brand introduced the item.

DISCUSSION

- S38(8) with DMRE as the authorising authority.
- Triggers S38(1)(c)(i).
- Proposal is for a mining permit for an area just under 5ha to mine building sand on already transformed land.
- Max depth is 1-2m below surface over a maximum of 5 years.
- The mining will be done in 5x1ha blocks and rehabilitated as soon as each block is complete.
- Palaeo is blue/low.
- The HP did not identify it, but the sites sits just off the R46 Drakenstein 2012 Survey declared scenic route.
- However, the site is screened by the mature trees along the Berg River and cannot be seen from the scenic route.
- Archaeologically, this area/region has only really had a handful of stone age scatters identified, but the field survey on the day identified a sig. LSA deflation.
- The HP notes that these are rare for the area and as such their significance is elevated.
- Despite this, the HP does not recommend a full AIA and instead recommends NFS and that a S35 application be pursued to excavate the material instead.
- The Committee agreed that this was a good approach and that a full AIA would simply delay the process and that the general provisions of S35 are a better mechanism/approach for this situation.

FINAL COMMENT

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon, on condition of the following:

1. As a Later Stone Age (LSA) deflation hollow was identified on site, a Section 35 permit application must be submitted and any evaluations and/or mitigation measures of this heritage resource as part of that, must first be completed and endorsed by HWC, before any further ground disturbing work may commence.
2. The HWC Chance Finds Procedure and Accidental Finds protocol must be included in any form of EMPr and/or potential Environmental Authorisation.

RB

14.29 Erf 162895-RE, 32 Kenilworth Road, Kenilworth, S34 – Additions & Alterations
Case No: 27782RB0312 <https://sahris.org.za/node/391197>

CASE SUMMARY

- Site is the Akeso Kenilworth Clinic, of which there are four blocks, with Block A being the most sig (graded IIIA) - this grading includes Block D, and then Blocks B and C being the least sig (graded IIIC).
- Inside the proposed Kenilworth HPO.
- This application is for deviations from the 2021 HWC permit (20072906SM0928E) that involved more extensive work to the other blocks.
- Work has been completed and involved a deviation form that permit with a different WC layout inside Block C.
- This is minor works and is for regularisation.

FOR NOTING

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

- 14.30 Erf 14755, Drommedaris Street, Paarl, S34 – Additions & Alterations**
Case No: 27756RB0312 <https://sahris.org.za/node/390746>

OUTSTANDING INFORMATION:

DHAC and Paarl 300 (one of the structures is within their AOI) comments, resolution/document showing the authority of the Senior Manager, Water and Wastewater to sign off on this application required.

RB

- 14.31 Erf 534, 2 Hoog Street, Piketberg, S34 – Additions & Alterations**
Case No: 27735RB0310 <https://sahris.org.za/node/390641>

OUTSTANDING INFORMATION:

Exact description of history of the applications, given that this is the second deviation, Coloured up to scale plans showing all proposed changes as coloured up, and local authority comment on the most recent set of plans required. "

RB

- 14.32 Erf 2617, 10 Bousfield Street (George Central), George, S34- Additions, Alterations & partial demolition**
Case No: 27751SB0310 <https://sahris.org.za/node/390680>

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposal: total demolition to make way for apartment block
- Work start: No
- Grade: 3c (consultant and George survey)
- 3b (suggested by GHT)
- HPO: Outside
- George Municipality and Simon van der Stel Foundation did not provide a comment within 30 days.
- George Heritage Trust objected "(summarised): Proposal does not constitute meaningful heritage conservation. The GBHAR (2016) is considered inadmissible, considers a more appropriate grading of 3B based on building's apparent retention of original fabric and authenticity. Argues that dwellings forms part of coherent group of historic dwellings along Bousfield Street representative of local vernacular architecture. Cites historical significance associated with former occupants of the property. Argues that existing streetscape formed by grouping of houses along Bousfield Street should be retained and submits that densification could be achieved through more sensitive and imaginative design considerations excluding demolition. "
- Applicant response: The existing main building is a good example of 1940s–1950s working-class vernacular architecture, which is becoming rare in George, and it retains much of its original fabric despite later additions. The proposed development does not achieve meaningful heritage conservation, and the design of the new apartment building needs improvement. While the building is of value, it is not considered an "excellent example", so a Grade 3C grading is more appropriate than Grade 3B. Although there are other older buildings in the area, it is uncertain whether they collectively justify a Heritage or Conservation Area. Even though the area is targeted for densification and nearby apartment buildings exist, the proposal would result in the loss of a rare architectural type and negatively impact the streetscape, as the new building would be visually dominant.
- The committee noted that the building is a modest example of 1940s–1950s vernacular architecture with limited significance and is not rare, with similar examples present in the area.

- The structure has been significantly altered internally, with minimal original fabric remaining.
- The surrounding streetscape lacks sufficient heritage significance or coherence to warrant protection, despite general uniformity in built form.
- While concerns were raised regarding the scale and character of the proposed additions, it was agreed that these do not impact any significant heritage resource.
- The proposal was discussed in terms of whether it constitutes total demolition or additions and alterations, noting that some walls may be retained; however, this does not affect the heritage assessment outcome.
- It was further noted that the heritage statement provided limited and somewhat contradictory motivation, but overall supports demolition.

DECISION

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

SB

- 14.33 Erf 52605, 15 Thomson Road, Claremont, S34-Additions, Alterations, and/or Partial demolition**
Case No: 27824SB0313 <https://sahris.org.za/node/391483>

OUTSTANDING INFORMATION

Greater Lynfrae Civic Association and the actual comment from CoCT Is required

SB

- 14.34 Erf 11345, 27 Cavendish Square, Woodstock S34-Additions, Alterations, and/or Partial demolition**
Case No: 27737SB0310 <https://sahris.org.za/node/390643>

OUTSTANDING INFORMATION

Woodstock Residents Association/Upper Woodstock Residents' Association is required.

SB

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

OUTSTANDING INFORMATION

POA with signatures from both owners is required.

SB

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

OUTSTANDING INFORMATION

Streetscape photographs are required.

SB

- 14.37 Erf 24290-RE, Corner Haven Road & Swallow Street, Maitland, S34-Minor Work**
Case No: 27796SB0312 <https://sahris.org.za/node/391322>

OUTSTANDING INFORMATION

POA (form cannot be accepted) is required.

SB

- 14.38 Erf 578 Schaapkraal, Strandfontein Road, between Pelican Park and Strandfontein Village, S38(8)-NID**
Case No: 27787SB0312 <https://sahris.org.za/node/391312>

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: Construction of a about 20000m square enclosed shopping mall on a 10ha site, including retail, food and service facilities; requires rezoning from Agricultural.
- Trigger: S38(1)(c) Any development or activity that will change the character of a site -, (i) exceeding 5 000m2 in extent;; S38(1)(d) Rezoning of a site exceeding 10 000m2 in extent.
- Other: NEMA
- Grade: not graded
- HPO: Outside HPOZ (within Philippi Horticultural Area context)
- Heritage resource: Cultural landscape associated with PHA agricultural history; largely disturbed site with no significantly built fabric remaining
- Archaeology: Low significance; previous and recent surveys identified no archaeological material of concern; disturbed context, hence low potential impact.
- Palaeontological: Moderate sensitivity (SAHRIS), but low fossil potential due to deep aeolian sands, hence impacts unlikely.
- Visual/Cultural: Located within broader PHA cultural landscape; potential concern regarding development outside urban edge (could this be seen planning issue more than direct heritage impact?)
- Consultant recommendations: NFS
- The committee note that the site is located on the edge of the Philippi Horticultural Area (PHA), within a proposed heritage protection overlay zone, and outside the urban edge on agricultural land.
- Concerns were raised regarding development creep into agricultural areas and potential conflict with municipal spatial planning objectives.
- The committee noted the importance of the PHA as a cultural landscape and productive agricultural resource, and that the proposal may set a precedent for further encroachment.
- It was agreed that the impact cannot be assessed based on the information provided, particularly in the absence of sufficient visual and contextual detail.
- Emphasis was placed on assessing the broader cultural landscape, rather than the site in isolation.

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 (must take into account the broader PHA area and its functionality)

SB

14.39 Farm Kantkraal Nr. 360 Off N12, Beaufort West,S38(8)-NID
Case No: 27786SB0312 <https://sahris.org.za/node/391311>

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: Clearing of up to 60ha of indigenous vegetation for onion seed cultivation (3 blocks: 16ha, 32ha, 12ha) on Farm Kantkraal; includes potential above-ground pipeline (no excavation).
- 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;
- Other: NEMA and WULA
- Grade: not graded
- HPO: Outside
- Heritage resource: Rural agricultural landscape (Central Karoo); no specific heritage resources identified on site
- Archaeology: Low sensitivity; no recorded sites; disturbed context from grazing and historical

activities. There could be rock art, engravings and other isolated finds in this landscape. However, the screener report is noting this whole area as low.

- Palaeontological: Very high sensitivity (SAHRIS), but limited impact expected due to shallow cultivation (about 30cm), hence impact low given the nature of the proposal.
- Visual/Cultural: Typical flat Karoo landscape, however, no significant impact; development consistent with existing agricultural character and sense of place
- Consultant recommendations: NFS
- Since there is no reason to believe that heritage will be impacted.

FINAL COMMENT

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

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

SB

- 14.40** **Portion 18, 16 & RE/14 of Farm 362, Schrywershoek, Southeast of the hamlet of Churchhaven, West of the Langebaan Estuary and East and North of the West Coast National Park. Access to the property is g, Saldanha, S38(8)-HIA**
Case No: HWC24042203SB0823

OUTSTANDING INFORMATION

Unabridged comments and incorporated into the Final Heritage Impact Assessment.

SB

- 14.41** **Megora Solar PV Facility 2 and the Proposed Megora Solar Facility 1a (I.E., Megora Egi 2), On Remainder Of the Farm Badfontein No 10, Near Murraysburg, S38(8)-HIA**
Case No: 26432SB1017 <https://sahris.org.za/node/386259>

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- The committee note that the project has been broken up into various HIA, as project is split because different parts (solar plants and power lines) have different owners, impacts, and legal requirements—so each needs its own approval, even though they are linked.

INTERIM COMMENT

Applicant to provide one wholistic Heritage impact assessment that met the requirements of Section 38(3) of the NHRA for the project sites.

SB

- 14.42** **The Megora 1a Solar PV Facility and Associated Infrastructure, On Remainder of the Farm Badfontein No.10, Near Murraysburg, S38(8)-HIA**
Case No: 26432SB1017 <https://sahris.org.za/node/386259>

DISCUSSION

- The committee note that the project has been broken up into various HIA, as project is split because different parts (solar plants and power lines) have different owners, impacts, and legal requirements—so each needs its own approval, even though they are linked.

INTERIM COMMENT

Applicant to provide one wholistic Heritage impact assessment that met the requirements of Section

38(3) of the NHRA for the project sites.

SB

- 14.43** **Megora 1b Solar PV Facility and Associated Infrastructure, On Remainder of the Farm Badfontein No. 10, Near Murraysburg, S38(8)-HIA**
Case No: 26432SB1017 <https://sahris.org.za/node/386259>

DISCUSSION

- The committee note that the project has been broken up into various HIA, as project is split because different parts (solar plants and power lines) have different owners, impacts, and legal requirements—so each needs its own approval, even though they are linked.

INTERIM COMMENT

Applicant to provide one wholistic Heritage impact assessment that met the requirements of Section 38(3) of the NHRA for the project sites.

SB

- 14.44** **Megora PV 1c and the Proposed Megora Pv 1a And Associated Infrastructure (I.E., Megora Pv 1c), On Remainder Of the Farm Badfontein No. 10, Near Murraysburg, S38(8)-HIA**
Case No: 26432SB1017 <https://sahris.org.za/node/386259>

DISCUSSION

- The committee note that the project has been broken up into various HIA, as project is split because different parts (solar plants and power lines) have different owners, impacts, and legal requirements—so each needs its own approval, even though they are linked.

INTERIM COMMENT

Applicant to provide one wholistic Heritage impact assessment that met the requirements of Section 38(3) of the NHRA for the project sites..

SB

- 14.45** **Megora Solar PV Facility 2 And Associated Infrastructure (I.E., Megora Pv 2), On Remainder of The Farm Badfontein No 10, Near Murraysburg, S38(8)-HIA**
Case No: 26432SB1017 <https://sahris.org.za/node/386259>

DISCUSSION

- The committee note that the project has been broken up into various HIA, as project is split because different parts (solar plants and power lines) have different owners, impacts, and legal requirements—so each needs its own approval, even though they are linked.

INTERIM COMMENT

Applicant to provide one wholistic Heritage impact assessment that met the requirements of Section 38(3) of the NHRA for the project sites.

SB

- 14.46** **Erf 12570, 91 Upper Duke Street, Woodstock, S34-Minor Works**
Case No: 27815SVB0313 <https://sahris.org.za/node/391364>

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 18 March 2026.
- The property is graded IIIC and inside of the Chester/ Coronation HPOZ.
- Work has not started.
- The proposal is for internal alterations to the existing attic space to allow for liveability, including new drywalling and bathroom fittings.

- As per the CoCT survey:
 - The grading notes state that the structure is a mid-20th century Edwardian, residential building.
 - The statement of significance state that the structure is an early to mid-20th century infill. Fairly good architectural example. Part of a relatively coherent period streetscape.

DECISION

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

SVB

- 14.47 Erf 199, 6 Long Street, Darling, S34-Alterations & Additions**
 Case No: 27736SVB0313 <https://sahris.org.za/node/390642>

OUTSTANDING INFORMATION:

Local authority/municipality comments and registered conservation body comments required.

SVB

- 14.48 Erf 3160, 4 Hofmeyr Street, Gardens, S34-Alterations & Additions**
 Case No: 27743SVB0313 <https://sahris.org.za/node/390661>

Ms Sofia Briel introduced the item.

DISCUSSION

- The property is graded IIIB and within the Upper Table Valley HPOZ.
- Work has not started.
- The proposal is for various internal alterations including change to existing opening and introduction of new internal walls. The proposal is also for additions to the rear of the property, as well as alterations to windows in the north-eastern facade along the common boundary.
- CIBRA support the proposal.
- CoCT support the proposal.
- As per the CoCT survey:
 - The grading notes state that building has some intact elements such as its windows, door, verandah and boundary definition.
 - The statement of significance states that the building is part of the late 19th Century residential development of Gardens. Is a good architectural example. Has a fairly good interface with the street. Contributes to a well-preserved streetscape.
 - The is assessed as having medium to high contextual and aesthetic significance and medium associational, representivity, and age significance.

DECISION

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

SVB

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

OUTSTANDING INFORMATION:

SG diagram and streetscape/contextual images required.

SVB

- 14.50 Erf 334, 55 Jeffcoat Avenue, Bergvliet, S34 Total Demolition**
 Case No:27590XM0302 <https://www.sahris.org.za/node/390131>

OUTSTANDING INFORMATION:

Company/Trust Resolution, Streetscape photographs, consultation comments: Local municipality required.

XM

- 14.51** Erf 8064, 28-Watt Street, Gordons Bay, S34-Additions & Alterations
Case No:27610XM0303 <https://www.sahris.org.za/node/390190>

OUTSTANDING INFORMATION:

Motivation, Company/Trust Resolution, Streetscape photographs, Consultation comments: Conservation bodies in the area required.

XM

- 14.52** Erf 1022, Audas Estate, 34 Bright Street, Somerset West, S34-Additions & Alterations
Case No:27631XM0304 <https://www.sahris.org.za/node/390253>

OUTSTANDING INFORMATION:

Streetscape photographs and consultation comments: Local municipality and Conservation bodies in the area required.

XM

- 14.53** Erf 98413, 64 Weltevreden Avenue, Rondebosch, S34-Additions & Alterations
Case No:27641XM0304 <https://www.sahris.org.za/node/390267>

CASE SUMMARY

- The proposal is for additions and alterations for proposed patio extension and staff quarters
- Work has not started
- Not Graded, city graded property NCW
- CoCT supports
- Rondebosch Community Improvement District (RCID) have no objection

FOR NOTING

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

XM

- 14.54** Erf 1713, 135-143 Beach Road, Mouille Point, S34-Minor Works
Case No:27671XM0305 <https://www.sahris.org.za/node/390348>

OUTSTANDING INFORMATION:

Company/Trust Resolution required.

XM

- 14.55** Erf 601, 102 Knightsbridge, 265 Beach Road, Sea Point, S34-Minor Works
Case No:27673XM0305 <https://www.sahris.org.za/node/390351>

OUTSTANDING INFORMATION:

Company/Trust Resolution required

XM

- 14.56** Erf 885, 66 Main Road, Sea Point, S34-Additions & Alterations
Case No:27703XM0306 <https://www.sahris.org.za/node/390403>

Ms Xola Mlwandle introduced the item.

Jone' Kros was present and took part in the discussion.

DISCUSSION

- The proposal is for amendments to previously approved six storey apartment building is to be increased to nine storeys above the existing heritage resource. Slight changes have been made in terms of the new structure's aesthetic appearance. The use of the existing retail component on the ground floor remains the same. A heritage permit for a similar scheme was previously granted by Heritage Western Cape under Case Number: HWC24031808CH0326 (See appendix D), which accepted the principle of vertical extension above the historic building, subject to the retention of heritage-significant fabric and the implementation of an appropriate interface between old and new. Since that approval, the project brief has evolved and recent amendments to the City of Cape Town Development Management Scheme now permit additional height and support greater urban intensity in this location. The current submission therefore constitutes a fresh Section 34 application for a revised proposal, developed within the previously approved heritage framework. The purpose of this report is to motivate the revised proposal in heritage terms and to demonstrate that it introduces no heritage impacts. The revised proposal retains the approved development approach and introduces a limited expansion of the previously endorsed building envelope. The existing historic building is retained in full, including the colonnade, parapet, and associated façade elements that have been identified as heritage significant. No additional demolition or alteration of heritage fabric is proposed. The development potential of the property and add another three storeys. The 2025 MPBL amendments have seen an increase in permissible heights from 25 to 30 meters..
- Work has not started
- Graded IIIB
- Outside HPO
- CoCT comment: The additional height will not further impact the significance of the heritage resource. While Main Road Sea Point should be protected as the historic 'high street', other higher buildings have been permitted along this corridor. The retention of the existing colonnade and shopfronts, the glass gasket and the setbacks should be retained as per the original approval. This application is supported.
- Cape Town Heritage Foundation and Sea Point for All have no objection due to the retention of the façade and heritage resource.
- SFB did not provide comment within 30 days

DECISION

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

XM

- 14.57** **Erf 3396, 3 Faculyn Street, Lochnerhof, Strand, S34-Additions & Alterations**
Case No:27709XM0309 <https://www.sahris.org.za/node/390635>

OUTSTANDING INFORMATION:

Work has not started, Streetscape photographs, Consultation comments: Conservation bodies in the area required.

XM

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

OUTSTANDING INFORMATION:

Company/Trust Resolution and Streetscape photographs required.

XM

- 14.59** **Erf 96982, 10 Dumbarton Road, Rondebosch, S34-Additions & Alterations**

OUTSTANDING INFORMATION:

POA to be signed by both owners is required.

XM

15. Other Matters

15.1 POA and Resolution confirmations with PM

16. Adoption of Resolutions and Decisions:

CN moves to adopt and XM seconds the adoption of resolutions and decisions of the meeting of 23 March 2026.

17. Closure: The chairperson, Ms Stephanie Barnardt-Delport, officially closed the meeting at 12:03

18. Date of next meeting: 30 March 2026

MINUTES APPROVED AND SIGNED BY:

CHAIR: _____

SECRETARY: _____

Annexure A – HWC: Heritage Officers' Meetings

Abbreviations

APHP - Association of Professional Heritage Practitioners
AHP - Agulhas Heritage Society
BKCA - Bo-Kaap Civic Association
BKYM - Bo-Kaap Youth Movement
CIBRA - City Bowl Ratepayers' & Residents Association
CoCT - City of Cape Town
CTHT - Cape Town Heritage Trust
CRM - Cultural Resources Management
DRHCA - De Rust Heritage Conservation Association
Docomomo South Africa
DHS - Durbanville Heritage Society
EHM - Environmental Heritage Management department

ASAPA - Association of Southern African Professional Archaeologists
ABHC - Associated Bibbys Hoek Conservancy (Knysna)
BELCOM - Built Environment and Landscapes Committee
CBCRA - Camps Bay Clifton Ratepayers Association
CSDBOA - Clifton-On-Sea & District Bungalow Owners Association
CTHF - Cape Town Heritage Foundation
CRRA - Constantia Ratepayers & Residents Associations
CMP - Conservation Management Plan
DWCA - De Waterkant Civic Association
DHF - Drakenstein of Heritage Foundation
EMPr - Environmental Management Program
FHRA - Franschhoek Heritage and Ratepayer Association

FoBCA - Friends of Blaauwberg Conservation Area
FE - Friends of Elim
GLCA - Greater Lynfrae Civic Association
GPRRA - Green Point Ratepayers & Residents Association
HVA - Harfield Village Association
HMB - Heritage Mossel Bay
HVTA - Hex Valley Tourism Association
HBRRA - Hout Bay & Ratepayers and Residents Association
HIA - Heritage Impact Assessment
ILASA - Institute for Landscape Architecture in South Africa
KBHA - Kalk Bay Historical Association
KBSJRR - Kalk bay-St James Ratepayers & Residents Association
LKID - Lower Kenilworth Improvement District
MHCS - Muizenberg Historical Conservation Society
NCW – Not Conservation Worthy
NEMA - National Environmental Management Act (No. 107 of 1998)
NID - Notification of Intent to Develop
NCOA - Noetzie Conservancy Owners Association
OH - Oudtshoorn Heritage
Paarl300 Foundation
PRRA - Pinelands Ratepayers & Residents Association
PACF - Prince Albert Cultural Foundation
SAHRA - South African Heritage Resources Agency
SRHS - Salt River Heritage Society
SFB - Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents Association
SvDSF - Simon van der Stel Foundation Cape Town
STHS - Simon's Town Historical Society
SHF - Stellenbosch Heritage Foundation
SHCT - Stillbaai Heritage Conservation Trust
GHT - George Heritage Trust
RVRA - Rustenburg Valley Residents Association
TRHCS - Touws River Heritage and Conservation Society
VASSA - Vernacular Architecture Society of South Africa
WUECAG - Walmer/University Estate Conservation Action Group
WCAC - West Coast Aboriginal Council
WAAC - Woodstock Aesthetic Advisory Committee
WHCS - Worcester Heritage & Conservation Society
WRRRA - Wynberg Residents and Ratepayers Association

FoCVGB - Friends of Constantia Valley Green Belts
GBRM - Great Brak River Museum
GVHAG - Greater Vredehoek Heritage Action Group
GCS - Greyton Conservation Society
HRF - Helderberg Renaissance Foundation
HOMs - Heritage Officers Meeting
HPO – Heritage protects overlay.

HWC – Heritage Western Cape
IACom - Impact Assessment Committee
IGIC - Inventories, Gradings and Interpretations Committee
KHS - Kommetjie Heritage Society
MGHS - McGregor Heritage Society
NHC - Napier Heritage & Conservation
NASDB - Nelspoort Agency of Sustainable Development body
NHRA - National Heritage Resources Act (No. 25) of 1999
NRA - Newlands Residents Association
OCA - Observatory Civic Association
OHAC - Overstrand Heritage and Aesthetics Committee
PPP - Public Participation Process
PHCT - Pniel Heritage and Cultural Trust
RMCA - Rosebank and Mowbray Planning & Architectural Committee
SAHRIS - South African Heritage Resources Information System
SPFA - Sea Point for All Group

SHC - Stanford Conservation Trust & Stanford Heritage Committee
SIG - Stellenbosch Interest Group
SHA - Swellendam Heritage Association
OWVS - Old Wynberg Village Society
TVHF - Tulbagh Valley Heritage Foundation
UCRRA - Upper Claremont and Residents and Ratepayers Association
WERRA - Walmer Estate Ratepayers and Residents Association
 Ward 2 Forum
WCC - Whale Coast Conservation
WRA - Woodstock Residents Association
WECA - Wynberg East Civic Association