

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS' MEETING**
**Held on Monday, 22 June 2026 at 09:30 in the First Floor Boardroom, Protea
Assurance Building, Greenmarket Square, Cape Town**



1. Opening and Welcome

The Chairperson, Emily Jane Vowles, officially opened the meeting at 09:32 and welcomed everyone present.

2. Attendance

Members

Emily Jane Vowles	Chairperson, Specialist Heritage Officer	EJV
Ms. Corne Alexander	Specialist Heritage Officer	CN
Ms. Stephanie Barnardt-Delport	Specialist Heritage Officer	SB
Mr. Ruan Brand	Specialist Heritage Officer	RB
Ms. Xola Mlwandle... <i>left at 11.44am</i>	Heritage Officer	XM
Ms. Sofia Briel	Heritage Officer	SVB

Staff

Ms. Waseefa Dhansay... <i>left at 10.49am</i>	Assistant Director	WD
Ms. Nosiphiwo Tafeni	Secretariat	NT
Mr. Olwethu Dlova	Backup Secretariat & I&APs	OD

Observers

Yunus Ogier	Heritage Officer	YO
Ms. Jwalane Lekama	EPWP	JL
Ms. Chloe Petrus	EPWP	CP

Visitors

Ms. Carian Wiggill	Heritage Mossel Bay	Item 14.17
Ms. Janneke Brasecke	Owner	13.4
Ms. Uryke du Preez	Paarl 300	13.2; 13.3
Ms. Nicolene Visser	Drakenstein Heritage Foundation	13.2; 13.3; 13.13
Ms. Anja Lareman	Applicant	13.3
Ms. Andrea Bam	Architect	13.4
Mr. Ernst Stals	Architect	13.11
Dr. Andre van Graan	Heritage Consultant	14.2
Mr. Clive Theunissen	Drakenstein Municipality	Drakenstein Items
Ms. Gloudi Botha	Heritage Mossel Bay	14.17

3. Apologies

Ms. Aneeqah Brown	Secretariat	AB
Ms. Chiara Singh	Heritage Officer	CSI
Ms. Penelope Meyer	Deputy Director	PM

Absent

None.

4. Acceptance of the Code of Conduct

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

5. **Approval of Agenda**

The Committee resolved to approve the agenda of 22 June 2026 with the following additions:

- Item 10.1 Standard Operating Procedures was added to the agenda

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 dated 1 June 2026 with minor edits. CN moved to adopt the approval of the minutes and RB seconded.

6.2. The Committee resolved to approve the minutes dated 8 June 2026 with minor edits. RB moved to adopt the approval of the minutes and XM seconded.

6.3. The Committee resolved to approve the minutes dated 15 June 2026 with minor edits. SVB moved to adopt the approval of the minutes and RB seconded.

7. **Disclosure of conflict of Interest**

7.1. None.

8. **Confidential Matters**

8.1. None.

9. **Standing Items**

9.1. **Site Inspections Undertaken**

9.1.1. **Erf 671, St. Mary's Church, The Braak, 4 Alexander Street, Stellenbosch – 18 June 2026**

- The site inspection report will be tabled at the next Heritage Officers Meeting on 29 June 2026.

9.2. **Proposed Site Inspections**

9.2.1. None.

9.3. **Site Inspection Reports**

9.3.1. **Erven 828, 829, 830, 832 and 831, Somerset West Library, 18 Victoria Street, Somerset West**
DISCUSSION

- HWC undertook a site inspection of the Somerset West Public Library on 5 May 2026 as part of a joint initiative with the City of Cape Town to assess heritage significance and identify appropriate heritage management mechanisms for municipal properties.
- The library is identified on the City of Cape Town heritage inventory as having some local heritage significance and is located outside a Heritage Protection Overlay Zone.
- Although not recorded as older than 60 years on the municipal inventory, a foundation stone on site indicates that construction commenced in 1965. The building has therefore exceeded 60 years of age and falls within the ambit of Section 34 of the NHRA.
- The building was assessed as a modest mid-twentieth-century civic structure with low historical, architectural, aesthetic, and technological significance. Its primary significance derives from its continued social and civic function as a longstanding public library.

COMMENT

The Committee notes the contents of the site inspection report dated 9 June 2026 and endorses the recommendations of the report, as follows:

1. The Somerset West Library building is acknowledged as being older than 60 years and therefore subject to Section 34 of the NHRA.
2. Given the limited heritage significance of the existing structure, routine maintenance, restoration, service upgrades and internal reconfiguration must generally be supported.
3. The exemptions & application requirements as detailed in section 8 of the site inspection report to be endorsed by HOMs and subject to a Heritage Agreement.
4. Any proposal involving substantial redevelopment, mixed-use intensification, or structured parking facilities must first be submitted to HWC as a Notification of Intent to Develop in terms of Section 38 of the NHRA.

5. Any future applications in terms of Sections 34 or 38 of the NHRA must be prepared by a suitably qualified heritage practitioner

9.3.2. Erf 1001-RE, Old Tollhouse, Michell's Pass, Ceres

DISCUSSION

- The Q1 APP site inspection was undertaken on 7 May 2026 to assess the current condition of the heritage resource and provide recommendations for its conservation and future management. The Old Tollhouse is a Grade II PHS declared in 1972 and is of provincial significance for its association with the construction of Michell's Pass, early transport infrastructure, and the development of Ceres.
- The inspection found that the main Tollhouse remains structurally intact externally but has suffered significant deterioration due to fire damage, water ingress, vandalism, and prolonged vacancy. The interior has sustained extensive damage, while sections of the thatched roof, walls, windows, and doors require urgent conservation intervention. The surrounding cultural landscape remains largely intact and continues to contribute to the significance of the site.
- Key recommendations include urgent weatherproofing of the structure, structural and heritage specialist assessments, repair of damaged fabric using appropriate conservation methods, reinstatement of missing heritage signage, and ongoing maintenance. The report further notes that the proposed reactivation of the site for tourism and hospitality purposes presents an opportunity to secure the long-term conservation of the resource through adaptive reuse.

COMMENT

The Committee notes the contents of the site inspection report dated June 2026, as prepared by Corne Nortje and Chane Herman, and endorses the recommendations of the report, as indicated on pages 31, 32, 33 and 34.

9.4. Preparation for Upcoming Committee Meetings

9.4.1. BELCom – 24 June 2026

9.5. Tribunal Updates (Legal)

9.5.1. None.

9.6. Interim and Close-Out Reports

9.6.1. Erf 2160, 70 Loop Street, Cape Town

Case No: HWC25041707CN0422

HELD OVER:

Confirmation is required regarding compliance with the interpretive signboard condition contained in the Heritage Agreement item 4.1.2.

9.6.2. DR 1640, Montagu Pass, George

Case No: HWC23080213SJ0802

DISCUSSION

- HWC issued a permit for the Montagu Pass restoration (HWC23080213SJ0802) on 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.
- HWC received several weekly monitoring reports, of which the last endorsed ones were in 2024.

- Graham Jacobs and Cahlan Williams have recently been appointed, and Graham has started submitting Heritage Reports and Zutari has been resubmitting the weekly engineering reports.
- To note, the permit extension application is in progress and HWC awaits the submission of some outstanding information (<https://www.sahris.org.za/node/398617>).
- This is a larger project with several issues such as trust with local conservation bodies and DOI, but the recent appointments of heritage specialists seem to have already started in assisting with alleviating and fixing some of these issues as well as improved relationships between HWC and DOI.
- The case officer is still coming to terms with the history of the project but in terms of this specific report, the following is to be noted by the Committee:
 - ETA for completion is currently January 2027.
 - Progress is behind schedule, partly due to extra scouring required and backfilling required as a result of the May storms, but is continuing and progressing positively.
 - The pass actually held up quite well compared to other passes after the storm (although a small portion had a S30A NEMA directive/emergency WULA requirement that was handled by the ASD)
 - Several structural works have taken place – retaining walls, drainage improvements, Keur river bridge vegetation removal, etc.
 - There is a monthly meeting with all I&APs and this is creating a stronger community driven forum that results in a community and Governmental collaborative effort to re-open the pass.

COMMENT

The Committee noted the interim report titled “Montagu Pass Heritage Report #02”, dated 15 June 2026, and prepared by Graham Jacons, as adhering to the conditions of the HWC issued permit, dated 8 August 2023.

9.7. Incomplete Applications

9.7.1. Matters Arising: Items 13.1; 13.7

9.7.2. New Matters: Items 14.1; 14.3; 14.5; 14.6; 14.7; 14.9; 14.12; 14.15; 14.16; 14.20; 14.21; 14.22; 14.25; 14.27; 14.28; 14.29; 14.30; 14.31; 14.32; 14.33; 14.34; 14.35; 14.36; 14.37

9.8. Decisions Taken Under the ASD Delegation

9.8.1. Matters Arising: None.

9.8.2. New Matters: None.

9.9. Exemption Notice 9051 of 2025: NCW Graded Within the CoCT

9.9.1. Matter Arising: None.

9.9.2. New Matters: Item 14.38

9.10. Archaeological Matters

9.10.1. Farm 219 Portion 11, Hartland, between Hartenbos and Klein Brak River

Case No: HWC25111401SB1114

DISCUSSION

- Reburial of archaeological human remains accidentally uncovered during construction at the Hartland Lifestyle Estate. An emergency permit was previously issued for the excavation and recovery of impacted remains.
- Investigations identified a previously unknown and unmarked historic cemetery comprising approximately nine individuals (five adults and four children/infants), likely dating to before 1939.
- Eight graves were identified. Four graves (1, 3, 4 and 8) were determined to be below the development impact depth and were retained and protected in situ, while four graves (2, 5, 6 and 7) were fully exhumed due to anticipated impacts from construction activities.

- All disturbed sediments and spoil heaps were screened, no additional graves were identified, and archaeological monitoring confirmed that the remainder of the excavation area was sterile.
- The graves and cemetery boundary were surveyed and recorded, with investigations ongoing regarding formal notation on the title deed.
- A 60-day public participation process was undertaken between 13 March and 13 May 2026, including newspaper advertisements, site notices, notifications to the Mossel Bay Heritage Society and Mossel Bay Municipality, and notices at public venues in the surrounding area.
- No objections to the proposed reburial were received during the public participation process. Comments received primarily sought additional information regarding the discovery, possible descendants, and management of the remains.
- The applicant proposes that the exhumed remains be reburied close to their original location within the cemetery, that the remaining graves be conserved in situ, and that a commemorative plaque be installed to memorialise the burial site. Reburial will be undertaken by AVBOB.

COMMENT

The Committee resolved to hear the item as a New Matter on the HOMs agenda 29 June 2026.

9.11. Illegal Works Database: Stop Works Orders Issued

9.11.1. None

9.12. Permit Deadline: 08.00am Friday the 26th of June

9.13. SAHRIS Rollout Feedback (RB)

- S35/S36 webform to be showcased in the week. Launch set for early July 2026.
- The small investigations/changes will be handled once the above is finalised due to priorities (e.g., SDP amendment application requirements, etc.)
- The officers noted that a small chance in the sequence of photo requests might result in applicants providing better images – starting outward and working in (i.e., streetscapes, externals, and then internals)

10. Administrative Matters

10.1. Standard Operating Procedures

- The Committee raised concern regarding administrative support deficiencies over the past two weeks resulting in:
 - The HOMs agenda and minute template being drafted past the SOP deadline
 - The abovementioned documents being formatted incorrectly
 - Secretariat staff being unreachable during working hours
 - The HOMs Committee needing to step in to provide administrative functions during IACom at very short notice
- The Committee requested that their concerns be raised during MM
- The Committee agreed to the following:
 - The Case Review is to be standardised to aid the secretariat
 - The agenda and minute template are to be standardised to aid in formatting inconsistencies. The secretariat are to make use of these templates only.
 - The SOP, which was recirculated on Monday the 15th of June, is to be recirculated again and all members of HOMs and the secretariat staff are to sign and adhere to this SOP subject to a HOMs/Admin adoption ceremony.
- Due to the processing burden placed on the current HOMs cohort, New Matters are to be restricted to 5 per week per officer.

11. Monitoring by practitioner

11.1. Erf 135, 50 Long Street, Montagu

Case No: 28390CSI0504 <https://sahris.org.za/node/397588>

DISCUSSION

- The matter was heard at HOMs on 1 June 2026 whereby the Committee resolved the following:
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 compile a close-out report*
 2. *HWC is to be provided with the details of the consultant and their CV confirming suitability to oversee the work*
 3. *A letter of appointment to be signed by the applicant and consultant*
Once the above has been fulfilled, HWC will provide the required permit.
- The building is a PHS, outside of any HPO
- Proposed work is for the conversion of the building into a Plato café including internal alterations. The outside of the building is to remain unchanged with only the boundary wall being lowered. External work includes the removal of a pergola and partial removal of the garage which is a later addition. Most of the added on lean-to dwelling structures would be entirely removed to re-establish the original footprint of the main dwelling. The applicant noted that their intention in removing the lean-to section running parallel to the rear of the building is to restore and enhance the original Cape Dutch form and geometry. By removing this addition, the historical significance of the building will be greatly improved, as approximately 80% of the original exterior will once again be exposed and visible to visitors.
- The CV & Appointment letter for Nicci Drzewicki have been provided.

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

12. Discussion of the Agenda

12.1. None.

MATTERS TO BE DISCUSSED

13. MATTERS ARISING

13.1 Erf 1220, 62 Bain Street, Wellington, S34 – Minor Works

Case No: 28413CN0506 <https://sahris.org.za/node/397658>

Ms Corne Alexander introduced the item.

HELD OVER:

Previous further requirements were not met. Applicants must revise the plans to indicate all proposed work in colour and to annotate work that has started/been completed

CN

13.2 Erf 1749-RE, 17 Malherbe Street, Paarl, S34 – Total Demolition

Case No: 28772CN0529 <https://www.sahris.org.za/node/400362>

Ms Corne Alexander introduced the item.

Nicolene Visser (DHF) & Uryke Du Preez (Paarl 300) were present and took part in the discussion.

DISCUSSION

- Outstanding information: Coloured up plans, demo plan and clarity on plan dates received on 29 May & 12 June.
- Grading: Not Graded
- HPO: Inside
- Status of Work: Not started
- Previous Applications: None
- Proposal: The proposal is for the total demolition of the existing main dwelling, outbuilding and later flat block to allow for the redevelopment of the site with a three and four-storey apartment complex comprising 25 residential units. The development consists of three interconnected blocks with a mix of two-bedroom, one-bedroom and studio apartments, together with 38 on-site parking bays, landscaped communal areas and associated services. The design adopts a contemporary architectural approach incorporating pitched roofs, plastered walls and vertically proportioned openings intended to respond to the surrounding urban context.
- Consultation:
 - DHAC objects to the proposal, noting that the dwelling is considered a Grade IIIC resource that contributes to the established streetscape. The committee recommends retention of the dwelling within any future development and requests an independent heritage assessment and 3D visualisations. DHAC is of the view that the proposed replacement building's scale, bulk and street interface are not compatible with the surrounding townscape. Demolition of the later rear structures is supported.
 - Paarl 300 supports
 - DHF objects to the demolition of the historic dwelling but supports demolition of the 1970s flat block at the rear. The committee considers the dwelling an important contributor to the historic character and streetscape of Malherbe Street and supports the municipality's proposed Grade IIIC grading. DHF is of the view that the proposed apartment development is not an appropriate precedent-based response to the streetscape and disputes the applicant's assessment of the building's significance, arguing that the absence of grading does not equate to a lack of heritage value.
- Response to Objections:
 - The applicant maintains that the existing buildings have limited heritage significance and are not rare, exceptional, or sufficiently intact to warrant retention. While acknowledging the property's contribution to the streetscape, it is argued that this alone does not justify preventing redevelopment.
 - The applicant submits that the proposal is compatible with the evolving character of the area, which already includes higher density residential developments, and that heritage significance should be assessed on the specific resource rather than broader concerns regarding the loss of historic buildings in Paarl.
 - The response further notes that the proposal has been refined to better respond to its context and represents an appropriate balance between heritage considerations and residential densification.

REFERRAL

The Committee resolved to refer the application to BELCom on 29 July due to the objections being raised on heritage grounds.

CN

13.3 Erf 29112-RE, Napier Street, D'Olyfboom Estate, Paarl, S34 – Minor Works

Case No: 28654CN0521 <https://www.sahris.org.za/node/399102>

Ms Corne Alexander introduced the item.

Anja Lareman (Applicant), Nicolene Visser (DHF) & Uryke Du Preez (Paarl 300) were present and took part in the discussion.

DISCUSSION

- HOMs previously requested further requirements in that comments must be obtained from DHAC, Paarl 300 and DHF within the 30-day consultation period.
- Grading: Proposed grade II
- HPO: Outside
- Status of Work: Not started
- Previous Applications: 14031104GT0312E - Alterations, approved, permit date 4 May 2015.
- Proposal: To complete alterations previously approved under the 2015 permit that has since lapsed with some minor deviations. The works include internal reconfigurations, enlargement of openings between the dining room, lounge and study, conversion of two lounge windows into doors, relocation of the guest WC and an internal door, enlargement of an en-suite bathroom, revised western steps, and alterations to retaining walls.
- Consultation:
 - DHAC objects and states that the creation of larger openings between the dining, hall and study room are not supported and the replacement of windows and doors are not supported.
 - DHF has no objection.
 - Paarl 300 supports.
- Response to Objections:

The proposal was revised in response to objections. The enlarged opening between the dining room and lounge was omitted, while the remaining openings were reduced in size to minimise impacts on historic fabric. The replacement of selected windows with doors is motivated by the guesthouse use, with the changes remaining reversible and designed to retain the character of the façade. The applicant maintains that the proposal will not negatively impact the heritage significance of the building.
- All parties were invited to HOMs today
- Committee noted that the proposal had been revised in response to DHAC's concerns, with the enlarged internal openings reduced to align with the previously approved scheme. The remaining concern related to the replacement of selected windows with doors, which members considered necessary to support the continued use of the building. It was agreed that the intervention is reversible and would result in only a minor heritage impact. Committee further noted the support from DHF and Paarl 300 and was satisfied that the objection had been adequately ventilated. The matter was therefore considered suitable for approval under delegation without referral to BELCom.

DECISION

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

CN

13.4 Erf 56785, 7 Angelina Avenue, Claremont, S34 – Additions & Alterations

Case No: 27334CN0210 <https://sahris.org.za/node/389134>

Ms Corne Alexander introduced the item.

Andrea Bam (architect) and Janneke Brasecke (owner) were present and took part in the discussion.

DISCUSSION

- Outstanding information: CoCT Comment and response to UCRRA's comments - Received on 4 June. HOMs previously held over the item for parties to be invited.
- Grading: IIIB
- HPO: Outside
- Status of Work: No
- Previous Applications: None
- Proposal: The proposal includes the demolition of the existing guest room, dining room and partially covered terrace to accommodate a new ground floor extension creating an open-plan kitchen, dining and lounge area. Street-facing elements, including the original diamond-lead windows and front door, are retained. Replacement of non-original doors and windows is proposed on the non-street-facing elevations. Internal bathroom upgrades on the first floor are also proposed.

- Consultation:
- CoCT supports
- UCRRA endorses the IIIB grading but raises concern regarding the replacement of existing timber windows with aluminum, noting the fenestration forms part of the building's heritage significance. UCRRA recommends retention and repair of the original windows where feasible and that should replacements be considered, a qualified heritage practitioner should undertake a heritage assessment to evaluate the windows' significance and assess impact. If windows are replaced, they should be sympathetic to the original character. UCRRA further has no objection to the internal work and extension.
- Response to objections: The applicant revised the proposal to retain the lead windows on the street-facing elevation. Replacement of windows is limited to the rear elevation due to safety and security concerns. The front door will be retained and restored, while newer doors will be replaced with contemporary alternatives.
- All parties were invited to HOMs today
- Committee noted that the concerns raised by UCRRA regarding the replacement of windows had been adequately addressed through the retention of the original diamond leaded windows on the street-facing elevation and the retention and restoration of the original front door. Members agreed that the replacement of windows and doors on the rear elevation would not result in a significant heritage impact. Discussion also focused on the proposed garage extension and 0m street setback. Committee considered the high boundary walls, existing examples of similar garages within the street, and the limited visibility of the garage from the public realm. It was further noted that the heritage significance of the property lies primarily in the Grade IIIB building itself rather than the surrounding streetscape. Committee was satisfied that the proposal would not adversely affect the heritage significance of the resource and that the concerns raised had been sufficiently ventilated.

DECISION

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

CN

13.5 Erf 57398, 3 Talana Close, Claremont, S34 – Additions & Alterations

Case No: 27594CN0302 <https://sahris.org.za/node/390150>

Ms Corne Alexander introduced the item.

DISCUSSION

- Outstanding information: Internal photos and I&AP comments received on 21 May
- Grading: IIIB
- HPO: Outside
- Status of Work: Completed
- Previous Applications: None
- Proposal: For the construction of a new braai room extension as well as the demolition of the existing outdoor braai area, sections of walling, timber posts, and the existing swimming pool, with the construction of a new swimming pool and associated outdoor braai area.
- Consultation:
- CoCT supports
- UCRRA notes that due to the works already being completed, meaningful input was limited. However, the completed works are considered to have minimal impact on the heritage resource and surrounds.
- Heritage Considerations: The proposals are acceptable and do not impact on the heritage resource negatively.

COMMENT

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

CN

- 13.6 Erf 63975, Unit 16 (Section 23) Kenmain Gardens, 272 Main Road, Kenilworth, S34 – Minor Works**
Case No: 28586RB0517 <https://www.sahris.org.za/node/398616>
Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received on 11 June 2026.
- Graded IIIB.
- Outside of any formal HPO but inside the proposed Kenilworth PHA HPOZ.
- Work has not started.
- Proposal is for opening of a non-load bearing wall to connect the dining room and the lounge.

DECISION

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

RB

- 13.7 Erf 83268, 14 Lake Road, Frogmore Estate, Retreat, S34 – Total Demolition**
Case No: 28068RB0407 <https://www.sahris.org.za/node/395664>

OUTSTANDING INFORMATION

Streetscape photographs and payment confirmation required.

RB

- 13.8 Erf 31957, 6 Pillans Road, Rosebank, S34 – Additions & Alterations**
Case No: 28212RB0416 <https://www.sahris.org.za/node/396141>
Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received 12 June 2026.
- Graded IIIB.
- Outside of any formal HPO, but inside the proposed Lower Rosebank PHA HPOZ.
- Work has not started.
- Proposal is for a new boundary wall that is connected to the garage and by extension, the main structure, which is a good example of Victorian architecture with a high degree of intactness.
- RAMPAC did not respond to request for comment within 30 days.
- CoCT E&HM support.

DECISION

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

RB

- 13.9 Erf 2729, 148 Ninth Street, Hermanus, S34 – Additions & Alterations**
Case No: 28782SVB0602 <https://www.sahris.org.za/node/400887>
Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 16 June 2026.
- Grading: Not Graded
- HPO: outside of any HPO
- Status of work/completeness: Work has not started.
- Brief proposal description: The proposal is for the addition of a second storey as well as partial demolition of existing walls on the ground floor and various alterations.

- Consultation (if applicable):
 - OHAC 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

13.10 Erf 1176, 8 Mill Street, Caledon, S34 – Additions & Alterations

Case No: 28095SB0408 <https://www.sahris.org.za/node/395819>

Ms Stephanie Barnardt introduced the item.

DISCUSSION

- Proposal: regularization of building plans, alteration proposed in 2008 but the approved plans do not correspond with the structure built.
- Work start: yes (completed)
- Grade: not graded
- HPO: outside
- Comments: Municipality states plans must come to HWC,
- Not the best streetscape but as regularization, will accept.
- Outstanding information received on 11 June 2026 that included Whale Coast Conservation comment

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

13.11 Erf 1028, 25 Buitekring Road, Dalsig, Stellenbosch, Section 34 – Additions & Alterations

Case No: 28301CSI0430 <https://sahris.org.za/node/396393>

Ms Sofia Briel introduced the item on behalf of Chiara Singh.

Ernst Stals (architect) joined the meeting later for this item.

DISCUSSION

- Outstanding information received on 11 June.
- Work applied for has not started.
- Not Graded
- Outside HPO.
- Proposed work is for an addition to the existing dwelling to include a proposed flat on top of the existing garage.
- Stellenbosch municipality issued a comment, which did not indicate objection or support of the proposal.
- SIG provided comment and support the application.
- SHF did not provide comments within 30 days.

DECISION

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

CSI

13.12 Erf 1472-RE, 73 Hout Bay Main Road, Hout Bay, S38(1) – NID

Case No: 28583CSI0517 <https://www.sahris.org.za/node/398610>

Ms Sofia Briel introduced the item on behalf of Chiara Singh.

DISCUSSION

- Outstanding information received 17 June.
- Trigger: S38(1)(c) Any development or activity that will change the character of a site -, (i) exceeding 5 000m² in extent.
- Proposed development: The rezoning of a portion of Erf 1472-RE Hout Bay from Rural Zone to Community Zone 2 to allow for a boarding house facility consisting of three blocks of student accommodation which would accommodate 34 student housing units, flanked by a communal hall, ancillary facilities, refuse room, a parking area and a security entrance building.
- The property is inside the Hout Bay Valley Proposed HPOZ and along the declared Hout Bay Scenic Route.
- Current zoning/land-use: Rural / Residential
- Built environment: The structures on the property are older than 60 years according to the historic satellite imagery and the applicant. The structures are not graded and would be subject to a Section 34 total demolition application.
- Visual impacts: The surrounding land use is residential in nature. The proposed accommodation blocks will be two storeys in height according to the SDP. No impact to heritage resources.
- Archaeology: There are no identifiable archaeological resources. Due to historic farming, any archaeological resources found would be ex situ.
- Palaeontology: Palaeo sensitivity on the SAHRIS palaeo map is unknown. John Pether provided a palaeontological statement in which he indicates that the palaeo sensitivity of the site would be moderate due to its alluvial nature. Pether noted that fossil bones are expected to be rare due to the small river catchment, acidic groundwater conditions that hinder preservation, and extensive disturbance from historic farming activities. Any fossils that may occur are likely to be relatively recent Holocene-age remains of common animal species and are unlikely to be of significant scientific importance.
- The Committee discussed that the proposed structures are set back from Hout Bay Main Road. The landscape plan shows a decent number of trees and vegetation being retained / introduced to the street boundary which would mitigate any visual impact to Hout Bay main road or the proposed HPOZ. Density and height are moderate.

DECISION

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

CSI

13.13 Erf 1505, 28 Burg Street, Wellington, S34 – Additions & Alterations

Case No: 28620CSI0519 <https://www.sahris.org.za/node/398770>

Ms Sofia Briel introduced the item on behalf of Chiara Singh.

Nicolene Visser (DHF) was present and took part in the discussion.

DISCUSSION

- Outstanding information received 12 June.
- Work applied for has started.
- Graded IIIC.
- Inside HPO.
- Proposed work is for a covered stoep area and internal alterations. According to the annotated plan submitted, only some internal work has been completed.
- DHAC provided comment and support the application on condition that the veranda gables are removed, and the gable windows are reduced in height.
- WHF provided comment and supported the application with the following recommendations: that the roof structure is kept, but that the window sizes are amended to the size of windows on the south-west elevation; to look at a more suitable door for the loft door as it is visible from the street; while full glazing panels on south-east elevation is suitable as it is not visible from streetscape.

- DHF provided comment and support the application.
- Paarl 300 provided comment and support the application with the following comments:
 - All external alterations should be sensitively handled so that they remain in keeping with the existing historic streetscape in terms of scale, proportion and detail.
 - Replacement elements should, as far as possible, match the original material, profile and finish.
 - New work should remain subordinate to the historic building and not dominate the heritage character.
 - No work to the external portion should proceed without final approval from all relevant authorities.
- The applicant has confirmed via email that the plan has been revised in line with the comments received from the Drakenstein Municipality and WHF.

DECISION

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

CSI

13.14 Erf 2956, 13 Verbena Way, Pinelands, S34 – Additions & Alterations

Case No: 28317CSI0425 <https://sahris.org.za/node/396516>

Ms Sofia Briel introduced the item on behalf of Chiara Singh.

DISCUSSION

- Outstanding information received 15 June.
- Work applied for has not started.
- Not Graded.
- Outside HPO.
- Proposed work is for an extension to the existing dwelling to create additional living space including new garage, car port, kitchen, lounge, study, and bathroom.
- CoCT provided comment and support the application.

DECISION

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

CSI

13.15 Erven 3779-RE & 3774, Multiple Roads, Langa, S38(1) – NID

Case No: 28546CSI0514 <https://www.sahris.org.za/node/398423>

Ms Sofia Briel introduced the item on behalf of Chiara Singh.

DISCUSSION

- Outstanding information received 11 June.
- 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.
- Proposed development: Trenching, directional drilling across public roads and installation of 11 kV cable. Trenching will be 1m deep and 1 m wide.
- The proposal falls partially within the Langa Proposed Heritage Core.
- The graded resources include the Langa Hostels and Washington Avenue Cultural Landscape (King Langalibalele Drive) which marks the route of the anti-pass marches during Apartheid.
- Current zoning/land-use: Transport
- Built environment: The work in the road reserves will not impact any structures of heritage value.
- Archaeology: No impacts expected as the work is contained within road reserves.
- Palaeontology: Palaeo sensitivity on the SAHRIS palaeo map is low.
- The Committee discussed that the proposal will not visually or materially impact the significance of the local heritage resources.

DECISION

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

CSI

14. NEW MATTERS

14.1 Erf 1083, 14 Gumtree Road, Bergvliet, S34 – Additions & Alterations

Case No: 28821CN0603 <https://www.sahris.org.za/node/402420>

OUTSTANDING INFORMATION:

Streetscape photos and CoCT comments required

CN

14.2 Erf 11610-RE, 11 Dublin Street, Woodstock, Cape Town, S34 – Minor Works

Case No: 28794CN0601 <https://www.sahris.org.za/node/400924>

Ms Corne Alexander introduced the item.

Dr. Andre van Graan (architect & applicant) was present and took part in the discussion.

DISCUSSION

- Grading: IIIA
- HPO: Inside
- Status of Work: Not started
- Previous Applications: None
- Proposal: For maintenance, repair and conservation works to the Grade IIIA St. Agnes Catholic Church complex, including the church, presbytery, church hall and boundary walls. The works comprise the replacement and repair of deteriorated roofing and flashings, repointing and repair of historic stonework using appropriate lime-based materials, repair and repainting of timber windows and plasterwork, treatment of damp and water ingress issues, repair of stained-glass window surrounds, restoration of damaged marble flooring and timber elements, upgrades to services and safety-related infrastructure, and repairs to deteriorated boundary walls and gates. All works are proposed on a like-for-like basis to address deterioration and ensure the long-term conservation of the historic fabric and heritage significance of the complex.

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

CN

14.3 Erf 1475, 48 Noordwal Oos Street, Stellenbosch, S34 – Minor Works

Case No: 28803CN0602 <https://www.sahris.org.za/node/401401>

Ms Corne Alexander introduced the item.

OUTSTANDING INFORMATION:

Motivation and Streetscape photos required

CN

14.4 Erf 2125, 10 Third Avenue, Paarl, S34 – Additions & Alterations

Case No: 28790CN0601 <https://www.sahris.org.za/node/400911>

Ms Corne Alexander introduced the item.

DISCUSSION

- Grading: Not graded
- HPO: Outside
- Status of Work: Not started
- Previous Applications: None
- Proposal: For internal reconfiguration of spaces, alterations to existing door and window openings, a new covered braai patio and timber deck and a new masonry staircase and landing.
- Consultation:
 - DHAC no objection
 - DHF has no objection
 - Paarl 300 supports
- The Committee discussed the need to validate the audit report submitted in lieu of proof of payment. This is to happen offline.

DECISION

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

CN

- 14.5 Erf 2468, 7 Glaudina Crescent, Parow, S34 – Additions & Alterations**
Case No: 28797CN0601 <https://www.sahris.org.za/node/400931>

OUTSTANDING INFORMATION:

Municipality comments required

CN

- 14.6 Erf 2524, 27 Marsh Street, Mossel Bay, S34 – Minor Works**
Case No: 28822CN0603 <https://www.sahris.org.za/node/402422>

OUTSTANDING INFORMATION:

Internal and streetscape photos required

CN

- 14.7 Erf 31782, 158 Fukutha Road, Khayelitsha, S38(1) – NID**
Case No: 28937CN0612 <https://www.sahris.org.za/node/404660>

OUTSTANDING INFORMATION:

Company Resolution and Title Deed required

CN

- 14.8 Erf 57091, 34 Washington Road, Claremont, S34 – Additions & Alterations**
Case No: 28816CN0602 <https://www.sahris.org.za/node/402404>
Ms Corne Alexander introduced the item.

DISCUSSION

- Grading: Not graded
- HPO: Outside
- Status of Work: Not started
- Previous Applications: HWC25110506CN1110 - Approved, extensive alts and add and the addition of a 1st floor.
- Proposal: The addition of a new en-suite bathroom and external poolside WC, minor reconfiguration of internal spaces and demolition of portions of internal walls.
- Consultation: CoCT graded NCW and supports the application

DECISION

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

CN

- 14.9 Farm 190 Portion 21-RE, Klip Rivier, via the R60, Swellendam, S34 – Additions & Alterations**
Case No: 28806CN0602 <https://www.sahris.org.za/node/401816>

OUTSTANDING INFORMATION:

SG diagram & response to objections required

CN

- 14.10 Erf 50690, 3A Malines Avenue, Claremont, S34 – Additions & Alterations**
Case No: 28815EJV0602 <https://www.sahris.org.za/node/402396>
Emily Jane Vowles introduced the item.

DISCUSSION

- Graded IIIB
- Outside HPO
- Work has not started
- The proposal is to add extensions to the outbuildings, and a new vehicle gate.
- The GLCA have no objection and the City of Cape Town support

DECISION

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

EJV

- 14.11 Erf 735, Town Public Library, Memorial Square, Knysna, S27 – Minor Works**
Case No: 28802EJV0602 <https://www.sahris.org.za/node/401400>
Emily Jane Vowles introduced the item.

DISCUSSION

- Graded II
- Outside HPO
- Work has not started
- The proposal is to install a 1,2m high wrought iron trellis fence at the Town Public Library extending the existing boundary fencing.
- The proposed fencing constitutes a minor intervention intended to improve security and protect the heritage resource from unauthorised access and potential vandalism. The design of the fence is visually permeable and deliberately understated so as not to obscure views of the historic structure or alter the established relationship between the site and the surrounding streetscape. The intervention does not involve the alteration, removal, or disturbance of historic fabric of the heritage resource and will not negatively impact the cultural significance, architectural integrity, or heritage setting of the heritage site. Excavations will be limited to the concrete footings for the walls and columns and will be carried out manually to ensure minimal physical impact on the site.
- The Knysna Historical Society approve and the Simon van der Stel Foundation support

DECISION

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

EJV

- 14.12 Erf 1789, 3 St Martins Road, Three Anchor Bay, S34 – Additions & Alterations**

OUTSTANDING INFORMATION:

Comments; additional streetscapes required

EJV

14.13 Erf 1771, 30 Daneel Street, Stanford, S31 – Additions & Alterations

Case No: 28826EJV0603 <https://www.sahris.org.za/node/402427>

Emily Jane Vowles introduced the item.

DISCUSSION

- Not Graded
- Inside the HPO and Stanford Conservation Area
- Work has not started
- The proposal is for internal and external upgrades to the OK Minimark and service station and the provision of parking
- OHAC generally support, and state that given the site's prominent location at the entrance to the historic Stanford Village, it is encouraged that the signage be treated with particular sensitivity to the heritage context and village character. The SHC note that the structure has no heritage significance but marks an important entrance into the Stanford Heritage Area. They state the following: The removal of the bulge from the upper wall on both street facades will present a significant improvement. The provision of a cantilevered roof above the pedestrian walkway will modulate the large height of the walls on both street facades. This should preferably be quite high on the façade, and sloped rather than flat, to insert modulating presence to both facades. It need not continue down the whole length of the façade on Queen Victoria Street, but could stop where the parking bays start. The roof should be of equal width and length on each side of the splayed entrance. Fibre cement roofing is not permitted; Victorian profile corrugated iron sheeting is advised. The splayed corner entrance will be an improvement. However, in line with the comment on the cantilever roof, which follows the splayed corner, the proposed single pillar could be replaced by pillars either side of the entrance door, at the corners of the splayed roof above. Consideration needs to be given to demarcating the walkways under the cantilever roofs, for example, with contrasting paving or bollards. Some form of modulation should be added to the walls below the cantilevers to relieve the appearance of vast blank walls on either street facade. The provision and configuration of the parking is unfortunate, but we do understand the constraints. The requirements of the Heritage Protection Overlay Zone regulations must be adhered to. The SHC conclude that they look forward to seeing further development on this concept.
- In response to the SHC comment, the plans have been revised on all counts apart from the last which is non-specific.
- All parties were invited to HOMs today

DECISION

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

EJV

14.14 Erf 46780, 13 Ednam Road, Rondebosch, S34 – Additions & Alterations

Case No: 28878EJV0608 <https://www.sahris.org.za/node/402848>

Emily Jane Vowles introduced the item.

DISCUSSION

- Graded IIIC
- Outside HPO
- Work has not started
- The proposal is for a kitchen extension, timber deck, minor additional internal alterations, and new boundary wall

- CoCT support

DECISION

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

EJV

14.15 Erf 176885, 14 Midwood Avenue, Claremont, S34 – Additions & Alterations

Case No: 28892EJV0609 <https://www.sahris.org.za/node/403468>

OUTSTANDING INFORMATION:

Outstanding R4000 required

EJV

14.16 Erf 514, 52 High Level Road, Green Point, S34 – Additions & Alterations

Case No: 28890EJV0609 <https://www.sahris.org.za/node/402957>

OUTSTANDING INFORMATION:

Consultation comments required

EJV

14.17 Erf 12438, 48B High Street, Mossel Bay, S34 – Additions & Alterations

Case No: 28886EJV0608 <https://www.sahris.org.za/node/402927>

Emily Jane Vowles introduced the item.

Carina Wiggill and Gloudi Botha (Heritage Mossel Bay) were present and took part in the discussion.

DISCUSSION

- Graded IIIB
- Outside HPO
- Work has not started
- The proposal is for an extension and first floor addition with additional bedrooms, bathrooms, living and laundry room
- Heritage Mossel Bay support

DECISION

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

EJV

14.18 Farm 1065 Portion 2-RE, Welgemoed, Cape Farms, S38(8) – NID

Case No: 28897EJV0609 <https://www.sahris.org.za/node/403948>

Emily Jane Vowles introduced the item.

DISCUSSION

- Not Graded
- Outside HPO but alongside the Old Mamre Road Cultural Landscape
- Work has not started
- Triggers s38(1)(c)(i) and NEMA.
- The proposal is to introduce farm workers dwellings, a main dwelling, access roads, and storage units on the otherwise vacant site. The site falls within the Cape Farm agricultural area and the structures are in-keeping with the surrounding land uses in terms of typology and scale. They pose no threat to the Old Mamre Road Cultural Landscape. The site falls immediately adjacent to the Atlantis Exemption Area and Koeberg Farms Cultural Landscape. The SAHRIS Palaeo Map indicates low sensitivity.
- Consultant recommends no further studies

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.

EJV

14.19 Erven 12915-RE etc., Peter Barlow Drive and Labiance Street, Bellville, S38(1) – NID

Case No: 28918EJV0611 <https://www.sahris.org.za/node/404509>

Emily Jane Vowles introduced the item.

DISCUSSION

- Not Graded
- Outside HPO
- Work has not started
- Triggers s38(1)(a).
- The proposal is for the trenching, directional drilling, and installation of a medium voltage cable across public roads in Bellville. Historical aerial imagery indicates that the affected properties were primarily agricultural until the early 1950s when the Labiance area began to urbanise. Based on decades of disturbance, there should be no impact to in situ heritage resources. The SAHRIS Palaeo-Map indicates low and moderate sensitivity; however, the 1m by 1m trenches are unlikely to impact palaeontological heritage resources.
- Consultant recommends no further studies

DECISION

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

EJV

14.20 Erf 710-RE, 3 Leicester Grove, Green Point, S34 – Deviation

Case No: 28832EJV0603 <https://www.sahris.org.za/node/402450>

OUTSTANDING INFORMATION:

R4000 payment; streetscapes; municipality comment and conservation body comment potentially required

EJV

14.21 Erf 44434, 19 Loch Road, Rondebosch, S34 – Additions & Alterations

Case No: 28835EJV0603 <https://www.sahris.org.za/node/402459>

OUTSTANDING INFORMATION:

All photographs required

EJV

14.22 Erf 41603 (formerly Erven 44489, 44490, 44491, 44496, & 4501), Zanddrift Lifestyle Estate Main Village, Wemmershoek Road, Paarl, S34 – Total demolition

Case No: 28805RB0602 <https://www.sahris.org.za/node/401815>

OUTSTANDING INFORMATION:

Cadastral clarity required.

RB

14.23 Remainder of Farm De Wets Bley No 192, Off DR 1722, Prince Albert, S38(8) – NID

Case No: 28915RB0611 <https://www.sahris.org.za/node/404398>

Mr Ruan Brand introduced the item.

DISCUSSION

- S38(8) with DEA&DP as the authorizing authority.
- S38(1)(c) triggered.
- The site falls within the Serial Cape Floral Region Protected Areas World Heritage Site and along DR 1722 (Swartberg Pass) which is a PHS.
- Proposal is for the establishment and operation of a strategic borrow pit which will provide a source of re-gravelling material for the required maintenance activities on gravel roads in the immediate vicinity of the borrow pit.
- The operational footprint is about 9000sqm.
- The intended use of the gravel is for maintenance of the nearby Gamkaskloof Pass PHS and the Swartberg Pass PHS.
- The nearby farms have had mining activities previously - specifically another borrow pit slightly further away from the road reserve than this one. One can see the rehabbed footprint of that one on aerial images.
- There are no known nearby structures.
- Palaeo is blue/low.
- No known archaeology directly associated with this section of the PHS but this area has seen many artefacts from as early as the ESA, to more recent historical associated uses of the pass.
- Visually, there might be some impact to the experiential nature of driving the PHS, but this is in the only viable section and this impact is offset by the long term benefits and the fact that it is only a very small section of the PHS.
- Applicant, an EAP, recommends NFS.

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.

RB

14.24 Portion 29 of Farm No 794, off Van Riebeeck Road, Somerset West, S38(1) – NID

Case No: 28923RB0611 <https://www.sahris.org.za/node/404527>

Mr Ruan Brand introduced the item.

DISCUSSION

- S38(1)(a)(i) and (d) triggered.
- Not graded and outside of any HPO.
- The proposal entails the development of a casino with conference facilities, restaurants and shops, as well as an 88-room hotel, with restaurant and shop on the northern portion of the property, on the opposite side of the N2 from the Somerset Mall.
- The applicant provided a basic historical overview of the development of the property and its various owners/subdivision but did not identify any heritage worthy of consideration, and recommended NFS.
- Palaeo for the site is blue/low.
- Archaeologically, the site was farmland in 1960s aerial imagery, so likely disturbed/out of context.
- Visually, this sits next to the N2 in a part of Somerset West that is characterized by urban commercial development (e.g., Somerset Mall in 1992 and the Mall Motor City).
- The Committee discussed that the N2 scenic route ends where it intersects with the R44 and so it doesn't run past the site, and there are no other identified heritage resources in close enough proximity to be impacted visually. The proposal is consistent with the massing and scale of the existing developments to the south-west and buffered by Old Main Road and reserve to the north-east. In terms of the MSDf the site is within the urban edge, within an incremental growth and consolidation area, just outside of a development corridor and just outside the Somerset West CBD Metropolitan Node. It is therefore an appropriate location for the kind of development proposed.

DECISION

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

RB

- 14.25 Portion 7 of Farm Palmiet Drift No 80, George, S38(1) – NID**
Case No: 28891RB0609 <https://www.sahris.org.za/node/403260>

OUTSTANDING INFORMATION:

Contextual photographs required.

RB

- 14.26 Erf 906, 25 Church Street, George, S34 – Additions & Alterations**
Case No: 28801RB0602 <https://www.sahris.org.za/node/400941>
Mr Ruan Brand introduced the item.

DISCUSSION

- Not graded.
- Outside of any HPO although the Heritage Statement notes that it contributes positively to the streetscape.
- Work has not started.
- Proposal is for Enlarging existing kitchen (rear), BICs, new doors to each of the street-facing bedrooms to access en-suite bathrooms, new L-shaped pergola linking the rear of the main building with a new covered braai room.
- The following NHRA non-triggering work is also proposed: A loose-standing two-storeyed building incorporating a double garage/ laundry/ ablution facility at ground floor level and studio at first floor level to the rear of the property, new swimming pool (not physically connected to main building) and existing modern outbuilding is proposed to be demolished.
- George Municipality, GHT, and SVDS did not respond to request for comment within 30 days.

DECISION

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

RB

- 14.27 Erf 80357, 9 Princess Road, Bergvliet, S34 – Additions & Alterations**
Case No: 28804RB0602 <https://www.sahris.org.za/node/401402>

OUTSTANDING INFORMATION:

Title deed/correct proof of ownership/delegation required.

RB

- 14.28 Erf 251999, 61 Main Street, Languedoc, S34 – Additions & Alterations**
Case No: 28817RB0602 <https://www.sahris.org.za/node/402407>

OUTSTANDING INFORMATION

POA signed by all owners as listed on the title deed required.

RB

- 14.29 Erf 1042, 43 St John's Road, Sea Point, S34 – Additions & Alterations**
Case No: 28811RB0602 <https://www.sahris.org.za/node/402059>

OUTSTANDING INFORMATION:

Streetscape photographs required.

RB

- 14.30 Erf 367, 275 Beach Road, Unit 105 Pleasant Ways, Sea Point, S34 – Minor Works**
Case No: 28828RB0603 <https://www.sahris.org.za/node/402442>

OUTSTANDING INFORMATION:

SG Diagram, internal photographs, and confirmation regarding a fenestration schedule required.

RB

- 14.31 Erf 46239, 13 Mount Road, Rondebosch, S34 – Additions & Alterations**
Case No: 28836RB0603 <https://www.sahris.org.za/node/402460>

OUTSTANDING INFORMATION:

Plans properly coloured up where changes are proposed (as well as ownership clarity due to ongoing transfer) is required.

RB

- 14.32 Erf 1201, 6 Linaria Road, Hermanus, S34 – Total Demolition**
Case No: 28885SVB0610 <https://www.sahris.org.za/node/402880>

OUTSTANDING INFORMATION

Demolition plan, external photographs and streetscape photographs required.

SVB

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

OUTSTANDING INFORMATION

Company resolution, external and streetscape photographs and local municipality comments required.

SVB

- 14.34 Erf 174253, 53 Sussex Road, Wynberg, S34 – Additions & Alterations**
Case No: 28825SVB0615 <https://www.sahris.org.za/node/402425>

OUTSTANDING INFORMATION

Power of attorney and registered conservation body comment required.

SVB

- 14.35 Erf 285-RE, Section 2 El Nido, 45 Firmount Road, Sea Point, S34 – Additions & Alterations**
Case No: 28831SVB0608 <https://www.sahris.org.za/node/402449>

OUTSTANDING INFORMATION

Local municipality and registered conservation body comments required.

SVB

- 14.36 Erf 978, 7 Roseberry Avenue, Oranjezicht, S34 – Total Demolition**
Case No: 28824SVB0608 <https://www.sahris.org.za/node/402424>

OUTSTANDING INFORMATION

Demolition plan, local municipality and registered conservation body comments required.

SVB

- 14.37 Erven 94635 & 94634-RE, 4 & 4A Eaton Road, Gardens, S34 – Alterations**
Case No: 28884SVB0615 <https://www.sahris.org.za/node/402875>

OUTSTANDING INFORMATION

Confirmation of status of work and local municipality comment required.

SVB

- 14.38 Erf 2836, 8 Montrose Avenue, Oranjezicht, S34 – Additions, Alterations & Partial Demolition
Case No: 28829SVB0608 <https://www.sahris.org.za/node/402447>

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

15. Other Matters

15.1. None

16. Adoption of Resolutions and Decisions:

RB moves to adopt and SVB seconds the adoption of resolutions and decisions of the meeting of 22 June 2026.

17. **Closure:** The chairperson, Emily Jane Vowles, officially closed the meeting at 12:11pm.

18. **Date of next meeting:** 29 June 2026

MINUTES APPROVED AND SIGNED BY:

Emily-Jane
Vowles

CHAIR:

Digitally signed by Emily-Jane
Vowles

Date: 2026.07.17 14:29:23
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Nosiphiwo W
Tafeni (24458350)

SECRETARY:

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W Tafeni (24458350)

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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

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

CoCT – City of Cape Town
CTHT – Cape Town Heritage Trust
CRM - Cultural Resources Management
DRHCA - De Rust Heritage Conservation Association
Docomomo South Africa
DHS -Durbanville Heritage Society
EHM – Environmental Heritage Management department
FoBCA- Friends of Blaauwberg Conservation Area
FE - Friends of Elim
GLCA- Greater Lynfræe 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
CTHF - Cape Town Heritage Foundation
CRRA - Constantia Ratepayers & Residents Associations
CMP – Conservation Management Plan
DWCA - De Waterkant Civic Association
DHF - Drakenstein of Heritage Foundation
EMPr - Environmental Management Program
FHRA -Franschhoek Heritage and Ratepayer Association
FoCVGB - Friends of Constantia Valley Green Belts
GBRM - Great Brak River Museum
GVHAG- Greater Vredehoek Heritage Action Group
GCS - Greyton Conservation Society
HRF - Helderberg Renaissance Foundation
HOMs - Heritage Officers Meeting
HPO – Heritage protects overlay.

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

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