

**Approved Minutes of the Meeting of Heritage Western Cape  
Built Environment and Landscape Permit Committee (BELCom)  
Commenced at 08:30 and held on Friday, 6 December 2024 via MS Teams**

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**1. Opening and Welcome**

The Chair, Ms Heidi Boise, officially opened the meeting at 08:30 and welcomed everyone present.

**2. Attendance**

**Committee Members:**

Ms Heidi Boise (HB) (Chair)  
Ms Hélène van der Merwe (HvdM)  
Mr Sipiwo Mavumengwana (SM)  
Mr Graham Jacobs (GJ)

**Members of Staff:**

Ms Waseefa Dhansay (WD)  
Ms Stephanie Barnardt (SB)  
Ms Nosiphiwo Tafeni (NT)  
Ms Penelope Meyer (PM)  
Ms Emily-Jane Vowles (EJV)  
Ms Chiara Singh (CSi)  
Mr Ruan Brand (RB)  
Ms Chané Herman (CH)  
Ms Corné Nortje (CN)  
Ms Sneha Jhupsee (SJ)  
Mr Austin Vhukeya (AV)  
Ms Sofia Vy Menell Briel (SVMB)

**Visitors:**

Mr Annemie Vermeulen  
Mr Henry Aikman  
Mr Richard Perfect  
Mr Clive Theunissen  
Mr Richard Summers  
Dr Andre van Graan  
Mr Johan Van Huyssteen  
Mr Bahram Manichoori  
Mr Nazeema Obaray  
Mr Graham Sonnenberg  
Ms Erica de Greeff  
Mr Michael Morris  
Mr Stuart Burnett  
Mr Tom van Hove  
Mr John Wilson-Harris  
Mr Stephen Forster  
Mr Clive Theunissen  
Ms Theresa Gordon

Mr Wayne Coetzer  
Ms Mabeth  
Ms Sarah Winter  
Ms Jenny Calder  
Mr David Krug  
Mr Hammond Dendere  
Mr Chris Snelling  
Ms Mathithia Maloba  
Mr Joné Krös  
Mr Bruce Wilson  
Ms Elize Mendelsohn  
Mr Ashley Lillie  
Ms Claire Abrahamse  
Ms Theresa Gordon  
Ms Annemie Vermeulen  
Mr Stefe Giliomee  
Mr Graham Sonnenberg  
Mr Itayi

**Apologies**

Mr Shawn Johnston (SJ)

**Absent**  
None

**4. Approval of Agenda**

**4.1 Dated 6 December 2024.**

The Committee approved the agenda dated 6 December 2024.

**5. Approval of Minutes of Previous Meetings**

**5.1 BELCom Minutes dated 23 October 2024**

The Committee reviewed the minutes dated 23 October 2024 and resolved to approve them with minor amendments.

**6. Disclosure of conflict of interest:**

- GJ: items 8.6, 12.5 and 13.6

**7. Confidential Matters**

None

**8. Administrative Matters**

**8.1 Outcome of the Appeals and Tribunal Committees**

PM reported back on the following Appeals matters:

- Erf 56345, 17 Feldhausen Avenue, Claremont
- Erf 16443, 55 Fenton Road, Salt River
- Farm 950-Re, Vrede en Lust Farm, Simondium
- Erf 52671, 20 Stanley Road, Claremont
- Erf 2806, 16 Church Street, Tulbagh
- Farm 610, 612 near Riebeek-Kasteel
- Proposed Total Demolition on Erf 922, 34 Durbanville Avenue, Durbanville

**8.2 Report on Stop Works Orders and Charges:**

Nothing to report.

**8.3 Formal Protection of Buildings refused for Demolition**

Nothing to report.

**8.4 Compulsory Repair Orders follow up**

For noting.

**8.5 Erf 6314 (Portion of Erf 2751), Ou Landbousaal, 1 Noordwal-Wes Road, Stellenbosch  
HM/STELLENBOSCH/ERF 6314 (PTN OF ERF 2751)**

**Case No:** HWC24061201SJ0612

Removed from the agenda at request of applicant.

**SJ**

**8.6 Casa Maris Estate CMP**

**Case No:** X111019JB17

Ms Stephanie Barnardt introduced the case.

**COMMENT**

It was noted that BELCom members HB, HvdM and SM are to be co-opted to attend the next IACom meeting scheduled for the 22<sup>nd</sup> of January 2025 pending approval from the CEO.

**SB**

**8.7 Erf 334, 21 Victoria Road, Bantry Bay**

Ms Penelope Meyer introduced the case.

**RECORD OF DECISION:**

The Committee endorses the drawing set Revision Set 07, drawing numbers 202307 SDP 000; 001; 002; 003; 004; 005; 006; 007; 008; 009; 010A; 010B; 010C; 011; 012; 013, dated 24 June 2024, prepared by Robert Silke & Partners.

**PM**

**9. Standing Items**

**9.1 Report back on Close-Out Reports**

**9.1.1 Erf 177506, Stonehenge, 36 Main Road, St James: MA  
HM / CAPE TOWN METROPOLITAN / ST JAMES / ERF 177506**

**Case No:** 18120514HB0306E

Ms Sneha Jhupsee introduced the case.

Mr Graham Jacobs was present and took part in the discussions.

**RECORD OF DECISION:**

The Committee endorses the closeout report titled, "*Heritage Close Out Report: Stonehenge*", dated October 2024, prepared by Arcon Conservation Architects & Spatial Heritage Consultants.

**SJ**

**9.1.2 8 Cheviot Place, Green Point: MA  
HM / CAPE TOWN METROPOLITAN / GREEN POINT / ERF 754**

**Case No:** 19102335SB1106E

Ms Stephanie Barnardt introduced the case.

Mr Chris Snelling was present and took part in the discussions.

**RECORD OF DECISION:**

The Committee endorses the bi-monthly reports 3 and 4 dated 21 October and 5 November 2024 prepared by Chris Snelling and Alan Walt Architects.

**SB**

**9.2 Report back on HWC Council Meetings**

HB reported back.

Items include:

- Mr Dennis Belter has resigned as BELCOM Chair and member and resigned from HWC Council.
- Tribunal – a bigger pool of experts is required to assist Tribunal in reaching informed decisions.
- HWC Response to Notice of Intent to Develop applications (NIDs) to pay attention to the identification of heritage resources (with reference to the 34 Durbanville Avenue case).
- Not Conservation Worthy cases are clogging HWC agendas.
- City heritage resources inventory as per City Map viewer
- BELCom to gather issues for the next Council Agenda, previous BELCom Chair reports to be circulated in order to prepare comment going forward.

**9.3 Discussion of agenda**  
Noted

**9.4 Proposed Site Inspections**

- Proposed Additions and Alterations on Erf 168487, 124 Waterkant Street, De Waterkant. Date of the site inspection 20<sup>th</sup> of January 2025 @ 12:30pm
- Proposed Total Demolition on Erven 340, 341-RE, 10 & 12 Braemar Road, Green Point. 20<sup>th</sup> of January 2025 @13:15pm
- Proposed Total Demolition on Erf 158504, 2 Lyle Road, Rosebank. 20<sup>th</sup> of January 2025 @11:45am
- Proposed Additions and Alterations on Erf 1397, 19 Van Riebeeck Street, Stellenbosch. 20<sup>th</sup> of January 2025 @10am

**9.5 Site Inspections Undertaken**

- Proposed Total Demolition on Erf 1061 RE, 12 Main Road, Hout Bay
- Farm 744-Re, Marquee, Vergelegen Estate, Lourensford Road, Somerset West

**10. Appointments**  
None

**MATTERS DISCUSSED**

**11 PROVINCIAL HERITAGE SITES: SECTION 27 PERMIT APPLICATIONS**

**11.1 Unauthorised Addition on Farm 744-Re, Marquee, Vergelegen Estate, Lourensford Road, Somerset West: MA  
HM / CAPE TOWN METROPOLITAN / SOMERSET WEST / FARM 744-RE**

**Case No:** HWC24092613SJ0927

Ms Sneha Jhupsee introduced the case.

The Committee reported back on the site inspection that was undertaken on 5 November 2024.

Ms Sarah Winter (heritage consultant), Mr Richard Summers (Vergelegen Heritage Oversight Committee) and Mr Wayne Coetzer (MD of Vergelegen Estate) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The Vergelegen Management Plan allows for temporary structures to be in place for 8 weeks.
- The proposed 3-year time span is contrary to this stipulation and therefore there is no mechanism for HWC to be able to endorse or approve the application.
- Mr Summers noted that the management plan is being reviewed to allow, for example, temporary 'pop-up' vendors to be in place for a whole summer season in support of a more sustainable business plan, and to put in place more flexibility in terms of larger projects.
- HWC would like to see an exploration of alternative locations for the marquee.

**HELD OVER:**

That the matter be held over to 27<sup>th</sup> of January 2025 to allow the parties to consider the amendment of the CMP to permit temporary structures to be erected for up to six months and the conditions under which this may occur.

**SJ**

**11.2 Proposed Additions and Alterations on Erf 4849, 82 Ryneveld Street (Section 2), Stellenbosch:  
MA  
HM / CAPE WINELANDS / STELLENBOSCH / ERF 4849**

**Case No:** HWC24081920CN0819

Ms Corne Nortje introduced the case.

Mr Richard Perfect (architect) and Mr Henry Aikman (heritage consultant) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The revised drawings were circulated to I&APs but no responses were received.

**RECORD OF DECISION:**

The Committee resolved to approve the revised proposal as per drawings no House Brody – 82 Ryneveld St. – Revision B, Pages 1 to 5 dated 15 October 2024, prepared by Richard Perfect + Hailey Tippet Architects as having met previous requirements.

CN

**11.3 Proposed Additions and Alterations on Farm 34, Elsenburg, Muldersvlei Road, Stellenbosch:  
NM  
HM/ CAPE WINELANDS/ STELLENBOSCH/ FARM 34**

**Case No:** HWC24100901CH1011

Ms Chane Herman introduced the case.

Dr Andre van Graan (heritage consultant) and Mr Johan van Huysteen (manager – Department of Infrastructure) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The 'new cellar' is proposed for conversion into hostel accommodation.
- Stellenbosch Municipality and Stellenbosch Interest Group did not support aspects of the proposed alterations.
- The revised proposal addressed the concerns, including omission of proposed openings in the north façade and that the existing door in the end wall would remain in its current central position.
- Alignment of new interior partitions to take cognisance of the historic beams overhead.

**RECORD OF DECISION:**

The Committee resolved to approve the proposal subject to the following:

1. Interventions to be reversible to minimise impacts on historic fabric.
2. Details at the interface between old and new to be provided.
3. That lime plasters, mortars and renders be used for all masonry interventions.

4. That the interior door openings to be bricked up have recessed infill panels.
5. That the new temporary partitions avoid the ceiling rafters.

CH

#### **11.4 Proposed Additions and Alteration on Erf 501, 8 Long Street, McGregor: NM HM/CAPE WINELANDS/LANGEBERG/MCGREGOR/ERF 501**

**Case No:** HWC23100223KB0116

Ms Stephanie Barnardt introduced the case.

##### **DISCUSSION:**

Amongst other things, the following was discussed:

- The subject building forms part of a 1976 state sponsored housing project that was the first to be built in character to fit into the heritage context of McGregor.
- The grouping has been assessed as a Grade IIIB heritage resource.
- The PHS includes all the houses which form a distinct streetscape. Although various alterations and additions have taken place, this context still broadly retains its character, form and scale.
- The proposed double storey residence is not in keeping with the street context and character of the grouping.
- The McGregor Heritage Society and McGregor Aesthetics Committee do not support the application.

##### **FURTHER REQUIREMENTS:**

1. The Committee requires revised proposals informed by heritage indicators addressing, amongst others, overall scale, form, massing, orientation and the relationship with the existing streetscape.
2. These are to be prepared by a suitably qualified architect with heritage expertise.
3. The revised proposal is to include all elevations, sections, plans and a site plan.
4. The revised proposal and heritage indicators are to be distributed to I&AP's for the statutory 30 days consultation period prior to resubmission to HWC.

SB

## **12. STRUCTURES OLDER THAN 60 YEARS: SECTION 34 PERMIT FOR TOTAL DEMOLITION**

### **12.1 Proposed Total Demolition on Erf 1061 RE, 12 Main Road, Hout Bay: MA HM / CAPE TOWN METROPOLITAN / HOUT BAY / ERF 1061 RE**

**Case No:** HWC24091804EJV0818

Emily-Jane Vowles introduced the case.

The Committee reported back on the site inspection that was undertaken on 5 November 2024.

Mr David Krug (project manager), Mr Stephen Forster (architect) and Mr Nazeema Obaray were present and took part in the discussions.

#### **DISCUSSION:**

Amongst other things, the following was discussed:

- The early 20<sup>th</sup> c subject building has graded IIIB by the City and this is supported by members who attended the site inspection. The building is a good example retaining historical stylistic integrity.
- There is a second building on the site has been much altered is ungraded / Not Conservation Worthy.
- The IIIB building occupies a strategic position on the approach to Chapman's Peak Drive.
- The Hout Bay context is formed by an interplay of modestly scaled built environment and a striking natural environment framed by mountains, indigenous vegetation and the ocean.
- Given the highly visible location of the site, and its proximity to historic sites such as the Chapman's Peak Hotel and the entrance to the pass itself, a replacement building should not detract from this context.
- There are large mature milkwood trees on site which are protected by the National Forestries Act and may not be removed without permit from the Department of Environment, Forestry and Fisheries.

#### **RECORD OF DECISION:**

1. The Committee resolved not to approve the demolition of the old house (house with the green roof) as it has sufficient significance to warrant retention and be included on the provincial heritage register as a Grade IIIB heritage resource.
2. The adjacent night club building has insufficient significance to warrant retention.
3. The Committee requires amended development proposals that take 1. above into account before a permit for the night club building can be issued.
4. The revised proposal to be circulated to I&AP's for 30 days excluding the HWC closure period.

**EJV**



**12.2 Proposed Total Demolition on Erven 340, 341-RE, 10 & 12 Braemar Road, Green Point: NM  
HM / CAPE TOWN METROPOLITAN / GREEN POINT / ERVEN 340, 341-RE**

**Case No:** HWC24091804EJV0818

Ms Stephanie Barnardt introduced the case.

Mr Bruce Wilson and Ms Jone Kros (architects), Mr Stuart Burnett (Green Point Residents' and Ratepayers' Association) and Ms Elize Mendelsohn (City of Cape Town) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- A multi-storey building has been proposed within a proposed HPOZ.
- A question arose as to the intrinsic heritage qualities of the two early/mid-20<sup>th</sup> c houses that are up for demolition and respectively graded IIIC and NCW.
- An evaluation of the receiving context was recommended.

**HELD OVER:**

The Committee resolved to undertake a site inspection on Monday, 20 January 2025. This matter to be heard at the next BELCom meeting scheduled for 27 January 2025.

**SB**

**12.3 Proposed Total Demolition on Erf 158504, 2 Lyle Road, Rosebank: NM  
HM / CAPE TOWN METROPOLITAN / GREEN POINT / ERVEN 340, 341-RE**

**Case No:** HWC24092610CN0927

Ms Corné Nortje introduced the case.

Mr Bruce Wilson and Ms Jone Kros (architects) and Mr Henry Aikman (heritage consultant) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The subject building is graded IIIC, displays Arts & Crafts features and pairs with the neighbouring building which is graded IIIB.
- This area is a proposed HPOZ and in proximity to three declared HPOZ areas.
- Demolition has been previously supported in the immediate area.

**HELD OVER:**

The Committee resolved to undertake a site inspection on Monday, 20 January 2025. This matter to be heard at the next BELCom meeting scheduled for 27 January 2025.

**CN**

**12.4 Proposed Total Demolition on Erf 19, via R301, Bainskloof: MA  
HM / CAPE WINELANDS / DRAKENSTEIN / BAINSKLOOF / ERF 19**

**Case No:** HWC24031207CN0411

Ms Corne Nortje introduced the case.

Mr Stefe Giliomee (architect) and Mr Clive Theunissen (Drakenstein Municipality) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- A house and garage assessed as not conservation worthy is up for demolition to make way for a proposed new residence.
- Having viewed the design proposal, a simplified form is recommended for a better fit with the rustic qualities of the Bainskloof village context.
- Mr Theunissen noted that Drakenstein intends to declare the Bainskloof village as a Heritage Area with high significance.

**FURTHER REQUIREMENTS:**

1. The Committee requires revised proposals informed by heritage indicators addressing, amongst others, overall scale, form, massing, orientation and the relationship with the immediate natural context.
2. These are to be prepared by a suitably qualified architect with heritage expertise.
3. The revised proposal is to include all elevations, sections and floor plans.
4. The revised proposal and heritage indicators are to be distributed to I&AP's for 30 days consultation excluding the HWC closure period and prior to resubmission to HWC.

CN

**12.5 Proposed Total Demolition on Erf 510, 7 Cavalcade Road, Green Point: MA  
HM / CAPE TOWN METROPOLITAN / GREEN POINT / ERF 510**

**Case No:** HWC23101820CN1020

GJ recused himself and left the meeting.

Ms Corne Nortje introduced the case.

Mr Itayi (architect), Mr Graham Jacobs (heritage consultant), Mr Bahram Manichoori, Mr Graham Sonnenberg (neighbour), Ms Theresa Gordon (neighbour) and Ms Elize Mendelsohn (City of Cape Town) were present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The revised proposal presented here is different in a number of aspects from the previously submitted proposal.
- Concerns were raised regarding insufficient setbacks and excessive overall heights.

- Concerns were also raised regarding the proposed building being elevated on columns to provide a parking area beneath the building.
- Discrepancies were noted between various views; all drawings are to be consistent with each other.

#### **FURTHER REQUIREMENTS**

The Committee requires the submission of revised proposals taking into account the following:

1. The building should meet the ground at the front elevation.
2. All drawings and 3D renderings to be consistent with one another and have the correct dimensions as reflected in the updated Heritage report titled Supplementary Report Addressing BELCOM Further requirement by ARCON Conservation Architects & Spatial Heritage Consultants dated 30 November 2024.
3. The revised proposal to be circulated to all I&APs for 10 days consultation excluding HWC closure period and prior to submission to HWC.

CN

### **13 STRUCTURES OLDER THAN 60 YEARS: SECTION 34 PERMIT FOR PARTIAL DEMOLITION/ALTERATIONS**

#### **13.1 Proposed Additions and Alterations on Erf 3236, 154 Bree Street, Cape Town: MA HM / CAPE TOWN METROPOLITAN / CAPE TOWN CITY CENTRE / ERF 3236**

**Case No:** HWC24022305SB0319

Ms Sneha Jhupsee introduced the case.

Mr John Wilson-Harris (architect) and Ms Claire Abrahamse (heritage consultant) were present and took part in the discussions.

#### **DISCUSSION:**

Amongst other things, the following was discussed:

- Unauthorized work has taken place at this early 20<sup>th</sup> c building graded as Grade IIIA.
- The subject building forms part of a landmark grouping, and its typology is becoming rare in the CBD.
- Alterations in the 1980s caused a loss of historic fabric, however the street façade remains intact, retains authenticity and contributes to an important street context.

#### **RECORD OF DECISION:**

The Committee resolved to approve the proposal indicated on drawings numbered 2404 001 Rev B, dated 21 October 2024, prepared by Gabriel Fagan Architects, with the condition that monthly monitoring reports and a close out report within 30 days after practical completion are to be submitted to HWC.

SJ

**13.2 Proposed Additions and Alterations on Erf 168487, 124 Waterkant Street, De Waterkant: NM HM/ CAPE TOWN METROPOLITAN/ DE WATERKANT/ ERF 168487**

**Case No:** HWC24102411CH1125

Ms Chane Herman introduced the case.

**HELD OVER:**

The Committee resolved to undertake a site inspection on Monday, 20 January 2025. Matter to be heard at the next BELCom meeting scheduled for 27 January 2025.

CH

**13.3 Proposed Additions and Alterations on Erf 1397, 19 Van Riebeeck Street, Stellenbosch: NM HM/ CAPE WINELANDS/ STELLENBOSCH/ ERF 1397**

**Case No:** HWC24100916CH1011

Ms Chané Herman introduced the case.

**HELD OVER:**

The Committee resolved to undertake a site inspection on Monday, 20 January 2025. The matter to be heard at the next BELCom meeting scheduled for 27 January 2025.

CH

**13.4 Proposed Additions and Alteration on Erf 232, 134 Beach Road, Gordons Bay: MA HM/CAPE TOWN METROPOLITAN/GORDONS BAY/ERF 232**

**Case No:** HWC24022305SB0319

Ms Stephanie Barnardt introduced the case.

No parties were present for this case.

**DISCUSSION:**

Amongst other things, the following was discussed:

- Unauthorized alteration work has taken place at this graded Grade IIIB heritage resource.

**FURTHER REQUIREMENTS:**

1. The applicant has once again not attended the meeting which the Committee regards in serious light.
2. The Committee requires the outstanding information to be submitted by the 17<sup>th</sup> of January 2025, and the applicant attend that meeting failing which the Committee will have no other option but to refuse the application.

SB

**13.5 Proposed Additions and Alterations on Portions 4 & 6 of Farm 100, Morgenhof Wine Estate, Stellenbosch (Draft Mitigation Agreement): MA  
HM/ CAPE WINELANDS/ STELLENBOSCH/ PORTIONS 4 AND 6 OF FARM 100**

**Case No:** HWC22053008CH0815

GJ recused himself and left the meeting.

Ms Chané Herman introduced the case.

Mr Graham Jacobs (heritage consultant) briefly remained to address points of clarity regarding the draft mitigation agreement and left the meeting before committee deliberations.

**DISCUSSION:**

Amongst other things, the following was discussed:

- Unauthorized work has taken place at this historic werf, graded Grade IIIA and set in a Grade IIIB landscape.
- Various concerns were noted, amongst other the unauthorised planter box built up against the wall of the Cellar, the pergola at the Cellar, the roofing attached to the Slave Bell, the removal of the thatch roof at the Homestead.
- The HWC legal advisor explained that the date of signature of the Mitigation Agreement sets the 'kick off' date for all the time frames as provided in the mitigation agreement.

**RECORD OF DECISION:**

The Committee resolved to approve the draft mitigation agreement subject to the amendment of the time frames mentioned in Section 4 to run from the date of signature of the agreement.

CH

**13.6 Proposed Restorations on Erf 5943, 8 Thomas Street, Simons Town: MA  
HM/CAPE TOWN METROPOLITAN/SIMONS TOWN/ERF 5943**

**Case No:** 19051708AS0517E

Ms Chané Herman introduced the case.

Ms Claire Abrahamse (heritage consultant) was present and took part in the discussions.

**DISCUSSION:**

Amongst other things, the following was discussed:

- Alfred Hall is graded Grade IIIA, is a landmark building approximately 200 years old and located in the Simonstown HPOZ.
- The scope of works and methodologies were discussed along with revised drawings.
- It was noted that owner and occupant of the building is a non-profit company and has constraints in terms of funding for the necessary maintenance and upgrading work.

**RECORD OF DECISION:**

The Committee cannot authorise the illegal work that has been completed.

The Committee does however approve the proposed work subject to:

1. The missing annotations on the plans being included,
2. The work being executed in accordance with the specifications provided by Ms Claire Abrahamse dated November 2024 and the drawings numbered 1000, revision B, dated 30 November 2024 as prepared by Joshua Conrad Architects.
3. The submission of details regarding the proposed new roof slab over the toilets.

CH

**13.7 Proposed Additions and Alterations on Erf 12907, 27 Walmer Road, Woodstock: NM HM/CAPE TOWN METROPOLITAN/WOODSTOCK/ERF 12907**

**Case No:** HWC24093011RB0930

Mr Ruan Brand introduced the case.

No parties were present for this case.

Ms Sofia Briel (HWC Staff) was recused for the case.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The late 19<sup>th</sup>/early 20<sup>th</sup> Victorian building is graded Grade IIIB and located in the Queens Road HPOZ. The core of the building may be older.
- There has been repeated theft of cast iron railings.
- The owner proceeded to raise the brickwork of the low boundary wall, which constitutes unauthorized work.
- Woodstock Residents Association and Woodstock Aesthetics Body raised concerns.
- A historical study was submitted that highlighted the earlier 19<sup>th</sup> c Anglo-Dutch origins of the structure, and notes that a solid wall suitably articulated and detailed to retain legibility of the existing wall would be acceptable.

**FURTHER REQUIREMENTS:**

The Committee notes the work undertaken is unauthorised and does not recommend charges to be laid on condition that the following mitigation measures be met:

1. The infill panel replacing the lost cast iron work is to be recessed back from the columns and the horizontal wall base to enable the earlier wall configuration to remain legible.
2. The revised drawings to accurately correspond with what is proposed both in elevation and plan, including wall returns on the common boundaries.
3. There is an opportunity for plaster work of the new infill panels to be expressed in a decorative manner referencing the lost cast iron.
4. The revised proposal to be circulated to I&AP's for 30 days excluding the HWC closure period.

RB

**13.8    Unauthorised Work on Erf 15292, Salt River Market, 15 Voortrekker Road, Salt River: NM  
HM / CAPE TOWN METROPOLITAN / SALT RIVER / ERF 15292**

**Case No:** HWCSJ

**REMOVED FROM AGENDA:**

This item has been removed from the agenda.

**SJ**

**14       HERITAGE AREAS: SECTION 31 CONSENT APPLICATIONS**

**14.1**    None

**15       PROVINCIAL PROTECTION: SECTION 29 PERMIT**

**15.1**    None

**16       PROVINCIAL PROTECTION: SECTION 28 REFUSAL**

**16.1**    None

**17       HERITAGE REGISTER: SECTION 30 PROCESS**

**17.1**    None

**18       PUBLIC MONUMENTS & MEMORIALS: SECTION 37 PROCESS**

**18.1**    None

**19       REQUESTS FOR OPINION/ADVICE**

**19.1**    None

**20       CONSERVATION MANAGEMENT PLAN**

**20.1**    None

**21.       NON-COMPLIANCE**

**21.1**    None

**22.       OTHER**

**22.1**    None

**23.       ADOPTION OF RESOLUTIONS AND DECISIONS**

The Committee resolved to adopt the resolutions and decisions as minuted.

**24.       CLOSURE**

The meeting closed at: 17:10

**25       DATE OF NEXT MEETING:**

27 January 2025

**MINUTES APPROVED AND SIGNED BY:**

**CHAIRPERSON**\_\_\_\_\_

**DATE**\_\_\_\_\_

**SECRETARY**\_\_\_\_\_

**DATE**\_\_\_\_\_

Approved