

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING
Held on Monday, 19 September 2024 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 (SB)	(Chairperson)
Mr. Ruan Brand (RB)	(Specialist Heritage Officer)
Ms. Chane Herman (CH)	(Heritage Officer)
Ms. Chiara Singh (CSI)	(Heritage Officer)
Emily Jane Vowles (EJV)	(Heritage Officer)
Ms. Xola Mwandile (XM)	(Heritage Officer)

Staff

Ms. Nosiphiwo Thafeni (NT)	(Secretariat)
Mr Olwethu Dlova (OD)	(Secretariat)
Ms. Waseefa Dhansay (WD)	(Assistant Director: Professional Services)
Ms. Colette Schermeyer (CS)	(Deputy Director)

Legal Advisor

Ms. Penelope Meyer (PM)	(Deputy Director: Legal)
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Observers

None

Visitors

Mr Paul Boshoff	Mr Chris Snelling
Ms Nicoline Visser	Ms Tamblyn Brink
Mr Stuart Hermansen	Mr Willem Carstens
Ms Ursula Rigby	

3. Apologies

Ms. Corne Nortje (CN)	(Heritage Officer)
Ms. Sneha Jhupsee (SJ)	(Specialist Heritage Officer)

Absent

None

4. Acceptance of the Code of Conduct

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

5. Approval of Agenda

19 September 2024. The Committee resolved to approve the agenda with minor edits. EJV moves to adopt the agenda and CSI seconds.

6. Approval of Minutes of the Previous Meeting

6.1. 2 September 2024. The minutes are held over for approval on the next HOMs meeting of the 30th of September 2024.

6.2 9 September 2024. The Committee resolved to approve the minutes.
CIS moves to adopt the agenda and EJV seconds.

7. **Disclosure of conflict of interest**

None.

8. **Confidential matters**

Confidential matters were noted by WD.

9. **Standing Items**

9.1. Site inspections undertaken.

9.1.1 Erf 40852-RE, The Corner of Erica Drive and Education Street, Belhar (EJV) – 10 September 2024

9.1.2 Erf 50406-RE, 56 Avenue De Mist, Rondebosch, Western Province Cricket Club (CN) – 11 September 2024

The committee notes the site inspection undertaken on Wednesday, 11 September 2024.

9.2. Proposed Site Inspection

None

9.3. Site Inspection Reports

9.3.1 Erf 40852-RE, The Corner of Erica Drive and Education Street, Belhar (EJV) – 10 September 2024

On Friday the 30th of August 2024, Heritage Western Cape (HWC) was contacted by Charles Skeen of AL&A Construction Project Managers regarding the discovery of what appeared to be grave-markers within the footprint of the proposed Belhar hospital. The suspected grave was cordoned off by SAPS. It was agreed that HWC officials Emily-Jane Vowles, Stephanie Barnardt-Delport and Ruan Brand would undertake a site inspection alongside representatives of the SAPS Victim Identification Centre to determine the age/nature of the suspected burial, and whether it fell within HWC's jurisdiction or the jurisdiction of the SAPS. On Tuesday the 10th of September at 11.00am, officials from HWC were joined on-site by Cornelia Mc Enery-Hayes, Chief Architect for the DOI. We inspected the suspected grave and undertook a full survey of the site to determine whether any further grave markers could be identified. None were identified, and only insignificant surface finds of faunal remains and shell were noted. However, on the pavement at the entrance to the site was graffiti pointing to the grave, stating "RIP NOMAN" which was considered noteworthy. Forensics arrived at 12.00 and began exhumation. The soil was loose and sandy, and largely sterile apart from construction debris and suspected drug-related paraphernalia. At a depth of 60cm, it was agreed to discontinue the digging as there appeared to be no identifiable cause for police concern or trigger of the NHRA.

Recommendations:

1. The site inspection and report to be noted at HOMs on the 19th of September 2024.
2. For geotechnical investigations of the site to continue, and for construction to commence in term of Section 38(4) as per the response of *No Further Studies* issued in 2022 (Case No: 22050411NK0516E). Since there is no reason to believe that the proposed development on Erf 40852-RE, Belhar Hospital Construction Site, The Corner of Erica Drive and Education Street, Belhar will impact on heritage resources, no further action under the National Heritage Resources Act (Act 25 of 1999) is required. However, should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately, and Heritage Western Cape must be notified without delay. This is in accordance with the HWC Protocol Fossil Finds and Accidental Finds Protocol which are to be implemented as a condition of the development.

The Committee resolved to endorse the report.

9.3.2 Erf 1586, Corner of Main Road and van der Lingen Street, Paarl – Toringkerk (CN)

Reason for Site Inspection:

Heritage Western Cape (HWC) conducted a site visit on Thursday, 5 September 2024 after being notified by Mr. Clive Theunissen from Drakenstein Municipality that HWC should investigate the site, as work is being undertaken and it's suspected that no permit was obtained.

Findings and Discussion:

The HWC officials took a walkabout of the site and noted that maintenance and repairs had commenced

to the south and eastern external areas of the church building walls and the tower, with scaffolding seen

rising to the top of the tower. The walls and tower had areas of plastering and new paint. It is evident from

the photos that the church is in need of the maintenance and repairs being undertaken, as various plaster

cracks can be seen, as well as damp areas.

Recommendations:

- The site inspection to be noted at HOMS on 9 September 2024
- The site inspection report to be tabled at HOMS on 19 September 2024.
- Applicant to submit a S27 Minor Works Application, with a motivation that details the specifications, methods and materials used for the proposals.
The Committee resolved to endorse the report.

9.3.3 Erf 2806, 16 Church Street, Tulbagh (CN)

Reason for Site Inspection:

Heritage Western Cape (HWC) conducted a site visit on Thursday, 5 September 2024 upon receiving a communication from a Witzenberg Municipality Building Inspector stating that the owners are in process of erecting a ClearVu fence in front of the building without a permit or plan. The building inspector issued a notice of cease works in terms of the National Building Regulations, but the owner refused to sign the notice.

Findings and Discussion:

The HWC officials took a walkabout of the site and noted that parts of the ClearVu fence have already been installed but it has not been completed. The HWC officials also noted that the thatch roof was new, and the owner confirmed that it is new thatch, and it was recently completed, along with the installation of various drains. There were areas of damp and mold noted in other internal areas of the house. The owner stated that they plan to paint the house in the near future. In addition, it was noted by the owner that a Palm Tree was removed to make way for the fence (this needs to be investigated and confirmed). A wired fence was also installed above the northern courtyard to protect their washed clothing from being stolen. Some internal work is evident, but it needs to be investigated if this was done authorised or unauthorised.

Recommendations:

- The site inspection was noted at HOMS on 9 September
- The site inspection report to be tabled at HOMS on 19 September 2024.
- Applicant to submit a S27 Minor Works Application. All unauthorised work to be documented or reflected on plan, as part of the submission.

The Committee resolved to endorse the report.

9.3.4 Erf 50406-RE, 56 Avenue De Mist, Rondebosch, Western Province Cricket Club (CN)

- Held over. Site inspection report to be tabled on 30 September 2024

9.3.5 Erf 48, 43 Church Street Tulbagh (CH)

The Committee resolved to endorse the report.

9.3.6 Erf 789, 13 Klinker Street, Mamre (CH)

- The Committee resolved to endorse the report.

9.4 Preparation for upcoming Committee meetings

9.5 Tribunal updates (Legal)

None.

9.6 Interim and Close out Reports

9.6.1 Mossel Bay Bartolomeu Dias Museum (Case Number 21080204SB0813E) SB

- The Committee resolved to endorse the report.

9.7 Incomplete Applications

13.18, 13.21, 13.32, 13.33, 13.34, 13.42, 13.48, 14.3, 14.4, 14.5, 14.8, 14.12, 14.13, 14.14, 14.17, 14.18, 14.20, 14.21, 14.22, 14.24, 14.26, 14.36, 14.38, 14.39, 14.40, 14.41, 14.42, 14.45, 14.46, 14.47, 14.48, 14.49, 14.50, 14.51, 14.52

9.8 Archaeological Matters

9.8.1 Erf 4439, Red Hill Road, Simons Town (CH)

- The Committee noted the archaeological assessment of the northern portion, dated 4 September 2024 as prepared by Mr. Jonathan Kaplan.
- The Committee agrees with the findings of the report.
- The Committee resolved that a separate section 35 application is no longer required for the northern portion of Erf 4439, Simons Town.

9.9 Illegal Works Database (Stop works orders)

None

9.10 Permit deadline.

Wednesday, 25 September 2024 @ 11:00

10 Administrative Matters

10.1 Glass Manufacturing Plant on A Portion Of The Remainder Of Farm 180 (Known As Erf 2053), Portion 3 Of Farm 180 And Portion 13 Of Farm 168 In Fisantekraal, Cape Town (SB)

- The committee note that a NID application needs to be submitted as there is a change of character resulting from the proposed glass manufacturing plant.

11 Monitoring by practitioner

11.1 Erf 41855, 129 Main Road, Paarl (CH) - HWC2407031CH0705

- The Committee endorses the nominated practitioner, Ms. Doryn Schreuder, on condition that mentorship be sought by an experienced heritage practitioner to enhance Ms. Schreuder's on site experience in heritage management.
- The Committee requires an appointment letter from an experienced heritage practitioner affirming their commitment to assist in the mentorship process. The experienced heritage practitioner/mentor must demonstrate on-site engagement in heritage practice.
- The permit will be issued upon receipt of this letter.

11.2 Erf 166779-RE, 45 (31) Klipfontein Road, Mowbray (CN) HWC24082720CN0828

- The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources. The committee endorsed the appointment of Mr. Nazeegh Long to monitor the proposed work and submit a close out report within 30-days of practical completion of the work.

11.3 Farm 1770-RE, Boekenhoutskloof Winery, Excelsior Road, Franschoek, S34-Minor Works (CH) – HWC24081506CH0829

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

impact on heritage resources. The committee endorses the appointment of Mr. Johan Malherbe to monitor the proposed work and submit a close out report within 30-days of practical completion of the work.

12 Discussion of the agenda

- None

MATTERS TO BE DISCUSSED

13 MATTERS ARISING

13.1 Erf 10059, 32 Justice Walk, Zonnebloem, S34- Additions & Alterations Case No: HWC24081538CH0822

Ms. Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 11 September 2024
- This is a reapplication with minor deviations.
- Work includes a lower ground storey/basement for a bedroom, dressing room and bathroom, internal alterations on the ground floor, covered hallway, entrance lobby and garage extension.
- Previous permit dated April 2014. Previous owner did not follow through with the BDM process at the time and that process has now lapsed.
- Work is complete and was done by the previous owners.
- The existing structure forms part of a row of single storey cottages dating from c1930 that have survived the forced removals in District 6. Although facades have been altered the form remains intact.
- CoCT supports.
- CIBRA has no objects however objects to the boundary wall along Justice Walk and its lack of permeability.
- Graded IIIC
- Outside HPO

DECISION

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

CH

13.2 Erf 1066, 169 Main Road, Somerset West, S34- Additions & Alterations Case No: HWC23120104CH0618

Ms. Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 12 and 16 September 2024.
- Graded IIIB
- Outside HPO
- Proposal is for internal alterations, the addition of a reception and waiting area, removal of the swimming pool and turning the space into parking area, landscaping and alterations to boundary wall and entrance gate.
- Work has started.
- This work includes:
 - The alterations to the boundary wall and entrance gate.
 - New parking area and landscaping.

- CoCT supports.
- HRF supports.

DECISION

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

CH

13.3 Erf 1245, 25 Fabriek Street, Paarl, S34- Additions & Alterations Case No: HWC24072911CH0806

Ms. Chane Herman introduced the item.

DISCUSSION

- Further requirements received on 11 September 2024.
- Proposal is for the addition of a garage and carport and for alterations to the boundary wall.
- Work has not started as confirmed via email.
- Graded IIIC
- Inside Special Character Protected Area Overlay Zone of Paarl
- Drakenstein Municipality objects to the proposal and recommends that the front boundary wall be constructed with bricks and palisade or alternatively that the entire boundary wall be closed with palisade fencing.
- Two comments were provided by DHF (one on 10 May 2024 and on 22 August 2024). DHF objects to the unauthorised enclosed veranda and the positioning of the garage as it negatively affects the heritage value of the house. DHF stated they will retract their comment regarding the enclosed veranda if proof is provided that it was approved. DHF states that the garage should be set back from the existing side veranda.
- Paarl300 Foundation has no comment on the application.
- HOMS FR (02.09.24) - applicant to respond to objections reading the 'alleged' unauthorized enclosed veranda, set back of the garage and the boundary wall treatment and for all parties to attend HOMs to ventilate the discussion.
- FR received on 11 September 2024 and all parties were invited to HOMs on 19.09.24.
- The applicant's response to the objections reads as follows:
 - The 'unauthorized veranda' was already enclosed when the current owners purchased the property.
 - Revised drawings (revision B) submitted indicating the garage set back by 700mm in response to the Drakenstein Municipality comment.
- The I&APs were invited to HOMs on 19 September 2024 and did not attend the meeting.
- The Committee noted that garage will be set back as per the revised drawings. The enclosed veranda did not negatively impact the significance of the structure. The front boundary wall (low wall, brick piers and steel fencing) is permeable and does not impact the street interface of the IIIC structure.

DECISION

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

CH

13.4 Erf 125754, 40 Princess Alice, Avenue, Brooklyn, S34- Additions & Alterations

Case No: HWC23111401CH0320

Ms. Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 10 and 11 September 2024.
- Proposal is for the additions of carports, a maid's room and second dwelling.
- Work is complete.
- CoCT supports.
- Graded NCW
- Outside HPO

DECISION

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

CH

13.5 Erf 197, 19 Stellenberg Avenue, Kenilworth, S34- Additions & Alterations

Case No: HWC2407080119CH0813

Ms. Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 9 September 2024.
- Graded NCW
- Outside HPO
- Proposal is for the addition of a pedestrian gate, laundry store and the extension of the garage and domestic quarters. Application form notes that it is a deviation from an existing permit. Work has not started.
- CoCT supports.

DECISION

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

CH

13.6 Erf 3061, 71 Jordaan Street, Bo-Kaap, S34- Additions & Alterations

Case No: HWC24082714CH0818

Ms. Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 9 and 10 September 2024.
- Graded IIIC
- Inside HPO
- Proposal is for internal alterations and a new door and window in the basement level.
- Work is minor in nature.
- Work has not started.
- CoCT supports.

DECISION

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

CH

13.7 Erf 4319, 7 Nantes Street, Paarl, S34- Additions & Alterations

Case No: HWC24082717CH0828

Ms. Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 11 September 2024.
- The proposal is for additions to the outbuilding that is older than 60 years. The existing pergola will be demolished and replaced with a double storey addition. Internal alterations are also proposed to the outbuilding and the addition of a new covered porch.
- Work has not started.
- Drakenstein Municipality supports.
- DHF objects to the proposal especially the additional double-storey bulk that is created on the western side. DHF states that the western addition should be single storey with a level parapet facing the street and that the double storey may be added to the rear. DHF questioned whether or not the louvres are being retained as it was unclear on the drawings and is of the opinion that it should be retained.
- Paarl300 Foundation does not support the proposal stating that the additions are unsympathetic, the openings of the old and new portions are not well considered and that the application should be assessed against a conservation study as the additions are decreasing the value of a property as a whole.
- The applicant's response to the objections reads as follows:
 - The bulk double storey is at the back of the building which softens the bulk effect from the street elevation. The alignment of the pitches enhances and complements the existing historic features and at the same time the old is clearly old and the new is clearly new. The new extension is self-supporting and doesn't put any additional structural strain on the existing structure.
 - The louvres will be retained with glass on the inside.
 - The materials used is sympathetic and matches and complements the original structure. Although the double garage door is higher than the standard door sizes, modern amenities improves the functionality and comfort without compromising the character of the existing old structure. The original structure still stands proud and is not by any means diminished by the new addition.
- The I&APs were invited to HOMs on 19 September 2024 and did not attend the meeting.
- Graded IIIA
- Inside HPO
- The Committee agreed with response provided by the applicant and noted that the double storey addition will be set back from Nantes Street and will not be visually intrusive given the dense vegetation on site.

DECISION

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

CH

13.8 Erf 5106, 112 St Georges Street, Simonstown, S34- Additions & Alterations

Case No: HWC24071912CH0829

Ms. Chane Herman introduced the item.

DISCUSSION

- Further requirements received on 10 September 2024
- Proposal is for internal alterations to create multiple dwelling units, raising the walls to the rear to accommodate windows and enclosing the front balcony with frameless glass stacking doors.
- Work has not started.
- Graded IIIB
- Inside HPO
- CoCT supports with conditions:
 - The balcony facing St George's Street to be enclosed on all three sides consistently with frameless glass.
 - Due to the significance of the site and sensitivity of existing historical fabric, the work must be monitored by an architect with heritage experience.
- STHS objects to the nutec boarding on the one end of the balcony, however, would support of matching Sash windows on both ends or frameless glass all round.
- The initial drawings indicated one side of the balcony enclosed with a sash window and another side with a nutec board. The street facing enclosure will be frameless glass.
- HOMs has further requirements on 9 September 2024: The drawings to be revised omitting the nutec board on the south elevation. Both sides of the balcony are to either be frameless glass or sash windows.
- Drawings have been revised in response to this Committee's requirements. Both sides of the balcony will have sash windows. Nutec board has been omitted.

DECISION

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

CH

13.9 Erf 6036, 256 Main Road, Hermanus, S34-Total Demolition

Case No: HWC24082210CH0822

Ms. Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 12 September 2024.
- Proposal is to demolish the existing structures on site. This includes the dwelling, garage and cottage.
- Work has not started.
- OHAC supports.
- Ungraded
- Inside HPO

DECISION

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

CH

13.10 Erf 75607, 75617-RE, 78169-RE, 75770, 75571, 79572-RE, 79573, 79574-RE, 79575-RE, 79576-RE, 79577-RE, 79578-RE, 79579-RE, 79580, 79581, 79582, 79583-RE, 79584-RE, 79585-RE, 79586, 79587, 79588-RE, 79589, 79590-RE, 79591-RE, 79594, 80951-RE, 80952-RE, 80955-RE, 82087, 82093, 82166-RE, 82169-RE, 82170-RE, 82171-RE, 82172-RE, 82175-RE, 82176-RE, CA844-RE, CA844-2-RE, Princess Vlei, Off M5 Retreat, S27 MW (signage)
Case No.: HWC24071914CH0730

Ms. Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 5 September 2024.
- Proposal is for the installation of interpretive signage as part of the circulatory trail at Princess Vlei (case no.: 19071114AS0719E, HWC RoD dated 14 May 2020).
- The proposed interpretive signage includes signage relating to General Information, Location, Wetland Systems, Rehabilitation, the Western Leopard Toad, Natural Vegetation, Fauna, Heritage Signage and Directional Signage.
- The position of the proposed signage boards along the trails, the technical detailing of the signage boards, and the content of the signage boards are included in 'Annexure B: Signage Design'.
- Work has not started.
- Princess Vlei Forum supports and endorses the design and wording.
- There was an email as well from the Princess Vlei Forum included, in support, with comments.
 - That the Forum's website address or QR code linking to the website or both be on the general overview board and/or the restoration board.
 - Editing words to signage and correcting spelling errors on the signage.
- CoCT EHM did not comment within 30 days.
- Three additional I&APs were consulted, and no comment was received within 30 days.
- Graded II
- Outside HPO

DECISION

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

CH

13.11 Erf 157, 7 Carosini Street, Laaiplek, Velldrif, S34-Total Demolition
Case No: HWC24082721CH0828

Ms. Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 13 September 2024.
- Proposal is to demolish the existing dwelling and outbuilding on site.
- Work has not started.
- Bergriver Municipality supports.
- Velldrif Heritage Foundation supports and notes that the building has lost its heritage significance due to various additions to the building and has no architectural significance.
- Graded NCW
- Outside HPO

DECISION

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

CH

13.12 Erf 122656, 8 Brushwood Road, Bridgetown, S34- Additions & Alterations

Case No: HWC24082307CN0828

Mr. Ruan brand introduced the item on behalf of Ms. Corne Nortje.

DISCUSSION

- Outstanding information received on the 6 September 2024.
- The proposal is for extensive additions and alterations to the house.
- CoCT supports
- Graded NCW
- Outside HPO
- Work has not started

DECISION

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

CN

13.13 Erf 30000, 80 Herbrand Street, Hazendal, S34- Additions & Alterations

Case No: HWC24070811CN0828

Mr. Ruan brand introduced the item on behalf of Ms. Corne Nortje.

DISCUSSION

- Outstanding information received 6 September 2024.
- The proposals are extensive and include the addition of a garage, bedroom 4, new living room, entertainment area and extension to the kitchen as well as a carport.
- CoCT supports
- Graded NCW
- Outside HPO
- Work has not started

DECISION

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

CN

13.14 Erf 1038, 187 Beach Road, Bantry Bay, S34 – Additions & Alterations, Minor Works

Case No: HWC24082812CSI0830

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on the 11th and 12th of September for internal photographs, up to scale and coloured plan indicating the enclosure, and locality map
- Work applied for has not started.
- Graded IIIB
- Outside HPO
- Proposed work is for enclosing the balcony.
- CoCT and SFB 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 Erf 1065, 39 Avenue Disandt, Fresnaye, S34 – Additions & Alterations, Minor Works

Case No: HWC24061311CSI0726

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on the 10th of September for all title deed holders' signatures on the application form.
- Work applied for has not started
- Graded NCW
- Outside HPO
- Proposed work is for a new timber deck and stairs and other external alterations.
- CoCT and SFB 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

13.16 Erf 154, 19 Saldanha Road, Strand, S34 - Additions & Alterations

Case No: HWC24080129CSI0822

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on the 4th of September for comment from HRF
- Work applied for has been completed
- Graded NCW
- Outside HPO
- Completed work is for the extension of the garage 1.3m to the street side
- CoCT declined to comment and requested that HWC accepts and concludes the application without their formal comment. HRF provided comment and support the application.

DECISION

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

CSI

13.17 Erf 154688, 13 Jansen Road, Maitland, S34 - Additions & Alterations

Case No: HWC23091911CSI0731

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on the 9th of September for streetscape photographs
- Work applied for has been completed
- Graded NCW
- Outside HPO
- Completed work is for the addition of another storey to the dwelling

- CoCT provided comment stating that they do not condone illegal work

DECISION

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

CSI

13.18 Erf 165443, 21 Sussex Street, Woodstock, S34 - Additions & Alterations - Restoration

Case No: HWC24052704CSI0527

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on the 5th of September for comment from WAAC
- Work applied for has been completed.
- Graded NCW
- Outside HPO
- Completed work is for internal and external alterations including the restoration of the front façade of the building.
- CoCT provided comment and support the application. WAAC declined to comment.

OUTSTANDING INFORMATION

WRA Comment

CSI

13.19 Erf 24008, 284 Voortrekker Road, Maitland, S34 – Additions & Alterations

Case No: HWC24082713CSI0829

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on the 6th of September for additional photographs and for the plans to indicate the ongoing/completed work
- Work applied for has been completed
- Graded NCW
- Outside HPO
- Completed work was for internal alterations and additions

DECISION

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

CSI

13.20 Erf 2478, 33 Field Street, Mossel Bay, S34 - Additions & Alterations

Case No: HWC24051440CSI0612

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on the 9th of September for comment from Heritage Mossel Bay, Mossel Bay Municipality, and SvDS
- Work applied for has not started
- Not Graded
- Outside HPO

- Proposed work is for the removal of the old roof with a replacement of a new roof and a new double garage.
- Heritage Mossel Bay, Mossel Bay Municipality, and SvDS 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

13.21 Erf 370, 10 Grey Street, Greyton, S34 – Additions & Alterations

Case No: HWC24040408CSI0402

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on the 16th of September for comment from Ward 2 Forum
- Work applied for has not started.
- Graded IIIC/NCW
- Inside HPO
- Proposed additions are for a garage and raised roof to allow for loft space/bedroom area.
- Theewaterskloof provided comment with additional recommendations but supported the application. Ward 2 Forum provided comment stating they have no objection.

OUTSTANDING INFORMATION

Greyton conservation body comments, streetscape photographs.

CSI

13.22 Erf 54, 16 Malherbe Street, Klein Brak Rivier, S34 – Additions & Alterations, Partial Demolition

Case No: HWC24062810CSI0702

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on the 16th of September for streetscape photographs
- Work applied for has not started
- Not Graded
- Proposed work is for the internal reconfiguration of the current space, the replacement of the floors, windows, and doors, and the replacement of the asbestos roof
- Mossel Bay Municipality have provided comment stating that a permit from HWC is required. Svds provided comment and support the application. Heritage Mossel Bay 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

13.23 54338-RE & ST221/17, 221/10 & 221/22RE, Corner of Mew Way & Jeff Masemola Road and Botfontein Road, Kraaifontein and Khayelitsha, S38(4) - NID
Case No: HWC24080603CSI0812

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on the 3rd of September for proof of ownership
- Proposed development is for the installation of a 500m long concrete fence
- There are no anticipated impacts on any heritage resources. There is no expected visual impact and there are no notable archaeological resources present.
- The palaeo sensitivity is green and blue according to the SAHRIS palaeo map, however, because the depth of the fence will not be greater than 2m, it is not anticipated that any palaeo resources will be impacted.

DECISION

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon. Chance Finds Procedure to be included into the approval.

CSI

13.24 Erf 655, 15 Brompton Avenue, Bantry Bay, S34 - Total Demolition
Case No: HWC24082211CSI0822

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on the 4th of September for streetscape photographs
- Work applied for has not started
- Graded NCW
- Outside HPO
- Proposed work is for a total demolition
- CoCT and SFA provided comment and support the application, SFB did not provide comment within 30 days.

DECISION

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

CSI

13.25 Erf 915, 31 Olivier Street, Strand, S34 - Additions & Alterations
Case No: HWC24062103CSI0606

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on the 3rd and 4th of September for PoP, comment from CoCT and HRF, internal and streetscape photographs, title deed, SG diagram, locality map
- Work applied for has not started
- Graded NCW
- Outside HPO
- Proposed work is for a new entertainment area, covered area, tool shed, and maid's quarters
- CoCT and HRF provided comment and support the application.

UNDER INVESTIGATION

Held over to the next HOMs meeting 30 September 2024. – confirm if work has started.

CSI

13.26 Erf 117954, 23 Lower Main Road, Observatory, S34 - Additions & Alterations

Case No: HWC24082712EJV0828

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding information was received on the 11th of September
- Extension of the groundfloor and proposed 1st storey with internal reconfigurations to facilitate use as a restaurant and flatlet.
- IIC
- Inside Upper Observatory HPO
- Work has started
- CoCT support
- OCA do not support on the basis that the first floor addition is over-scaled and the repeating of the gable on the first floor is not supported, the demolition of the ground floor gabled façade is not acceptable as it is the most important original existing feature of the street facing façade, a heritage consultant should be appointed, the internal work already undertaken is unauthorised, elevations and sections should include the neighbouring properties to get a better understanding of the additions in their context
- In response to the OCA objections (added 13.9.2024): The objection to the addition of the first storey gable is a matter of opinion as the CoCT supported the same addition as being sympathetic to the original and reflects similar designs in Obs. The new storey is a larger scale due to the demand for accommodation in the area and allows for enough liveable space above the restaurant. The extension is not extending that much further when compared to the original proposal and is not obvious to the eye, and the gable will be built to the exact dimensions and detailing to the original, keeping the feel of the original. The unauthorised removal of the flooring was due to a beetle infestation and will be replaced like-for-like. In correspondence with the owner (13.9.2024) I was notified about water ingress issues from an unknown source, and the targeting of the property by vandals, thus necessitating an expeditious decision to ensure the site can be secured and construction can begin without further damage to the heritage resource.
- the first storey addition is not overbulked when viewed from the street, and is setback from the original thus not overpowering it. The most notable portion of the extension is only visible from the back and has no effect on the streetscape. The streetscape itself on this portion of main road is not unified, there is Victorian influence, cape dutch influence, and more contemporary additions as we move closer to the intersection with Main Road. Adaptive re-use of the groundfloor space as a restaurant is in-keeping with the cafe character of the area, and necessitates the addition of a first storey as living space. While the replication of the gable is not always a preferred architectural choice, the city consider it sympathetic and responsive to the building and streetscape character.

DECISION

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

EJV

13.27 Erf 3326, 76 Geneva Drive, Camps Bay, S34 - Additions & Alterations

Case No: HWC24082306EJV0823

Emily Jane Vowles introduced the item.

DISCUSSION

- The outstanding information was received on the 4th, 10th and 11th September 2024.
- Enclosure of the existing balcony with glass and aluminium
- Ungraded
- Outside HPO
- Work has not started
- CoCT support

DECISION

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

EJV

13.28 Erf 450, 74A Waterkant Street, de Waterkant, S34 – Minor Works

Case No: HWC24080806EJV0827

Emily Jane Vowles introduced the item.

DISCUSSION

- The information was received on the 6th of September 2024.
- Internal reconfigurations, enclosure of the roof terrace skylights due to water ingress, re-introduction of sash windows to match the existing, servicing of all windows, rationalising of the windows
- IIIB
- Inside Loader Street HPO
- Work has not started
- CoCT support; DWCA support

DECISION

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

EJV

13.29 Portion 1 of Farm 19, Krugersdorp, Merweville, Laingsburg, S38(8) - NID

Case No: HWC24082801EJV0828

Emily Jane Vowles introduced the item.

DISCUSSION

- Triggers S38(1)(c)(i) and NEMA. The proposal is to clear 19.5 ha of natural vegetation for the cultivation of onions. The site has a history of cultivation by previous owners and the existing infrastructure and access will be used in the new cultivation. The surrounding land-use is primarily agricultural with a rich history of agriculture, and the site is located on a sheep farm. In terms of heritage, the relative archaeological and cultural heritage theme sensitivity maps indicates low sensitivity. The SAHRIS palaeosensitivity map indicates high sensitivity; however, the history of cultivation ensures the surface layers have been disturbed, and further cultivation will not impact palaeontological resources at a further depth in the subsurface strata. This was confirmed by Ryan Nel the palaeontological consultant (added 13.9.2024) who states that fossils in the Abrahamskraal Formation are generally very sparse; the volume of the proposed

excavations is small and limited to digging to plant onions; part of the area may be mantled in geologically recent alluvium of low palaeontological potential based on the photographs of the site included in the NID submission

- Marizanne McGregor recommends no further studies
- Unknown grading; unknown HPO status
- Work has not started

DECISION

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon. Chance Finds Procedure to be included into the approval.

EJV

13.30 Erf 496, 44 Gilmour Hill Road, Tamboerskloof, S34 – Minor Works

Case No: HWC24090412EJV0828

Emily Jane Vowles introduced the item.

DISCUSSION

- Information received on the 11th and 16th of September 2024.
- Making good of the boundary wall as instructed by the CoCT along the portion with the CoCT shared passageway to prevent encroachment; addition of a covering over the existing patio
- IIIB
- Inside Upper Table Valley HPO
- Work has not started

DECISION

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

EJV

13.31 Erf 2060, Devine Street, Paarl, S34 - A&A

Case No: HWC24082010RB0826

Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding Information received on the 6th and the 11th of September.
- Work has not started.
- Building is ungraded but is older than 60 years.
- It falls outside of the nearby Special Character Protected Overlay Zone of Paarl.
- The proposed works is to expand parts of the Paarl Boys' Primary School hall as follows (to accommodate an increase in learners):
 - Addition of
 - 1) New entrance foyer (extension of ground floor),
 - 2) a mezzanine floor,
 - 2.1) with a staircase,
 - 2.2) two extra classrooms, and
 - 2.3) a mezzanine seating area in the Tebbie Terblanche School Hall (which is being altered to accommodate this extension).
 - Drakenstein Municipality has no objection.
 - Drakenstein Heritage Foundation has no objection.
 - Paarl 300 Foundation supports.

DECISION

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

RB

13.32 Erf 25595, 6 Polo Road, Observatory, S34 - A&A

Case No: HWC24082610RB0826

Mr Ruan Brand introduced the item.

DISCUSSION

- Applicant indicated work has started, but application supporting documents indicate that work has been completed.
- The building is graded as IIIB and although the applicant claims the erf is outside of a HPOZ, it falls within the Upper Observatory HPOZ.
- Agent is trying to get their HWC permit renewed for the first set of plans (CoCT is refusing to stamp as HWC permit has expired; issued in 2020).
- But note that work has been completed AND there have been several (major) deviations from the originally approved plan (which following the e-mails appears that the agent will be submitting a second set of plans for the deviations later on).
- Jonathan Windvogel notes on the previous application:
CoCT and applicant to be invited. The applicants Ania King and Lucia Menicanti, the City official Gareth Nolan were present and took part in the discussion. the CoCT's comments have been noted and considered. The committee agreed that the illegal work has not negatively impacted on heritage resources, the architect is to submit revised plans indicating illegal work done in 2018 and proposed new work. The proposal is to be inkeeping with number 4. The boundary treatment is to be permeable and further alternatives must be explored. Additional information submitted 11.5.2020. The case officer to communicate with the applicant. HOMs received the additional information with regard to the treatment of the boundary wall on 18 June 2020. HOMs approves option 3 as provided in the proposal. The amended proposal will not negatively impact the heritage resource.
- The owner obtained a HWC permit in 2020 for the work indicated and submitted plans to the CCC for processing - there were a number of land use departures required in terms of the zoning scheme and also an Admin Penalty as the work had commenced - this land use process took over 2 years to be finalised by the City. The building plans were then uploaded into BDM and started going through for formal building plan approval process - the plan has come out several times for amendments, during this time, the owner had already completed her building work indicated on the plans.
- The City noted in the final resubmission of amendments, that City HRS dept picked up that the HWC permit had expired and therefore a new HWC permit is required in order for this plan to be signed off by City HRS and final Council building plan approval."
- The Observatory Civic Association supported the original 2020 application but have not commented on this application (the applicant showed a single e-mail attempt to follow up for input).
- The CoCT HRS did not support the 2020 application and via e-mail have confirmed that this stance remains for this application.

OUTSTANDING INFORMATION

SG diagram, coloured up to scale plan with dimensions, clear locality plan or map, conservation body comment, heritage motivation.

RB

13.33 Erf 174, Touws Rivier, S38(8) - NID

Case No: HWC24082013RB0826

Mr Ruan Brand introduced the item.

DISCUSSION

- "Work has been completed, so this is a NEMA 24G application.
- DEADP is the authorising authority.
- Land was cleared between Dec 2018 - March 2019 without approval to construct a 1.5 ha gravelled parking area.
- The NID does not mention it but some of the supplementary documents show that there were also 4 Underground Fuel Storage Tanks installed (184m³ in total) illegally in 2022.
- There is no further mention of this latter issue and it appears as though the NID is just for rectifying the illegal land clearing.
- SAHRIS Palaeosensitivity has the area as GREEN (Moderate) with a desktop PIA required.
- High Archaeological and Cultural Heritage Theme Sensitivity as it is within 2km of a PHS (two concrete piers to observe the transit of Venus in the former Douglas Hotel courtyard <https://sahris.sahra.org.za/sites/921100056>).
- However, on the NID, the EAP has provided comments that Mr Dylan Blake, a geologist, has indicated that the parking area construction is highly unlikely to have damaged any palaeontology in the Swartruggens Formation as he estimates that about 5m or so of the top layer is alluvial sediment in that area. There is no known of archaeology in the vicinity.
- EAP recommendation is NFS.

OUTSTANDING INFORMATION

Complete and signed application form, title deed, SG diagram, Company/Trust resolution, and streetscape images.

RB

13.34 Erf 2183, Watergang Farmhouse, Luyolo Road, Kayamani, Stellenbosch, S34 – Restoration & A&A

Case No: RB0826

Mr Ruan Brand introduced the item.

DISCUSSION

- Work has not started.
- Ungraded but the applicant (Stellenbosch Municipality) proposes it as a IIIB as it has been significantly altered throughout the years although the applicant notes that it could be dated back as the original farmhouse of the area.
- The site falls outside of a HPOZ and there is nothing further to note on the Stellenbosch Municipality Heritage Survey.
- The Kuyasa Horizon Empowerment Building is currently occupied and the application is for an 'emergency' permit for repair and maintenance work to bring the building into safety compliance only where deemed required and affected by scope of works with relation to SANS10400 Part B for Structural Design, Part D for Public Safety, Part J for Floors, Part K for Walls, Part L for Roofs, Part P for Drainage, Part R for Storm Water Disposal, the OCHSA Asbestos Abatement Regulations 2020, SANS10142-1 for Wiring of Premises, bringing into alignment with the Stellenbosch Municipality Universal Access Policy (2021), the Children's Amendment Bill B18 of 2020, and the Early Childhood Development Policy of Stellenbosch Municipality 2017/28.
- The applicant further states, ""For the purpose of the current building use and continued functionality this application seeks approval for emergency works to be performed for public safety, whilst possible future Heritage Assessments and grading may occur.""
- No further heritage motivations have been provided.
- The applicant has requested assistance with the consultation process (Stellenbosch Interest

Group & Stellenbosch Heritage Foundation has not been consulted yet).

- A letter of support from the Stellenbosch Municipality has been provided supporting the need for the emergency works (noting that they are also the applicant).
- A quick check with other HOs, CN and CH occurred on the 29.08.2024 and confirmed that the 'emergency' is not heritage relevant but an occupant/landlord issue.

OUTSTANDING INFORMATION

POP, conservation body comment, heritage motivation.

RB

13.35 Erf 13601, 21 La Belle Road, Stikland, Belleville, S38 – NID

Case No: HWC24091138RB0826

Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received on 11 September 2024.
- Work has not started.
- DEADP is the authorising authority.
- CoCT has a shortage of burial spaces and the Recreation and Parks Department has identified several parcels of CoCT owned land that could potentially be developed into cemeteries.
- This NID is for the proposed expansion of the existing Stikland cemetery on adjacent vacant land owned by the City which has two water channels that converge on the southern portion of the site.
- Expansion of cemeteries requires a BA 38(8) NEMA. Applicant has not indicated exact activity and listing trigger (presumably activity 44 listing 1: ""Expansion of cemeteries by 2500 square meters or more"" AND/OR activity 12(ii)(a)/(c) ""The development of - (ii)infrastructure or structures with a physical footprint of 100 square meters or more, where such development occurs - (a) within a watercourse / (c) if no development setback exists, within 32 metres of a watercourse.
- SAHRIS Palaeosensitivity is BLUE (so no PIA or protocol required).
- The area has no discernible archaeology or visual impacts as it is next to a cemetery and involves its expansion on vacant land.
- Applicant has indicated NFS.

COMMENT:

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

RB

13.36 Erf 2193, Mosselbank Road (housed at Iziko), Paternoster, S35- Dating

Case No: HWC24082012SB0822

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- application seeks approval to conduct non-invasive sampling (undertaking minimal invasive sampling of bone and teeth) of bone and teeth from precolonial skeletons near the Paternoster Western Cape (Provincial Heritage Site).
- The purpose is to perform radiocarbon dating and isotopic analyses in collaboration with Professor Judith Sealy from the University of Cape Town.
- The application does not involve exhumation or rescue of human remains. The project aims to explore the heritage significance and scientific value of the individuals buried at the site.

DECISION

The committee recommends supporting the application prepared Judith Sealy.

SB

13.37 Erf 1012, Erf 1012 Apartment 7, Arthur's Seat Mansions, Sea Point, S34-Minor Work Case No: HWC24080607SB0828

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed minor works, replacing windows, doors, enclose existing balcony.
- Work has not started.
- Graded IIIA
- City supports
- SFB support

DECISION

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

SB

13.38 Erf 159, 10 Voortrekker Street, Laaiplek, Veldrift, S34-Total Demolition Case No: HWC24082722SB0828

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Current rezoning application at the municipality to consolidated various ervens but this application is for the demolition of structure of Erf 159. Building is likely built in mid-20th century.

DECISION

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

SB

13.39 Erf 3546, 12 Almond Close Tokai, S34-Additions & Alteration Case No: HWC24082807SB0830

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Work has started but not complete, proposed timber deck, new built in braai and new boundary wall. City of Cape Town has stamped the plans.
- City supports.
- Grade NCW.
- CRRRA stated that property is outside their boundaries.

DECISION

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

SB

13.40 Erf 580, 29 Hod Street, Piketberg, S34-Restoration, Additions & Alteration

Case No: HWC24081934SB0830

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Work has not started, proposed new outside bathroom, lapa, garage, shade port and some new windows and doors.
- The owner plans to replace steel windows and doors on the west side with aluminium, including patio doors for access to the outdoor area with a new pool. Timber windows on the north side will be replaced to match, and a facebrick wall will be replaced with a steel balustrade.
- According to the photographs some piping related work has started.
- Municipality had further requirements, did not provide a comment.

OUTSTANDING INFORMATION

Internal photographs, streetscape, comments from conservation bodies and municipality (current comment is further reequipment email). Confirmation if the work has start and the percentage completed, this must reflect on the plans.

SB

13.41 Erf 722, 33 Oxford Street, Durbanville, S34-Minor Work

Case No: HWC24080605SB0827

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed replace existing roof structure over existing courtyard, and new shopfront. Main building built in 1953.
- Grade NCW
- Outside HPO
- Durbanville Heritage Society supports

DECISION

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

SB

13.42 Erf 769, 9 Monterey Drive, Belombre, Constantia, S34- Additions & Alteration

Case No: HWC24081901SB0823

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Work has been complete, proposed internal alternation and enclosing of balcony.
- Graded 3C,
- March 2024, section 51 was issued however applicant continued with more illegal although there is no impact to heritage.
- City recommends S51 letter.
- Additional info rec 9 September 2024

OUTSTANDING INFORMATION

Conservation body comments, more streetscape

SB

13.43 Erf 143808, 43 Carlton Road, Claremont, S34-Additions & Alternation

Case No: HWC24071804SB0731

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Not graded
- Outside HPOz
- Work has not started, proposed to convert the garage into a dwelling.
- Minor works application
- Additional info rec 30 August 2024, email confirming the work has not started.

DECISION

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

SB

13.44 Erf 906, 295 Ocean View Drive, Fresnaye

Case No: HWC24050902SB0410

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Information received 3 September 2024
- Graded NCW
- Outside HPO
- Permit renewal that was submitted in time.

DECISION

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

SB

13.45 Farm 1132 (Portion 2 of Yzervarkensrug No 129, portions 8 and 13 Yzervarkensrug No 127 and portion of Farm 195) (Logistic Hub Saldanha Works facility), Saldanah Bay

Case No: HWC23012007AM0320

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- The logistics hub will be situated east of Bluewater Bay within the Saldanha Industrial Development Zone.
- Purpose: The hub aims to stockpile and export manganese and other commodities, utilizing existing infrastructure like rail and conveyor systems for efficient cargo handling.
- Infrastructure: A new 14,000 m² warehouse will be constructed to store environmentally sensitive materials, integrated with existing handling systems. The hub is designed to manage a maximum of 5 million tons of bulk commodities annually, including manganese ore, phosphate concentrate, and others.
- Heritage and Environmental Considerations
- Heritage Impact Assessment: The assessment indicates that the site has low cultural significance due to prior industrial development. No significant archaeological resources were identified, and the report suggests that the development will not adversely affect heritage resources.
- Paleontological Concerns: While no fossil remains were found on the surface, there is a possibility of encountering fossil remains during excavation. The report recommends

- implementing a Chance Fossil Finds Procedure during construction to mitigate potential impacts.
- Recommendations SUM-UP
- Construction Guidelines: The report advises that no pre-construction mitigation is necessary, but highlights the importance of monitoring for archaeological resources during the construction phase.
- Environmental Management: The project will need to adhere to various environmental regulations and management plans to ensure compliance with national heritage laws and environmental standards.
- Overall, the proposed logistics hub is positioned as a strategic development to enhance cargo flow through the Port of Saldanha while maintaining compliance with heritage and environmental regulations

FINAL COMMENT:

The committee endorses the HIA prepared by CTS Heritage dated December 2023 as meeting the minimal requirements of S.38(3) and recommendation:

1. No mitigation is required prior to construction commencing.
2. The HWC Chance Fossil Finds Procedure (attached) must be implemented during the construction phase of development, and included in the EMPr as per the recommendations of Pether (2021)
3. If any archaeological resources or unmarked human remains are uncovered or exposed during construction operations these must immediately be reported to Heritage Western Cape (Att: Ms Stephanie Barnardt 021 483 9543).

SB

13.46 Erven 2-RE & 100374, Duinefontein Road, Manenberg, S38(4)-NID
Case No: HWC24082814SB0819

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- The vacant property was previously occupied by G. F. Jooste Hospital, demolished in 2016. The proposed development includes subdividing and rezoning a portion for a mini substation to serve a nearby school. Manenberg has a history tied to apartheid, established in the 1960s for "non-whites. " The site has been active since 1935 but lacks heritage significance. The hospital, built in 1980, no longer exists.
- No significant heritage resources are on the site, no need for a Heritage Impact Assessment.
- Consultant recommends no further studies.

DECISION

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon. Chance Finds Procedure to be included into the approval.

SB

13.47 Remainder of Farm 472, off the N7, towards Klawer, Matzikama, S38(8)-NID
Case No: HWC24070309SB0704

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- The proposed development on Farm 472 near Klawer includes clearing 22ha of vegetation for an in-stream dam, pipeline, pumpstation, and new cultivation areas. The dam will store Existing Lawful Water rights with a capacity of 500,000m³ and a wall height of 24.3m. A 360mm diameter pipeline will be installed along with a pump house. New cultivation areas totalling 71.1ha will be established, including clearing 13ha of natural vegetation. The project aims to improve water storage and irrigation capabilities in the area.

- The site is located in a rural area on agricultural area.
- According to the screener tool, archaeological and cultural heritage sensitive is low. However, palaeontological sensitive is high
- Consultant recommends no further studies.

COMMENT

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon. Chance Finds Procedure to be included into the approval.

SB

13.48 Erf 1273, Van Ryn's Distillery, Van Ryn Road, Vlottenburg, Stellenbosch, S34-Additions & Alterations Case No: HWC23082501SJ0901

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- The proposal is for the entrance weather box (precedent is the Winchester in Sea Point) and internal works.
- Zoned Agri II, consent use tourist facilities and farm store.
- Stellenbosch Interest Group: no objection.

OUTSTANDING INFORMATION

Previous application

SB

13.49 Erven 2641 & 2643, Mount Prospect, S34-Additions & Alterations Case No: HWC24070305SJ0704

Ms. Chane Herman introduced the item of behalf of Ms. Sneha Jhupsee.

DISCUSSION

- Outstanding information received on 10 September 2024.
- Very unusual double storey Victorian farmhouse, in a farming landscape. One of the few remaining in Constantia that has not been 'restored'. High contextual value as an important part of the Constantia cultural landscape. Clear environmental significance as part of a working agricultural landscape.
- Site abuts Groot Constantia (PHS).
- Graded IIIA
- Outside HPO
- The work has not started.
- Proposal is for repairs, upgrades and renovations to the existing manor house, cellar and barn and shed.
- CoCT EHM: do not support. HRS is of the opinion that a heritage statement should be submitted prior to any approvals taking place to document the structures, provide indicators, and assess the impact of the proposed work
- UCRRA did not provide comment within 30 days.

FURTHER REQUIREMENT

The committee requires a heritage statement assessing the impact of the proposed work and a methodology with the material specification to be submitted.

SJ

13.50 Erf 173395, 38A Leeuwen Street, Bo-Kaap, S34-Additions & Alterations

Case No: HWC24071816SJ0726

Ms. Chane Herman introduced the item of behalf of Ms. Sneha Jhupsee.

DISCUSSION

- Outstanding information received on 11 September 2024.
- The work has not started.
- Proposal is for internal alterations to the apartment and to convert the mezzanine level to a full floor.
- Graded IIIC
- Inside HPO
- CoCT supports.
- HOMs on 5 August 2024 deemed application as minor works.

DECISION

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

SJ

13.51 Erf 1041, 35 Camp Road, Pinelands, S34-Additions & Alterations

Case No: HWC24083001XM0819

Ms Xola Mlwandle introduced the item.

DISCUSSION

- "The proposal is for the regularisation of illegal work, labelled as two freestanding 'verandas' to the rear on western boundary; a pergola on eastern boundary; a double carport to the front, positioned 875mm from street boundary. It further includes an extension to the building (dining room), a veranda extension to the rear of the house as well as a double garage/carport structure along the western boundary.
- CoCT supports subject to conditions, Planting of sizeable new trees as mitigation of impacts on streetscape.
- Pinelands Ratepayers & Residents Association objects
- OI received 26 and 30 August 2024 and 3.9.24 & 10.9.24

DECISION

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

XM

13.52 Erf 1888, 47 Lourensford Street, Somerset West, S34- Total Demolition

Case No: HWC24080103

OUTSTANDING INFORMATION

CoCT comment

XM

13.53 Erf 20393, 32 Gleniffer Street, Brooklyn, S34-Additions & Alterations

Case No: HWC24071906XM0802

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Work has been completed.
- The proposal is for minor changes to existing building be made in order to accommodate additional living space.
- Graded NCW Outside HPOZ
- CoCT does not support.
- Consultation comments: CoCT E&HM comment
- Motivation
- OI received:26.8.24

DECISION

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

XM

13.54 Erf 2431, 8 Treurnicht Street, Paarl, S34-Additions & Alterations

Case No: HWC24081521XM0820

Ms Xola Mlwandle introduced the item.

DISCUSSION

- **OI received** 10.9.24
- Outstanding Information received 10.9.24
- The proposal is for additions existing dwelling for shading purposes.
- Work has been completed.
- The house is not graded and outside the Special Character Protected Overlay Zone of Paarl
- DFH has no objection.
- Paarl 300 stated that they cannot support and comment on work that has been completed without a permit.
- The Drakenstein municipality supports the proposal- the work will not negatively impact the heritage resource.
- Recommendation: S51 letter

DECISION

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

XM

13.55 Erf 2953, 3 Protea Street, Onrus, S34-Additions & Alterations

Case No: HWC24081515XM0815

Ms Xola Mlwandle introduced the item.

DISCUSSION

- "The proposal is for; Convert the existing dining room into two en-suite bathrooms.
- 2. Convert existing kitchen and passage into a bedroom with a new door opening outward and new windows.
- 3. Convert portion of the existing living room into a bedroom with new doors opening up to the

upper level stoep.

- 4. Demolition of the wall between the existing entrance passage and living room to open the remaining living room up to the new kitchen and dining area over a split level.
- 5. Convert one of the existing bedrooms into the dining area by demolishing the walls and incorporating the kitchen into a portion of the previous passage.
- 6. Re-configure the layout of the existing ablutions to include a new scullery, one bathroom and one guest toilet.
- 7. Removal of the existing balustrades on the lower level stoep, demolition of the existing stair and installation of new decking steps and terraced seating to enable better navigation from the internal to the external spaces.
- 8. Existing balustrade on the upper stoep to be replaced with new timber slatted balustrade.
- 9. General landscape improvements including low garden walls, new paving and planting of grass.
- 10. Install new aluminium windows and doors and replace existing timber windows, doors and shutters with new aluminium timber windows, doors and shutters as indicated on the drawings.
- Work has not started
- Graded III C
- Outside HPOZ
- Overstrand Heritage and Aesthetic Committee supports the application

DECISION

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

XM

13.56 Erf 377, 22 The Triangle, Pinelands, S34-Total Demolition

Case No: HWC24080630XM0722

Ms Xola Mlwandle introduced the item.

DISCUSSION

- "The owners wish to action the total demolition of the existing dwelling as the previous permit granted by HWC in 2020 is no longer valid, need to reapply.
- Work has not started.
- NCW inside the HPOZ
- PRRA has no objection, stamped the plans.
- CoCT supports the proposal.
- OI received 11.9.24
- Recommend: approval

DECISION

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

XM

13.57 Erf 62333, 585 Lansdowne Road, Lansdowne, S34-Total Demolition

Case No: HWC24081922XM0819

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The application is for total demolition. Building is older than 60 years, graded 3c and outside any
- HPOZ. Good period example, albeit needing maintenance and repair. Not worthy of retention in this context. HRS has no objection.

- Work has not started (all work shown on the plan)
- Graded IIIC
- Outside HPOZ
- CoCT supports.

DECISION

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

XM

13.58 Erf 66582, co Main Road and Church Street, S34-Minor Works

Case No: HWC24081540XM0820

Ms Xola Mlwandle introduced the item.

DISCUSSION

- PROPOSED DEMOLITION OF INTERNAL WALL & SHOPFITTING.
- The alteration does not include any work on the external facades and is mainly internal shopfitting. done by the tenant Old Mutual.
- Work has not started
- Graded IIIB out of HPOZ
OI received: 5.9.24, 11.9.24

DECISION

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

XM

13.59 Erf 71230, 16 Garden Street, Plumstead, S34-Minor Works

Case No: HWC24080622XM0815

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The proposal is for Addition of boundary wall, stoep and internal changes
- The proposal few structural changes to our property, both internally and externally.
- The internal changes are as follows:
 - Opening up some inside spaces to allow for better flow and light
 - Create a fun family space
 - Creating a small closet space
- The reason for the internal amendments is to provide more open spaces in the property.
- With these amendments, no changes have been made to the bathroom, the kitchen or dining room.
- external changes which are as follows:
 - • Extending the wall from the current garage to the boundary wall.
 - • Replacing the vibracrete wall with a brick wall and nutec boards
 - • Creating an opening on the right-hand side of the property with a timber trellis
 - • Installing a pedestrian gate
- Work has started.
- OI received: 29.8.24 and 5.9.24

DECISION

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

XM

13.60 Erf 8924, 38 Baviaanskloof Road, Hout Bay, S34-Minor Works

Case No: HWC24072906XM0730

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Work has not started.
- Submitted as minor works application.
- Graded IIIC
- outside HPOz
- CoCT supports.

DECISION

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

XM

13.61 Erf 96950, 12 Dumbarton Road, Rondebosch, S34-Additions & Alterations

Case No: HWC24080126XM0813

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The proposed additions are of a minor nature and are in keeping with the heritage fabric of the existing original building. All original leaded windows will be re-used in new positions.
- Exterior of main house remains intact facing the street, addition of new dressing room on first floor will be symmetrical to existing bathroom on Northern side, same materials and plaster textures will be used.
- The character of the building will be retained as the proposals are in keeping with the character and
- materials of similar buildings in the area.
- Timber small pane double doors with fanlights, smooth plaster and painted.
- Work has not started
- Graded IIIC
- Outside HPOZ
- CoCT supports.
- Rondebosch Community improvement district voluntary association has no objection.
- Greater Lynfrae Civic Association did not provide a comment within the 30-day commenting period
- OI received: 26.8.24"

DECISION

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

XM

13.62 Erf 97140, 72 Palmyra Road, Claremont, S34-Additions & Alterations

Case No: HWC24072913XM0813

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The proposal is for Additions and alterations to the existing boundary wall.
- The existing Boundary Wall is made of Facebrick and includes multiple Marble Insignia titled
- 'Riebeeck' – considering the existing buildings on Site, it is assumed that this wall has significant Heritage value.
- Public Visibility
- The Boundary wall is directly visible from Palmyra Road and the opposite Groote Schuur High school.
- Motivation for Alteration/Addition
- We recommend the application is supported by HWC based on the following reasons:
- 1. Sensitivity to the Heritage value of the existing boundary wall is emphasized in the Design.
- 2. Care is taken to not only preserve the entire Boundary wall and its details intact.
- 3. Materials selected achieve necessary safety measures as per client requirements, whilst still being visually discreet from the Site's exterior; bringing the main focus toward heritage value of the wall
- Work has not started
- The Greater Lynfrae Civic Association has no objection
- Consultation comments: Local municipality

DECISION

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

XM

13.63 Erf 66102, 1 Waterloo Road, Wynberg, S34-Additions & Alterations

Case No: HWC24081507XM0819

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The proposed work to the Victorian house is summarised as follows:
- 1. Refurbishing the existing kitchen, including enlarging an existing doorway to the rear extension.
- 2. Remodelling the existing guest wc [essentially changing the door position].
- 3. Remodelling the existing bathroom [including inserting a new door to the bedroom].
- 4. Altering the existing dressing room including enlarging an existing opening from the bedroom.
- 5. Converting an existing small bedroom to a bathroom.
- Work has started
- Graded IIIB
- Inside a proposed HPOZ
- CoCT comment: the completed work and proposed additional work will not have a substantial negative impact on the site and its context, HRS has no objection to HWC issuing a section 51/section 34 Permit and they support the proposal.
- No conservation body

DECISION

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

XM

14 NEW MATTERS

14.1 Erf 120-RE, 21 Du Toit Street, Stanford, S31 – Minor Works

Case No: HWC24082901EJV0902

Emily Jane Vowles introduced the item.

DISCUSSION

- Internal reconfigurations to accommodate ensuite bathrooms and the upgrading of existing bathrooms, relocation of three internal doors
- Graded IIIB
- Inside the Local Area HPO
- Work has not started

DECISION

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

EJV

14.2 Erf 19, 10 The Bend Road, Pinelands, S34 – Additions & Alterations

Case No: HWC23040304RG0425

Withdrawn from the agenda as BELCom on 18 September 2024 resolved to approve the application as not negatively impacting heritage resources.

EJV

14.3 Erf 351, 67 Main Road, Mamre, S34 - Total Demolition

Case No: HWC24083008EJV0902

OUTSTANDING INFORMATION:

Clarity regarding ownership as Sophia Hilda Berendine Johannes is the owner of the property according to the title deed; site plan of the proposed demolition' as-built plans; locality plan; all photographs; conservation body comment; heritage motivation.

EJV

14.4 Erf 52827, Barkley House, Claremont High School, 52 Harfield Road, Claremont, S34 - Total Demolition

Case No: HWC24082708EJV0902

OUTSTANDING INFORMATION:

Site plan indicating the proposed demolition; as-built plans if on file

EJV

14.5 Erf 623, 3 Loader Street, De Waterkant, S34 - Additions & Alterations

Case No: HWC24071707EJV0902

OUTSTANDING INFORMATION:

No signatures on the form; proof of ownership; plans to indicate where work has started; internals and streetscapes; conservation body comment

EJV

14.6 Erf 63925, 1 Loverswalk, Kenilworth, S34 – Additions & Alterations
Case No: HWC24082604EJV0902

Emily Jane Vowles introduced the item.

DISCUSSION

- Expansion of the dwelling and addition of a first storey to accommodate a games area, scullery, pantry, family room, bedrooms and bathrooms.
- Graded III C
- Inside proposed Kenilworth HPO
- Work has not started.
- CoCT support

DECISION

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

EJV

14.7 Erf 7597-RE, Alice Street and Rose Road, Goodwood, S38(4) - NID
Case No: HWC24081525EJV0902

Emily Jane Vowles introduced the item.

DISCUSSION

- Triggers S38(1)(a). The proposal is for the trenching and directional drilling across public road crossings for the installation of an 11kV cable by the City of Cape Town. The area was vacant until 1968 when the road scheme and residential development began. The SAHRIS palaeo-sensitivity map indicates low sensitivity. The site falls within a proposed S34 and S38 Exemption Area
- Willem Hutten recommends no further studies.
- NCW
- Inside proposed S34 and S38 Exemption Area
- Work has not started.

DECISION

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

EJV

14.8 Erf 8422, 10 Garcia Street, Beaufort West, S34 - Additions & Alterations
Case No: EJV0902

OUTSTANDING INFORMATION:

Payment with correct reference number; Company resolution allowing Eileen Campodonico to sign on behalf of CSI Environment as the named title deed holders, internals and externals; consultation comments; sg diagram

EJV

14.9 Erf 854, 289 Beach Road, Sea Point, S34 - Additions & Alterations
Case No: HWC24082304EJV0902

Emily Jane Vowles introduced the item.

DISCUSSION

- Internal reconfiguration of the apartments and addition of six storeys of accommodation on the original structure
- IIIB
- Outside HPO
- Work has not started
- CoCT support; SFB have no objections; SFA did not respond in 30 days; DOCOMOMO did not respond in 30 days

DECISION

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

EJV

14.10 Erf 87511, 23 Dartmouth Road, Muizenberg, S34 - Additions & Alterations
Case No: HWC24091606EJV0902

Emily Jane Vowles introduced the item.

DISCUSSION

- Conversion of domestic quarters into a granny flat and addition of a carport
- NCW
- Outside HPO
- Work has not started.
- MHCS have no objections.
- CoCT support

DECISION

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

EJV

14.11 Erf 98399, 20 Mayfield Avenue, Rondebosch, S34 - Total Demolition
Case No: HWC24062108EJV0902

Emily Jane Vowles introduced the item.

DISCUSSION

- Total demolition of the structures on-site
- IIIC
- Outside HPO
- Work has not started
- CoCT support

DECISION

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

EJV

**14.12 Erf 155538, 47 Rouwkoop Road, Rondebosch, S34 – Additions & Alterations, Repair
Case No: HWC24090302CSI0905**

Ms Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Graded IIIC
- Inside HPO
- Proposed work is for the replacement of the asbestos roof and internal alterations
- CoCT ?

OUTSTANDING INFORMATION

Up to scale, coloured plans, streetscape photographs, comment from CoCT

CSI

**14.13 Erven 296, 297, 299, 300, 15 Academie Street, Franschhoek, S34 – Additions & Alterations, Minor Works
Case No: CSI0905**

Ms Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Not Graded
- Outside HPO
- Proposed work is for a walkway covering, several ramps, a new classroom, new drainage system, internal reconfiguration of a bathroom

OUTSTANDING INFORMATION

PoP, external photographs, streetscape photographs

CSI

**14.14 Erf 4739, 16 Richmond Street, Epping Garden Village, Ruyterwacht, S34 - Additions & Alterations
Case No: HWC24090411CSI0905**

Ms Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started.
- Graded NCW
- Outside HPO
- Proposed work is for the addition of a carport, granny flat, and extension of the main dwelling
- CoCT?

OUTSTANDING INFORMATION

CoCT comment

CSI

14.15 Erf 5305, 9 Heylett Street, Strand, S34 - Additions & Alterations
Case No: HWC24082605CSI0905

Ms Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Graded NCW
- Outside HPO
- Proposed work is for a new bedroom, bathroom, study, carport, and covered stoep
- CoCT and HRF provided comment and support the application.

DECISION

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

CSI

14.16 Erf 548, 19 Belveder Avenue, Oranjezicht S34 – Additions & Alterations, Restoration
Case No: HWC24082006CSI0905

Ms Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started.
- Graded IIIB
- Inside HPO
- Proposed work is for internal alterations, a new bathroom and two single garage doors.
- CoCT and CIBRA provided comment and support the application.

DECISION

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

CSI

14.17 Erf 56676 ,11 Bertha Avenue, Bishopscourt, S34 - Additions & Alterations
Case No: CSI0905

OUTSTANDING INFORMATION

Ref number not reflected on PoP provided, clarification regarding if work has started, streetscape photographs, internal photographs, external photographs taken by the owner/applicant and not from the web.

CSI

14.18 Erf 59735, 16 Scout Street, Lansdowne, S34 - Total Demolition
Case No: HWC24017109CSI0904

OUTSTANDING INFORMATION

Streetscape photographs, title deed, comment from CoCT

CSI

14.19 Farm 211/2, Wolwekraal Nature Reserve, Prince Albert, S35 - Dating
Case No: HWC24090302CSI0904

Ms Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Proposed research is for the radiocarbon dating of ostrich eggshell fragments found in the Wolwekraal Nature Reserve to determine the age of scatter as part of the systematic archaeological analysis
- The percentage of the sample size to be tested is 0.1% of the total sample size hence the justification for destructive analysis
- The Prince Albert Cultural Foundation provided comment and have no objection to the proposed research method.
- Recommendation: Approve

DECISION

The Committee resolved to endorse the Section 35 application.

CSI

14.20 Erf 1566, 35 Warren Street, Tamboerskloof, S34- Additions & Alterations
Case No: HWC24073005CH0904

OUTSTANDING INFORMATION:

POP with HWC reference number, locality plan, streetscape photographs, title deed and CIBRA comments.

CH

14.21 Erf 179, 3 Saunders Road, Bantry Bay, S34- Additions & Alterations
Case No: CH0904

OUTSTANDING INFORMATION:

POP with HWC reference number, locality plan, SFA and SFB comments required

CH

14.22 Erf 3143, 21 Station Road, Southern Paarl, S34-Minor Works
Case No: CH0904

OUTSTANDING INFORMATION:

POP with HWC reference number

CH

14.23 Erf 737 15 Adderley Street, Stanford, S31- Additions & Alterations
Case No: HWC24083003CH0905

Ms. Chane Herman introduced the item.

DISCUSSION

- Proposal is for the addition of a study, pantry and carport on the sides of the building.
- Work has not started.
- OHAC supports.
- SHC supports and feels that consideration must be given to changing the carport columns to brick columns in place of timber columns.
- Not Graded

- Inside HPO

DECISION

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

CH

**14.24 Erf 80484, 37 Fourth Road, Heathfield, S34- Additions & Alterations
Case No: HWC24081531CH0905**

OUTSTANDING INFORMATION:

Streetscape photographs.

CH

**14.25 Erf 96170, Sections 6 & 7, Units 22 & 24 Dunkley Mews, 31 Barnet Street, Gardens, S27-Minor Works
Case No: HWC24081928CH0906**

Ms. Chane Herman introduced the item.

DISCUSSION

- Proposal is for the installation of mechanical ventilation in units 22 and 24. A wooden deck is also proposed on the ground floor of unit 22.
- Work has not started.
- Units 22 & 24 of Dunkley Mews in Dunkley Square (Provincial Heritage Grade II) are part of Georgian double story-ed terraced houses. These two units are combined as a single premise, used for selling and consuming organic cannabis. Both units were recently upgraded and restored.
- The proposed interventions are in light of the CoCT's Health and Safety departments requirements for Air extraction from smoking designated areas.
- The ducting is approximately 350 x 250 in cross section, will be surface mounted i.e. removable in the future, will vent through the roof upwards. The vents on the roof are of the flat mushroom type and will be concealed behind the North façade parapet.
- Internally the surface mounted ducting, located in corners where vertical and under the ceiling where horizontal, all fixed to the walls, will be unobtrusive when painted to match the walls and ceilings. The historical fabric is largely unaffected. Penetrations through walls x3, floors x2 and ceilings x3 are small in size and can be made good in future if required.
- Graded II
- Inside HPO

DECISION

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

CH

**14.26 Remainder of Erf 34 and Portion 7 of Erf 34, Elsenburg Farm, Muldersvlei Road Stellenbosch, S38(8)-NID
Case No: CH0906**

OUTSTANDING INFORMATION:

POP with HWC reference number.

CH

14.27 Farm 34, Elsenburg Agricultural Institute, Stellenbosch, S27-Minor Works
Case No: CH0906

OUTSTANDING INFORMATION:

Streetscape photographs

CH

14.28 Erf 11188, 112 Dorp Street, Stellenbosch, S27-Minor Works
Case No: HWC24081517SB0904

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Minor works application for the removal of internal walls and removal of concrete floors to be replaced of kitchen, bathroom to be replaced with Oregon pine. Built in 1798 as single-story building, raised to double storey around 1890. SIG has no objection. Trustees of Merweda Wag n Bietjie Body Corporate supports. Municipality and SHF did not comment in 30 days.

OUTSTANDING INFORMATION

Conservation body comments, more streetscape

SB

14.29 Erf 35, Corner of Bovertrek Street and Main Street, St Helena Bay, S34-Total Demolition
Case No: HWC24083002SB0903

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Demolition of the fishing industry sheds and replaced with commercial node development.
- Is the committee happy with the streetscape? There isn't much of a context.
- The municipality did provide a comment but did not have the capacity to provide a meaningful comment, no other objection or comment received.
- Heritage Resources include five buildings in a fishing industry cluster, built after World War II, ranging from 50 to 60+ years old. Building 1 serves as a pub and restaurant, with simple cement block and asbestos structure. Building 2 is a storage facility with similar construction. Building 3 consists of three sheds with cement blocks and asbestos roofs. Building 4 is a small outbuilding with patterned cement blocks. Building 5 is a smaller outbuilding with clay bricks. All structures have fair conditions but are not conservation-worthy due to low heritage significance. They represent standard industrial infrastructure supporting fish processing, with no exceptional architectural qualities. The impact of demolishing these buildings is assessed as low, and their archaeological significance is also low. Overall, the buildings hold very low significance in terms of rarity and representativity, as well as social, spiritual, and linguistic values. The heritage values of these buildings are rated as medium low, with no evidence of exceptional construction or materials. Despite their historical context, the lack of unique features or exceptional qualities makes them unsuitable for conservation efforts.

FURTHER REQUIREMENTS

Application to be submitted with the relevant supporting documentation.

SB

14.30 Erf 887 3 Rawson Street, Montagu, S34-Restoration
Case No: HWC24082709SB0903

OUTSTANDING INFORMATION

Title Deed, Poa, Plans, SD Diagram

SB

14.31 Portion 1 of farm 866, Botrivier, Caledon, S38(8)-NID
Case No: HWC24090302SB0903

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- In 2018, the Applicant built four two-bedroom cottages for tourism on Farm 866. The total guest capacity was limited to 15 at a time, but the Department of Environmental Affairs and Development Planning accused the Applicant of triggering a NEMA listed activity due to the location of the cottages near a protected area. The development footprint covers 2 000 m², including cottages, access road, and parking areas. The site was previously used for agriculture and pine plantations, but now features restored fynbos vegetation. The Applicant is seeking retroactive Environmental Authorisation under NEMA in terms of S24G application. Archaeological and cultural low according to the screener report. Palaeontological: very high according to the screener report however there is no record according to the NID that palaeontological material was uncovered during the construction.
- Consultant recommends no further studies.

DECISION

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon. Chance Finds Procedure to be included into the approval.

SB

14.32 Portion 228 and 237 of Farm 595 off the M165 (Sir Lowry's Pass Road) toward Gordon's Bay
Gordon's Bay, CT, S38(8)-NID
Case No: HWC24082112SB0903

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- The project entails constructing a shopping centre and associated infrastructure on Portions 228 and 237 of Farm 959 in Fairlands (Gordon's Bay). The development will include shops, restaurants, offices, parking, and access from Hydro Street. Service trucks will use Windsor Street. Infrastructure components involve electricity, sewage, bulk water, and stormwater. A portion of the development will be within 32m of a watercourse on the western boundary. Figure 2 depicts the development layout.
- According to the NID and screener report no heritage resource will be impacted, consultant recommends no further studies,

DECISION

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon. Chance Finds Procedure to be included into the approval.

SB

**14.33 Farm Houdenbek 415, east of Op Die Berg on the R303 Ceres, Prince Alfred Hamlet, S38(8)-NID
Case No: HWC24082111SB0903**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- According to the screener report there is two high archaeological and cultural resource, and palaeontological moderate to very high. In 2018 and 2019 to NID (1809305AS0904E/18030613AS0308E)
- 1809305AS0904E - APM minutes note PIA and AIA required as there is rock art in the rock shelter (recorded by eCRAG 2019)
- 18030613AS0308E – HIA REQUEST but no final comment?
- Proposed construction of Harmony instream dam with storage capacity of 250 000sqm, wall of 13m and length of 270m
- There is possible impact to palaeontological impact, consultant recommends HIA -PIA & AIA.

FURTHER REQUIREMENTS

The committee requires a HIA consisting of a PIA and a AIA studies to be submitted.

SB

**14.34 Farm Houdenbek 416, east of Op Die Berg on the R304, Ceres, Prince Alfred Hamlet, S38(8)-NID
Case No: HWC24082601SB0903**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- According to the screener report there is LOW archaeological and cultural resource, and palaeontological moderate to very high.
- 1809305AS0904E - APM minutes note PIA and AIA required as there is rock art in the rock shelter (recorded by eCRAG 2019)
- 18030613AS0308E – HIA REQUEST but no final comment?
- Proposed construction of Harmony instream dam with storage capacity of 2 000 000sqm, wall of 14m and length of 600m
- There is possible impact to palaeontological impact, consultant recommends HIA -PIA & AIA.

FURTHER REQUIREMENTS

The committee requires a HIA consisting of a PIA and a AIA studies to be submitted.

SB

**14.35 Erf 524, 26 Bloemhof Avenue, Wetton, S34 – Minor Works
Case No: HWC24082701RB0903**

OUTSTANDING INFORMATION

POA, Title Deed, SG Diagram , Company resolution.

RB

**14.36 Erf 3360, 35 Lourens River Road, Strand, S34 – Additions & Alterations
Case No: HWC24090207RB0903**

OUTSTANDING INFORMATION

POA, SG diagram, better streetscape photos, CoCT comment, and Conservation Body comment

RB

14.37 Erf 4476, 36 Fourth Avenue, Kleinmond, S34 – Additions & Alterations
Case No: HWC24082003RB0903

Mr Ruan Brand introduced the item.

DISCUSSION

- Work has not started.
- Property is ungraded but it is older than 60 years.
- It falls inside the urban edge of Kleinmond in Overstrand.
- The owner plans to renovate their holiday house with a new kitchen layout that includes changing the windows and door.
- There is also a proposed addition to the outbuilding to use it as a studio, to demolish an old storage area at the back of the garage that falls outside of the building line, and to install a new conservancy tank.
- OHAC supports.
- Officer supports.

DECISION

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

RB

14.38 Erf 22847, 18 5th Avenue, Maitland, S34 – Additions & Alterations
Case No: RB0903

OUTSTANDING INFORMATION

Completed and signed application form, POP, Company resolution (Zororo-Phumulani Investments).

RB

14.39 Erf 66556, 66 Church Street, Wynberg, S34 – Additions & Alterations
Case No: HWC24081512RB0903

OUTSTANDING INFORMATION

POA, Streetscapes.

RB

14.40 Erf 91296, 4A Lower Bath Road, Wynberg, S34 – Additions & Alterations
Case No: HWC24090219RB0903

OUTSTANDING INFORMATION

Clarity on title deed situation, Conservation body consultation (Wynberg East Civic), CoCT HRS comment, and heritage motivation

RB

14.41 Erf 123333, 15A Bonaire Road, Rondebosch, S34 – Additions & Alterations
Case No: HWC24080613RB0903

OUTSTANDING INFORMATION

Completed and signed new form, and Internal photos - specifically showing the proposed front door area that will be demolished.

RB

14.42 Erf 125595, 100 Princess Alice, Brooklyn, S34 – Additions & Alterations
Case No: HWC24071719RB0903

Mr Ruan Brand introduced the item.

OUTSTANDING INFORMATION

POA, and Trust resolution

RB

14.43 Erf 125650, 36 Malan Crescent, Brooklyn, S34 – Additions & Alterations
Case No: HWC24082612RB0903

DISCUSSION

- Building is a proposed IIIC/NCW by CoCT
- and falls outside any HPOZ.
- Proposal is for an extension to the rear of the property with several additions and alterations.
- Work has not started.
- The applicant already has two approved HWC permits:
- First permit (10 March 2021 - Case No. 21012802TZ0217E) was deviated from with a new permit:
- Second permit (14 October 2022 - Case No. HWC22113013TZ1130).
- During building plan approval, council noted that the building plans are deviating from the HWC issued 2022 permit in terms of new fenestrations and cladding.
- So this is a permit extension application with minor deviations as the deviations do not seem to impact the heritage resource negatively.
- The CoCT HRS supported the 2022 permit (04.10.2022) and have indicated that they do not object to this deviation (15.07.2024).

DECISION

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

RB

14.44 Erven 66034-RE, 66040-RE, 66038-RE, & 176321 St John's Road, Wynberg, S34 – Additions & Alterations
Case No: HWC24082715RB0903

DISCUSSION

- Property is a IIIA
- Outside of a HPOZ.
- This is the Springfield School Senior Campus, which has been in front of this committee several times.
- The proposal is for the conversion of an unused wing of the study hall to be converted to a battery inverter room and, the installation of several sets of solar panels on 6 different roof pitches.
- As this is a solar panel installation with associated infrastructure, this has been applied for as a minor works.
- Although the property is a IIIA, the solar panels will barely be visible and will not change the character of the site.
- The submitted plans for the solar panels were not coloured up, but the committee would be satisfied to treat the application as a minor works and issue the permit once the coloured up plans were received.

DECISION

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

RB

- 14.45 Erf 1080-RE, 12 Liberty Court, 1 Military Road, Tamboerskloof- S24-Minor Works**
Case No: HWC224082903XM0902

OUTSTANDING INFORMATION

SG Diagram
Company/Trust Resolution
Power of Attorney
Locality Map
Streetscape photographs
Motivation

XM

- 14.46 Erf 11109, 8 Union Street, Strand, S24-Minor Works**
Case No: HWC24090206XM0902

OUTSTANDING INFORMATION

Title Deed
SG Diagram
Annotated Internal & Streetscape photographs

XM

- 14.47 Erf 113961, 46 Coronation Road, Walmer Estate, Woodstock, S34- Additions &Alterations**
Case No: HWC24083007XM0902

OUTSTANDING INFORMATION:

SG Diagram
Locality Map
Coloured up plans
Streetscape photographs
Consultation comments: Local municipality and Conservation bodies in the area
Motivation

XM

- 14.48 Erf 116563, 95 Eighteenth Avenue, Windermere**
Case No: HWC24082107XM0902

OUTSTANDING INFORMATION:

Streetscape photographs

XM

- 14.49 Erf 125795, 31 Princess Alice Avenue, Brooklyn, S34- Additions &Alterations**
Case No: HWC24082613XM0902

OUTSTANDING INFORMATION:

Annotated Internal & Streetscape photographs

XM

14.50 Erf 1506, 5 Seymour Avenue, Vredehoek, S24-Minor Works
Case No: HWC24090208XM0902

OUTSTANDING INFORMATION:

Annotated Internal & Streetscape photographs
Motivation

XM

14.51 Erf 50515, 38 Ranelagh Road, Rondebosch, S34- Additions &Alterations
Case No: XM0902

OUTSTANDING INFORMATION:

POP/Reference Number
Streetscape photographs
Consultation comments: Local municipality and Conservation body"

XM

14.52 Erf 51396, Milner Road, Claremont, S34- Additions &Alterations
Case No: HWC24071905XM0902

OUTSTANDING INFORMATION:

Conservation body comment
Motivation

15 OTHER MATTERS

16 ADOPTION OF RESOLUTIONS AND DECISIONS

CH moves to adopt and EJV seconds the adoption of resolutions and decisions.

17 CLOSURE

13:02

18 DATE OF NEXT MEETING

30 September 2024

MINUTES APPROVED AND SIGNED BY:

CHAIR: _____

SECRETARY: _____

Annexure A – HWC Heritage Officer Meetings

Abbreviations

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