

**Approved Minutes of the Meeting of the Heritage Officers Meeting (HOMs)
Heritage Western Cape (HWC) held via MS Teams
08H30 on Friday, 24th November 2023**



1. Opening and Welcome

The Chair, Sneha Jhupsee, officially opened the meeting at 08:30 and welcomed everyone present. The meeting was delayed until 09:00 due to a member being late.

2. Attendance

Members

Ms. Stephanie Barnardt (SB)	(Heritage Officer)
Ms. Chane Herman (CH)	(Heritage Officer)
Ms. Khanyisile Bonile (KB)	(Heritage Officer)
Ms. Sneha Jhupsee (SJ)	(Heritage Officer) (Chair)

Staff

Ms. Nosiphiwo Tafeni (NT)	(Secrétariat)
Ms. Zikhona Sigonya (ZS)	(Admin)
Ms. Waseefa Dhansay (WD)	(Assistant Director)
Ms. Colette Scheermeyer (CS)	(Deputy Director)
Ms. Xola Mlwandle (XM)	(Admin)

Legal Advisor

Ms. Penelope Meyer (PM)	(Legal Advisor)
Ms. Naushina Rahim (NR)	(Assistant Legal Advisor)

Observers

None

Visitors

Claire Abrahamse
Nick Smith
Clive Theunissen
Frik Lange

3. Apologies

Ms. Corne Nortje (CN)(Heritage Officer)

4. Acceptance of the Code of Conduct

5. Approval of Agenda

Items 13.25 to 13.36 are to be removed from the agenda and held over to HOMs on 27 November 2023. Please see Item 10.2.

The Committee resolved to approve the agenda dated 24 November 2023 with edits.

CH moved to approve the agenda and SB seconded.

6. Approval of Minutes of Previous Meeting

6.1 Minutes dated 13th November 2023

The Committee resolved to approve the minutes dated 13 November 2023.
KB moved to adopt the approval of the agenda SB and seconded.

6.2 Minutes dated 21st November 2023

The Committee resolved to hold the minutes over to 4 December 2023 HOMs Committee meeting for approval.

7. Disclosure of Conflict of Interest

None

8. Confidential Matters

None

9. Standing Items

None

9.1. Site inspections undertaken

None

9.2. Proposed Site Inspection

None

9.3. Site Inspection Reports

None

9.4. Preparation for upcoming Committee meeting

9.4.1. HOMs: Monday 27 November 2023

9.5. Interim and Close out Reports

None

9.6. Incomplete Applications

9.7. Archaeological Matters

9.7.1. Erf 2193, Paternoster (SB) (Verbal report)

- Officer informed by Jonathan Kaplan that a cranium was uncovered during a single residential development in Paternoster.
- The developer and owner will be issued a stop works.
- The remaining skeletal remains are still in situ.
- The cranium has been exhumed as the site cannot be secured.
- Jonathan Kaplan is the appointed archaeologist, application to follow.

9.8. Illegal Works Database (Stop Works Orders)

9.8.1. Update on Database – On going matters

Ensure that this is concluded and provide Zikhona with the necessary updates applicable.

10. Administrative Matters

10.1. Monitoring by practitioner

None

- 10.2.** Items 13.25 to 13.36 are removed from the agenda as process deadlines were not met due to lack of connectivity at Protea Assurance Building. These items will be held over to Monday, 27 November 2023. Procedurally, all members of the committee need to review the documentation to make a committee decision. To reiterate, deadlines provided by the chair are to be adhered to and any complications must be communicated to the chair timeously.

10.3 Permits for signature

Tuesday, the 28 November 2023, 14:00.

11. Discussion of the agenda

MATTERS TO BE DISCUSSED

12. MATTERS ARISING

12.1. Proposed Rezoning for Residential Apartments on RE of Erf 21234, (unregistered Erf 41501), 6 Pinotage Street, Meyerhof, Bellville: S38(4)-NID

Case No: HWC23103105CN1101

Ms Chane Herman introduced the case on behalf of Ms Corne Nortje.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received on 21 November 2023.
- The proposal is to rezone the recently subdivided portion from single residential one to group residential two in order to develop 51 flats with A3 Storey height.
- The property is approximately 5000 square meters in extend with a single residential one zoning.
- The current land use is vacant and the surrounding land uses are commercial institutional and it is identical in terms of applicable heated teaches.
- The site is not archaeologically sensitive with regards to paleo disorders.
- Paleo map indicates that the site falls within the blue area and states that no parent to logical studies are required.
- No other heritage resources have been identified by the applicant.
- The site is not located within a cultural landscape, nor are there any significant resources in close proximity, except for the Stockland symmetry.
- No other heritage resources have been identified by the applicant. The site is not located within a cultural landscape nor are there any significant resources in close proximity except for the Stikland Cemetery.
- The town believes that no HIA is required.

RECORD OF DECISION:

The committee resolved that no further studies are required.

CN

12.2. Proposed Minor Works on Erf 803, 195 Beach Road, Unit 1, Illovo Court, Three Anchor Bay: S34-MW

Case No: HWC23091302CN1009

Ms Chane Herman introduced the case on behalf of Ms Corne Nortje.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received on 20 November 2023.
- Graded NCW
- Falls outside the HPO
- The proposal is for some internal changes to the bathroom and kitchen.
- The City supports
- Case officer recommendation is for approval.

RECORD OF DECISION:

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

CN

12.3. Proposed Minor Works on Erf 798, 6 Hilton Road, Oranjezicht: S34-A&A, MW

Case No: HWC23102307CN1025

Ms Chane Herman introduced the case on behalf of Ms Corne Nortje.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received on 17 and 20 November 2023.
- Not Graded
- Falls outside the HPO
- Work has not started
- The proposal is to reinstate the building after a fire and some window changes.
- Case officer recommendation is for approval.

RECORD OF DECISION:

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

CN

12.4. Proposed Minor Works on Erf 1545, 97 Beach Road, Gordons Bay: S34-MW

Case No: HWC23090602CN0912

Ms Chane Herman introduced the case on behalf of Ms Corne Nortje.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received on 21 November 2023.
- Graded NCW
- Falls outside the HPO
- The proposed work on site has not started.
- The proposals are for a new pool, deck and braai to existing stoep at the rear, bathroom alterations and a new stoep to the front.
- The City declined to comment as the building is deemed NCW
- HRF supports
- Case officer recommendation is for approval.

RECORD OF DECISION:

The Committee resolved to approve the application as not negatively impact heritage sources.

CN

12.5. Proposed NEMA on Portion of Remainder of Erf 1, Baviaans Road, Laingsburg: S38(8)-NID

Case No: HWC23101807CN1102

Ms Chane Herman introduced the case on behalf of Ms Corne Nortje.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received on 21 November 2023.
- The proposal triggers section S38(1)(c)(i) and NEMA.
- The proposal is to redevelop and upgrade the Bergsig Sports Facility in Laingsburg. The development will be split into 4 phases.
- The property is approx. 500ha in extent with an Agricultural Zoning. The current land use is a disused sports field with small scale agriculture. The property also includes a wastewater treatment works, landfill, roads and vacant areas. The surrounding land uses are predominantly residential and vacant open spaces.
- Applicable Heritages:
- Archaeo – The applicant notes that it is possible that isolated stone artefacts will be present in the area, although none were seen in the unconsolidated gravel and silt during the site visit. Although the site itself was fenced and locked and thus inaccessible, it was clear from walking around the outside that the area has been levelled for the creation of the existing sports fields. Nothing could therefore occur in original context. No significant impacts expected.
- Palaeo - The SAHRIS palaeo-sensitivity map indicates the site falls within the green area and it states that a desktop study is required. Prof Marion Bamford conducted a desktop study and concluded that due to the site being significantly disturbed, it is unlikely that any fossils would be preserved or found on the site and the context. However, small chance finds are possible during excavation and the palaeontologist recommends a Fossil Chance Find Protocol to be included. No significant impacts expected.
- Cultural Landscape: The wider Karoo natural landscape is significant for its aesthetic qualities but in this area the landscape has been compromised by modern development, including the Wastewater Treatment Works and a landfill site within 1 km to the west of the study area. No significant impacts expected.
- Anticipated impacts on Heritage Resources The only potential concern for this project was palaeontology. However, although there is a chance that fragmentary fossils or trace fossils may be present in the underlying bedrocks, these are buried by alluvium and thus unlikely to be found. Nonetheless, for precautionary reasons, a Fossil Chance Finds Procedure should be written into the EMP. This has been provided to the EAP. In addition, it is noted that the project will have considerable social benefit to the community.
- The heritage consultant believes that no HIA is required.
- The case officer recommendation is for NFS with a chance finds protocol.

RECORD OF DECISION:

The committee resolved that no further studies are required, and a chance finds protocol is to be included in the RoD.

CN

12.6. Proposed Minor Works on Erf 1718, 207 Main Road, Three Anchor Bay: S34-Minor Works

Case No: HWC23100910CN1010

Ms Chane Herman introduced the case on behalf of Ms Corne Nortje.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received on 21 November 2023.
- Graded NCW
- Falls outside the HPO
- Work has been completed
- The proposal was for internal alterations to the bathroom and kitchen.
- Recommendation is for a Section 51 letter to be issued.

RECORD OF DECISION:

HWC cannot condone unauthorised work. The Committee resolved that a S.51 letter is to be issued.

CN

12.7. Proposed alterations and additions on Erf 9528, 77 Parow Street, Parow: S34-A&A

Case No: HWC23100910CN1010

Ms Chane Herman introduced the case on behalf of Ms Corne Nortje.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received on 13, 20 and 22 November 2023.
- Graded IIIC
- Falls outside the HPOZ
- The proposed work on site has not started.
- The proposal is minor in nature as only the new carport and roof that extends to the rear triggers the NHRA, a domestic quarter and a storeroom is proposed at the rear. A new street facing boundary is also proposed.
- Case officer recommendation is for approval.

RECORD OF DECISION:

The Committee resolved to approve the application as not negatively impacting heritage sources.

CN

12.8. Proposed Alterations and Additions on Erf 110542, 25 Wellington Road, Wynberg: S34-A&A

Case No: HWC23091123CH0919

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received 20 November 2023
- Graded IIIA
- Inside HPOZ
- CoCT supports the proposal
- Wynberg Ratepayers and Residents Association supports the proposal
- Work has been completed

RECORD OF DECISION:

HWC cannot condone unauthorised work. The Committee resolved that a Section 51 letter is to be issued.

CH

12.9. Proposed new work at on Farm 1419, Uitkomst Farm, Babylonstoren Road, Paarl: S38(4)-NID

Case No: HWC23100209SJ1002

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received on 9 November 2023.
- Building is older than six years old.
- It falls within the Blue Paleo zone, which says that no paleo studies are required.
- However, protocol for finds is required.
- The proposal is for a new store, a pause area and shade Nets and tunnels.

RECORD OF DECISION:

The committee notes that no further studies are required.

SJ

12.10. Proposed new work at on Portion 1 of Farm 1576, Dal Loop Road, Paarl: S38(4)-NID

Case No: HWC23100210SJ1002

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received on 09 November 2023.
- Graded IIIC, IIIB
- There are no buildings older than six years old, and the site falls within the Green Paleo area, which requires a desktop study.
- The proposal is for a new form store, a small pause area and two new dwellings on the site.

RECORD OF DECISION:

The committee notes that no further studies are required, with chance finds procedure required.

SJ

12.11. Proposed new work at on Portion 1 of Farm 1704, Dekkersvlei Road, Paarl: S38(4)-NID

Case No: HWC23052510SJ1002

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received 09 November and 18 November 2023.
- Graded IIIB
- Falls within the Grey Paleo sensitivity area.

RECORD OF DECISION:

The committee notes that no further studies are required.

SJ

12.12. Proposed New Dwelling on Farm 291, Langbome, Wupperthal, Cederberg: S31-NID

Case No: HWC23101824SJ1030

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received 21 November 2023.
- Originally the committee recommended to the applicant that the proportion of the House was out of scale and did not fall in line with the guidelines that were set out for Wupperthal.
- Heritage Area

RECORD OF DECISION:

The Committee resolved to approve the application as not negatively impact heritage sources.

SJ

12.13. Proposed alterations and additions on Erf 6909, Corner Main and Merten Street, Paarl: S34- A&A

Case No: 21091327KB0913E

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received on 11 November 2023.
- The wall is ungraded.
- Falls inside the HPO
- Drakenstein municipality supports the proposal
- Paarl 300 refused to comment on unauthorized work the proposal
- The DHF supports the Drakenstein Municipality with regards to the wall being rebuilt.
- Work has started and the wall has been rebuilt.

RECORD OF DECISION:

HWC cannot condone unauthorised work. The Committee resolved that a S.51 letter to be issued.

13. NEW MATTERS

13.1. Proposed Minor Works on Erf 1093, 5 Porter Street, Portville: S34-MW Case No: HWC23110814CH1108

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Not Graded
- Outside HPO
- The proposal is to replace the existing windows and doors with aluminum, renovate and update the bathroom and replace the flooring.
- Work has started.
- The applicant confirmed that only the kitchen and one room's floor were removed and replaced with cement flooring and that the remaining floors still need to be done.

RECORD OF DECISION:

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

CH

13.2. Proposed Alterations and Additions on Erf 1125, Unit 2 of Swiss Chalet, Corner Camberwell and Mutley Road, Sea Point: S34-MW

Case No: HWC23101731CH1107

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- The proposal is to enclose the upper walkway to the rear in order to increase the size of the kitchen and incorporate a new bathroom in bedroom 1. New sliding doors and windows are proposed to the rear of the building. Minor internal alterations to the existing bathroom and the insertion of a sliding door between bedroom 2 and the existing lounge. A plunge pool is also proposed.
- SFA did not comment within 30 days.
- The Body Corporate supports the proposal.
- CoCT supports the proposal.

RECORD OF DECISION:

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

CH

13.3. Proposed Alterations and Additions on Erf 12836, 19 10th Street, Voelklip, Hermanus: S38(4)-NID

Case No: HWC23110903CH1109

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIA
- Inside HPO
- The proposal is for additions and alterations which includes the demolition of fireplaces, the construction of additional wings and re-roofing of the house possibly through the removal of the thatch, reshaping of the roof form and replacing it with corrugated sheeting. The outbuilding will also be demolished.
- The NID was submitted due to the site involving 3 or more erven which have been consolidated within the past 5 years.
- The house, also known as Inyati Cottage, was built in the early decades of the 20th century as part of the early development of Voelklip.
- The proposed work, if done without appropriate consideration, could have negative impacts that detract from the significance of the structure.
- The work is not likely to impact on the townscape but the change to the roof material and form could impact the character and feel of the surrounding area.
- The impacts will be limited to the house itself
- The site is within a low paleontologically sensitive area.
- Impacts to archeological resources are low.
- The heritage consultant recommends NFS due to the proposed interventions not constituting a change in character and that a Section 34 application be submitted for the proposed work

RECORD OF DECISION:

The committee notes that no further studies are required. A Section 34 application to be submitted for the additions and alterations.

CH

13.4. Proposed Alterations and Additions on Erf 2015, 100 Jubilee Street, Oudtshoorn- S34 A&A

Case No: HWC23110801CH1108

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Not Graded
- Outside HPO

- The proposal is to rebuild the boundary wall and carport with roof plates for the safety of the property. An addition is proposed to the rear of the building. The boundary wall had collapsed due to harsh weather conditions and in the reconstruction, palisades were placed between the wall structure to ensure that the street interface is not obstructed.
- The work is complete.
- Heritage Oudtshoorn supports the proposed additions to the rear however does not support the boundary wall, carport and garage. Heritage Oudtshoorn states that the as-built additions to the front detract from the streetscape and historic property itself and further states that there is no need for roofed off-street parking.
- The Oudtshoorn Municipality did not indicate support or objection. The Municipality only noted the comments made by the conservation body.
- The Committee notes that the carport and garage addition does not directly impact or touch the fabric of the heritage resource. The roof as-built additions start from the existing steep roof.
- The Committee is of the opinion that proposed as-built additions do not negatively impact the heritage resource.

RECORD OF DECISION:

HWC cannot condone unauthorised work. The Committee resolved that a Section 51 letter to be issued.

CH

13.5. Proposed Minor Works on Erf 2415, 17 Wellington Road, Durbanville: S34-MW

Case No: HWC23102304CH1107

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIC
- Outside HPO
- Minor works application to replace the existing roof tiles with corrugated metal sheeting.
- Work has not started.
- Case officer recommendation is for approval.

RECORD OF DECISION:

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

CH

13.6. Proposed Minor Works on Erf 2506, 8 Roos Street (De Wet Hall), Onrus, Hermanus: S34-MW

Case No: HWC23110305CH1108

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIC

- Outside HPO
- Minor works application for maintenance to the De Wet Hall in Onrus to address the current damp conditions.
- The building is approximately 80 years old, and the work proposed includes the removal of the existing suspended timber floor structure, the construction of a new stub masonry wall around the inside of the existing hall, construct a new rib and block slab and additional ducting vents.
- The work has not started.
- OHAC supports the proposal.
- Case officer recommendation is for approval.

RECORD OF DECISION:

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

CH

13.7. Proposed Minor Works on Erf 272, 46 Main Road, Wellington: S34-MW

Case No: HWC23110101CH1107

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Not Graded
- Inside HPO
- The proposal is for minor internal alterations and covered play areas.
- The work is complete.
- Drakenstein Municipality supports the proposal.

RECORD OF DECISION:

HWC cannot condone unauthorised work. The Committee resolved that a Section 51 letter to be issued.

CH

13.8. Proposed Minor Works on Erf 369, 7 Main Street, Riebeeck Kasteel: S27-MW

Case No: HWC23110907CH1109

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded PHS
- Outside HPO
- The proposal is for maintenance and repairs to the existing structure.
- The structural engineer provided recommendations and referenced the HWC guidelines for maintenance repairs to old buildings.
- The work has not started.

- The applicant and heritage practitioner, Mr. Chris Murphy, has been requested to be on site at critical times to guide the builders in the correct use of lime mortar and the use of suitable paint.
- The Swartland Municipality did not provide support or objection, however stated that the brief should follow HWC's guidelines for maintenance suited to the fabric of this type of structure.

RECORD OF DECISION:

The Committee resolved to approve the application as not negatively impact heritage resources on condition that the work be monitored by a suitably qualified practitioner with heritage experience. The work to be done in accordance with the HWC recommendations for repairs to old buildings. Close out report to be submitted to HWC within 30 days of practical completion.

CH

13.9. Proposed Alterations and Additions on Erf 5017, 10 Mossel River Drive, Hermanus: S34 A&A Case No: HWC23110715CH1110

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Not Graded
- Inside HPO
- The proposal is for the addition of a bedroom and private lounge to the main bedroom; upgrading the existing bedroom and bathroom spaces and replacing the steel verandah structure with a new flat concrete roof structure that will be "corrosion resistant".
- The work has not started.
- OHAC supports the proposal.

RECORD OF DECISION:

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

CH

13.10. Proposed Alterations and Additions on Erf 769, 14 Glen Road, Sea Point: S34-A&A Case No: HWC23101733CH1109

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIJB
- Inside HPO
- The proposal is for internal alterations, the creation of new openings to provide additional light into the kitchen, removing doors and windows (that will be reused elsewhere) and alterations to the boundary walls.
- The work has not started.
- CoCT supports the proposal and suggests that any original fabric that cannot be used be salvaged for other projects.
- SFB supports the proposal.

- SFA had concerns regarding the retention and removal of certain internal fabric, some of which are reflected on the drawings.
- The owner responded to SFA's comments regarding points 2 to 4 stating that all fittings, floors, ceilings, picture rails, architraves, cornices etc. will be retained.

RECORD OF DECISION:

The Committee resolved to approve the application as not negatively impact heritage resources on condition that a close out to be submitted within 30 days of practical completion.

CH

13.11 Proposed Total Demolition on Erf 8716, 7 4th Avenue, Kleinmond: S34-TD

Case No: HWC23101734CH1108

Ms Chane Herman introduced the case.

Mr Frik Lange was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Not Graded
- Outside HPO
- The proposal is to demolish the existing structure in order to construct a new dwelling.
- Work has not started.
- The existing structure is a single storey 1920s beach house with an exterior of medium/high intactness.
- The structure overall has a low/medium local heritage significance.
- There have been various additions to the building including the enclosure of the verandah and stoep and replacement of the corrugated iron roof which is now asbestos. There is a stone boundary wall which may be of the same age as the actual house and in a reasonable to good condition. It is intended to keep as much of the wall as possible and to integrate with it in a sympathetic fashion where new structures may intersect.
- The house is located within a street scape that has very mixed characteristics which ranges between modern indistinctive domestic architecture and two properties having a Grade IIIC and a Grade IIIB classification respectively about 135m Northeast of the property on the opposite side of Fourth Street.
- OHAC supports.
- An objection was received from a neighbour. The reasons for the objection is that the facade has sandstone square ornamentation which is typical for the area and although painted over, it can easily be restored.

COMMENT:

The Committee resolved that the application be referred to BELCom on 11 December 2023.

CH

13.12 Proposed Minor Works on Erf 94460, 32 Kloof Street, Gardens, Cape Town: S34-MW

Case No: HWC23102609CH1108

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIC
- Inside HPO
- The proposal is for deviations to the previously approved plans in the 1st story meeting room. New dry walling is proposed to create a director's office.
- The work has not started.
- The proposed work is minor in nature.

RECORD OF DECISION:

The Committee resolved to approve the application as not negatively impact heritage resource.

CH

13.13 Proposed Alterations and Additions on Erf 11227, 46 Church Street, Woodstock: S34-A&A

Case No: HWC231108017CN1109

Ms Chane Herman introduced the case on behalf of Ms Corne Nortje.

INCOMPLETE APPLICATION

WRRRA comments required.

CN

13.14 Proposed Alterations and Additions on Erf 1195, 2 Hove Road, Bakoven, Camps Bay: S34-A&A

Case No: HWC23110702CN1107

Ms Chane Herman introduced the case on behalf of Ms Corne Nortje.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal
- Work has not started
- The proposal is for a ground and 1st floor addition to the side of the existing house.

RECORD OF DECISION:

The Committee resolved to approve the application as not negatively impacting heritage resources.

CN

13.15 Proposed Alterations and Additions on Erf 1392, 15 Military Road, Tamboerskloof: S34-MW

Case No: HWC23110203CN1107

Ms Chane Herman introduced the case on behalf of Ms Corne Nortje.

INCOMPLETE APPLICATION

Streetscape photos, CoCT & CIBRA Comments required.

CN

13.16 Proposed restoration and maintenance on Erf 216, 8 Wilhelmina Street, Franschhoek: S34-A&A-Minor Works
Case No: HWC23103016CN1107

Ms Chane Herman introduced the case on behalf of Ms Corne Nortje.

DISCUSSION:

Amongst other things, the following was discussed:

- Unknown Grading
- Outside HPO
- Work has started not completed
- The proposal is to repair cracks, repaint the house and install better drainage in the property following the recent flooding in Franschhoek. Drainage and waterproof repairs to the boundary wall have been completed following the recent floods. Some works have also started to repair the cracks. All work has been stopped on site and confirmed via email.
- Recommendation is for approval, and most of the work still needs to be completed.

RECORD OF DECISION:

The Committee resolved to approve the application as not negatively impacting heritage resources.

CN

13.17 Proposed alterations on Erf 28943, 7 Klein Street, 31 De Chovonnes, Paarl: S34-MW
Case No: HWC23102605CN1107

Ms Chane Herman introduced the case on behalf of Ms Corne Nortje.

DISCUSSION:

Amongst other things, the following was discussed:

- Grading not determined
- Inside HPO
- The proposed work on site has started but not been completed.
- The work that has started was the removal of a sliding door and brick-up. The proposed work includes painting the walls, replace the bath, shower, tiles, frame and door and to sand and finish the floors.
- Recommendation is for approval, as minimal work has commenced.

RECORD OF DECISION:

The Committee resolved to approve the application as not negatively impacting heritage resources.

CN

13.18 Proposed Alterations and Additions on Erf 3053, 23 Anderson Street, Goodwood: S34-A&A
Case No: HWC23110714CN1109

Ms Chane Herman introduced the case on behalf of Ms Corne Nortje.

INCOMPLETE APPLICATION

CoCT comments required.

CN

13.19 Proposed Alterations on Erf 3132, 38 Marsh Street, Mossel Bay: S34-MW

Case No: HWC23110904CN1109

Ms Chane Herman introduced the case on behalf of Ms Corne Nortje.

DISCUSSION:

Amongst other things, the following was discussed:

- The property is grading & HPO is unknown.
- The proposed work on site has not started.
- The proposal is for a solar panel installation atop the corrugated iron roof afdak to the rear of the property. The structure is not older than 60 years
- Mossel Bay Mun supports
- Mossel Bay Heritage supports
- Recommendation is for a letter of no trigger to be issued.

RECORD OF DECISION:

The committee resolved that a letter of no trigger to be issued.

CN

13.20 Proposed Alterations on Erf 31592, 11 De Villiers Avenue, Mowbray: S34-A&A, Minor Works

Case No: HWC231101207CN1108

Ms Chane Herman introduced the case on behalf of Ms Corne Nortje.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- Work has not started
- CoCT supports
- The proposal is for a new pergola.
- Recommendation is for approval

RECORD OF DECISION:

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

CN

13.21 Proposed Alterations, Additions and Partial Demolition on Erven 1237 & 21336, 3 & 5 Tulbagh Street, Strand: S34-A&A

Case No: HWC23092718CN1109

Ms Chane Herman introduced the case on behalf of Ms Corne Nortje.

INCOMPLETE APPLICATION

2023 application form, Title Deed, Locality Plan, All photos, HRF comments, motivation and SG diagram

CN

13.22 Proposed Alterations and Additions on Erf Erven 242 & 255, 1 Avenue Disandt, Fresnaye: S34-A&A

Case No: HWC23110707CN1109

Ms Chane Herman introduced the case on behalf of Ms Corne Nortje.
Miss Claire Abrahamse was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIB
- Outside HPO
- Work has not started
- The proposal is to restore the house and with the majority of the work being internal. The heritage consultant also provided clear and detailed heritage indicators.
- The City supports
- CTHF notes two minor concerns, but it's deemed to be design issues and it does not negatively impact the heritage resource. CTHF indicates support.
- SFB, SFA, CIFA and Ward Councilor supports
- Recommendation is for approval.

RECORD OF DECISION:

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

- On condition that a closeout report, be submitted within 30 days of practical completion.
- All repairs and alterations to fabric pre-dating 1930 must be undertaken using lime-based plaster

CN

13.23 Proposed Alterations and Additions on Erf 447880-Re, 5 Bordon Road, Rondebosch: S34-A&A

Case No: HWC23103024CN1107

Ms Chane Herman introduced the case on behalf of Ms Corne Nortje.

INCOMPLETE APPLICATION

Title Deed & SG Diagram required.

CN

13.24 Proposed Alterations on Erf 66038-Re, 11 St Johns Road, Wynberg: S34-MW

Case No: HWC23110809CN1109

Ms Chane Herman introduced the case on behalf of Ms Corne Nortje.
Miss Claire Abrahamse was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIA
- Inside HPO
- Work has not started
- The proposal is to replace the roof tiles of the Aquinas, Lourdes and Siena buildings and to repair the timber roof structures.
- Recommendation is for approval.

RECORD OF DECISION:

The Committee resolved to approve the application as not negatively impacting heritage resources.

CN

13.25 Proposed Alterations and Additions on Erf 1629, 112 Forest Drive, Pinelands: S34-A&A

Case No: HWC23110724KB1107

Item removed as process deadlines were not met due to lack of connectivity at Protea Assurance building. These items will be held over to the 27th of November 2023.

KB

13.26 Proposed Alterations and Additions on Erf 2, 3 1st Avenue, Grassy Park: S34-A&A

Case No: HWC23102607KB1108

Item removed as process deadlines were not met due to lack of connectivity at Protea Assurance building. These items will be held over to the 27th of November 2023.

KB

13.27 Proposed Alterations and Additions on Erf 213, 31 Acacia Way, Pinelands: S34-A&A

Case No: HWC23110207KB1106

Item removed as process deadlines were not met due to lack of connectivity at Protea Assurance building. These items will be held over to the 27th of November 2023.

KB

13.28 Proposed total demolition on Erf 23356, 55 Coronation Road, Maitland: S34-TD

Case No: HWC23103004KB1106

Item removed as process deadlines were not met due to lack of connectivity at Protea Assurance building. These items will be held over to the 27th of November 2023.

KB

13.29 Proposed minor works on Erf 330, 13 Bickley Road, Sea Point: S34-MW

Case No: HWC23103021KB1107

Item removed as process deadlines were not met due to lack of connectivity at Protea Assurance building. These items will be held over to the 27th of November 2023.

KB

13.30 Proposed Alterations and Additions Erf 4201, 6 Short Street, Pacaltsdorp: S34-A&A

Case No: HWC23101827KB1107

Item removed as process deadlines were not met due to lack of connectivity at Protea Assurance building. These items will be held over to the 27th of November 2023.

KB

13.31 Proposed Alterations and Additions Erf 4221, 46 Taronga Road, Rondebosch: S34-A&A

Case No: HWC23102406KB1106

Item removed as process deadlines were not met due to lack of connectivity at Protea Assurance building. These items will be held over to the 27th of November 2023.

KB

13.32 Proposed Alterations and Additions Erf 54162, 8 Malone Avenue, Claremont: S34-A&A

Case No: HWC23110701KB1107

Item removed as process deadlines were not met due to lack of connectivity at Protea Assurance building. These items will be held over to the 27th of November 2023.

KB

13.33 Proposed Alterations and Additions Erf 6168, 7 & 9 van der Stel Street, Stellenbosch: S34-A&A

Case No: HWC23110205KB1106

Item removed as process deadlines were not met due to lack of connectivity at Protea Assurance building. These items will be held over to the 27th of November 2023.

KB

13.34 Proposed minor works on Erf 957, 26 Woodside Drive, Pinelands: S34-MW

Case No: HWC23110710KB1108

Item removed as process deadlines were not met due to lack of connectivity at Protea Assurance building. These items will be held over to the 27th of November 2023.

KB

13.35 Proposed restoration & minor work on Erf 710-Re, 3 Leicester Grove, Green Point: S34-MW

Case No: HWC23110102KB1107

Item removed as process deadlines were not met due to lack of connectivity at Protea Assurance building. These items will be held over to the 27th of November 2023.

KB

13.36 Proposed Alterations and Additions Erf 485, 33 Uitvlugt Road, Pinelands: S34-A&A

Case No: HWC23110819KB1108

Item removed as process deadlines were not met due to lack of connectivity at Protea Assurance building. These items will be held over to the 27th of November 2023.

KB

13.37 Proposed development on Erf 1518 (consisting of multiple Erven), Erf 1241 and Farm 1050, Paternoster: S38(8)-NID

Case No: HWC23092707SB1108

Ms Stephanie Barnardt introduced the case.

INCOMPLETE APPLICATION

Proof of ownership or title deed required.

SB

13.38 Proposed telecommunication station on Erf 31716, 85 Owen Madikane Street, Delft: S38(8)-NID

Case No: HWC23110726SB1109

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- It's unlikely to have any impact on heritage resources.
- Consultants recommended no further studies.
- The Committee is of the opinion that no heritage resources will be impacted on.

RECORD OF DECISION:

The committee notes that no further studies are required

SB

13.39 Proposed Alterations and Additions Erf 65111, 27 Gibson Road, Kenilworth: S34-

Case No: HWC23110703SB1110

Ms Stephanie Barnardt introduced the case.

INCOMPLETE APPLICATION

Streetscape photographs.

SB

13.40 Proposed rehabilitation of urban waterways on multiple erven, off Military Road and Conniston Avenue on various erven, Coniston Park, City of Cape Town: S38(8)-NID

Case No: HWC23082409SB1113

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- No archaeological or visual impact anticipated from the proposed development.
- The proposed requires deep excavation into geological formations which could possibly impact Palaeontological resource.
- Consultant recommends heritage impact assessment with specialist studies on the palaeontological study.
- The Committee is of the opinion that heritage resources will be impacted on.

RECORD OF DECISION:

The committee notes that an HIA and PIA is required.

SB

13.41 Proposed subdivision of Erf 42464, 94 St Kilda Road, Crawford, Cape Town: S38(4)-NID

Case No: SB1108

Ms Stephanie Barnardt introduced the case.

INCOMPLETE APPLICATION

Proof of payment required.

SB

13.42 Proposed residential development on Erf 26823, 1-11 Omega Close, George: S38(4)-NID

Case No: HWC23111305SB1113

Ms Stephanie Barnardt introduced the case.

INCOMPLETE APPLICATION

SG diagram required

SB

13.43 Proposed redevelopment on Portion 1 of Farm 853, Farm Elandskloof, Stellenbosch/Gordon's Bay: S38(4)-NID

Case No: HWC23110704SB1108

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Palaeontology: low according to the SAHRIS palaeo-sensitive map.
- Archaeologically there is a possibility of isolated finds of low significance.
- The site not visible from the scenic drive
- Consultant recommends no further studies.
- The Committee is of the opinion that no heritage resources will be impacted on.

RECORD OF DECISION:

The committee notes that no further studies are required.

SB

13.44 Proposed new storage structure on Portion 75 of Farm 141, Farm Morning Star: S38(4)-NID

Case No: HWC23110720SB1109

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Palaeontology: low as in a disturbed rural context
- Archaeology: low as site has been disturbed.
- Consultant recommends no further studies.
- The Committee is of the opinion that no heritage resources will be impacted on.

RECORD OF DECISION:

The committee notes that no further studies are required.

SB

13.45 Proposed development of an airstrip in the Tankwa Karoo for Afrika Burn, Western Cape: S38(4)-

NID

Case No: HWC23110719SB1113

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Palaeontology: moderate according to the SAHRIS palaeo-sensitive map, however given the nature of the development, it is unlikely to impact geological formation.
- Archaeology: low according to field findings.
- Visual low as site is remote.
- Consultant recommends NFS.
- The Committee is of the opinion that no heritage resources will be impacted on.

RECORD OF DECISION:

The committee notes that no further studies are required.

SB

13.46 Proposed excavations and collection of material on Rem of Portion 10 of Farm 443, Farm Brakkloof, Plettenburg Bay, Knysna: S35-Permit

Case No: HWC23110308SB1106

Ms Stephanie Barnardt introduced the case.

INCOMPLETE APPLICATION

New application form is required.

SB

13.47. Proposed Erven 1299 & 1300-Re, 100 Buitengracht Street / 77 & 79 Shortmarket Street, Cape Town: S38(4)-NID

Case No: HWC23102602SJ1109

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded NCW
- Inside HPO
- Application specifically focuses on the two sites that are enclosed in the courtyard space/surrounded by the development.
- The basic proposal is to incorporate these two spaces into the development and include the spaces as a Piazza area to create the public realm or extend the public realm of the development of 100 Buitengracht.

RECORD OF DECISION:

The committee notes that no further studies are required.

SJ

13.48 Proposed Alterations and Additions on Erf 1863, 5 Constantia Road, Gardens: S34-A&A

Case No: HWC23102520SJ1107

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIC
- A previous permit was issued on the 22nd of February 2022.
- The work has all been completed.
- Inside HPO

FURTHER REQUIREMENTS

CIBRA and CoCT comments required.

SJ

13.49 Proposed Alterations and Additions on Erf 92, 27 Church Street, Stanford: S31-A&A

Case No: HWC23110902SJ1113

Ms Sneha Jhupsee introduced the case.

Katie Smuts was present as an observer.

INCOMPLETE APPLICATION

New application form, consultation comments, updated photographs, updated drawings required.

SJ

13.50 Proposed minor works on Erf 132-Re Apartment 2, Kew Gardens, 81 Regent Road, Sea Point: S34-MW

Case No: HWC23110802SJ1113

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIC
- Inside HPO
- The proposal is for the restoration and replacement of joinery and floor finishes, as well as the treatment of water damaged areas and minor layout alterations to the bathroom layouts.

RECORD OF DECISION:

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

SJ

13.51 Proposed deviation on Erf 24306, Corner of Mcfarlane & Main Street, Paarl: S34-Deviation

Case No: HWC23112005SJ1122

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIC
- Inside HPO

RECORD OF DECISION:

Referred to BELCom 11 December 2023, as the previous application for this site was at BELCom.

SJ

13. OTHER MATTERS**14. ADOPTION OF RESOLUTIONS AND DECISIONS**

The Committee agreed to adopt the decisions and resolutions as recorded above.
CH adopted and SB seconds.

15. CLOSURE

The meeting adjourned at 12:34.

16. DATE OF NEXT MEETING: 27 November 2023

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 Lynfræ Civic Association	GVHAG - Greater Vredehoek Heritage Action Group
GPRRA - Green Point Ratepayers & Residents Association	GCS - Greyton Conservation Society
HVA - Harfield Village Association	HRF - Heldeberg Renaissance Foundation
HMB - Heritage Mossel Bay	HOMs - Heritage Officers Meeting
HVTA - Hex Valley Tourism Association	HPO – Heritage protect 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 - Oudshoorn 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 - Vernaclar 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	