

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING
Held on Monday, 29 July 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)
Ms. Corne Nortje (CN)	(Heritage Officer)
Ms. Sneha Jhupsee (SJ)	(Specialist Heritage Officer)
Ms. Chiara Singh (CSI)	(Heritage Officer)
Emily Jane Vowles (EJV)	(Heritage Officer)

Staff

Ms. Aneeqah Brown (AB)	(Secretariat)
Ms. Xola Mwandle (XM)	(Admin)
Ms. Cecilene Muller (CM)	(Assistant Director: Planning, Research and Policy)
Ms. Colette Scheermeyer (CS)	(Deputy Director)

Legal Advisor

None

Observers

None

Visitors

Mr Clive Theunissen
Mr Jarred Pincus

3. Apologies

Ms. Penelope Meyer (PM)	(Deputy Director: Legal)
Ms. Waseefa Dhansay (WD)	(Assistant Director: Professional Services)
Ms. Chane Herman (CH)	(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

29 July 2024. The Committee resolved to approve the agenda with minor edits.
EJV moves to adopt the agenda and CN seconds.

6. Approval of Minutes of the Previous Meeting

6.1. 22 July 2024. The Committee resolved to approve the minutes. CSI moves to adopt the agenda and SJ seconds.

7. Disclosure of conflict of interest

None.

8. Confidential matters

None.

9. Standing Items

9.1. Site inspections undertaken.

9.1.1 Erf 41855, 129 Main Road, Paarl - HWC24070316CH0705 (CH)

- The Committee notes the site inspection undertaken on 26 July 2024.

9.2. Proposed Site Inspection

9.3. Site Inspection Reports

9.3.1 Erf 41855, 129 Main Road, Paarl - HWC24070316CH0705 (CH)

- The Committee notes the contents of the site inspection report.
- The Committee endorses the site inspection report and its findings.

9.4. Preparation for upcoming Committee meetings

9.4.1 BELCom - 31 July 2024

9.4.2 IGIC - 2 August 2024

9.5. Tribunal updates (Legal)

None

9.6. Interim and Close out Reports

None

9.7. Incomplete Applications

13.22, 13.29, 14.1, 14.2, 14.3, 14.4, 14.5, 14.8, 14.11, 14.12, 14.13, 14.14, 14.15, 14.19, 14.21, 14.24, 14.25, 14.29, 14.30, 14.31, 14.33, 14.36, 14.38, 14.40, 14.42, 14.43, 14.45; 14.46, 14.47, 14.48, 14.49, 14.52, 14.53, 14.54

9.8. Archaeological Matters

9.8.1. None

9.9. Illegal Works Database (Stop works orders)

None

9.10. Permit deadline.

10. Administrative Matters

10.1 Erf 4135, 50 New Church Street, Gardens, S34-TD Permit Extension - HWC24061303CN0627 (CN)

- The committee resolved to add the item to the agenda.

10.2 Emergency application process (CN)

- Admin to forward the emergency application to ASD for allocation.
- Case officer to liaise with ASD on the process of emergency applications going forward.
- Emergency application to be resolved within 48 hours of receipt.
- The above are suggestions and will be discussed with PM and WD upon their return from leave.

10.3 Erf 64, part of Verforenvlei no. 8, Elands Bay Cave, S27-Signage (CM)

- The Committee resolved to endorse the Section 27 application for signage.

10.4 De Watergang and Grootvlei Farms, Remainder of Portion 1 Of Farm 182; Remainder Farm 183, Portion 23 Of Farm 183, Portion 36 Of Farm 183, Portion 37 Of Farm 183, Remainder of Portion 1 Of Farm 183, And Remainder of Portion 5 Of Farm 183, Stellenbosch - 22082307SB0831E (SB)

Discussion:

- This is an IACom item. IACom issued a comment on this particular matter, but the heritage practitioner informed me that there was an error in the comment regarding the height restrictions of the school buildings. The restriction was applied to all buildings, but the school was mistakenly not included.
- The matter was forwarded to IACom committee via email for clarification. They have since clarified the matter, email correspondence as proof provided. The committee agreed that the school should not be included in the height restrictions as it is part of the SDP.

Comment:

- The Committee resolved to endorse the HIA for the Northern Extension of Stellenbosch Municipality prepared by Lize Malan, Janine Herholdt & David Gibbs and dated April 2024 as complying with S38(3) of the NHRA and the recommendations to be included in any Environmental approval granted to be as follows:
 1. Guidelines to be developed which enforce the height restrictions as per the indicators (to a maximum of 5 storeys on the lower eastern portion) and addressing the massing of buildings to avoid over-scaled monolithic structures and submitted to the Stellenbosch Municipality, Heritage Section for approval.
 2. A landscape framework plan that addresses at least tree planting and fencing, particularly at the interface of the site with rural landscapes is prepared by a suitably qualified landscape architect and submitted to the Stellenbosch Municipality, Heritage Section for approval.
 3. Development of any structures within the eastern portion of the site that may protrude above the ridgeline, and/or development of any structures on the western portion of the site (to the west of the ridgeline) must be subject to the submission of site development plans to the local authority for approval by the Stellenbosch Municipality, Heritage Section. These SPDs must indicate building placement, massing and landscaping and should include 3D modelling, where appropriate. The yellow-highlighted area in figure 58 on page 53 indicates the portions of the site where new structures will require submission of SDPs/sketch plans to the Stellenbosch Municipality, Heritage Section for approval. Proposals for new public/community facilities will require detailed SDPs to be submitted, and all new houses proposed within the yellow area will require the submission of sketch plans which must also indicate landscaping. The Stellenbosch Municipality, Heritage Section must restrict the height of structures in the yellow-highlighted area referred to above to ensure that they do not protrude above the ridgeline; direct the placement of buildings on sites in this area; and prescribe landscaping requirements.

10.5 Strandfontein Coastal Node, Project, Strandfontein - HWC23092209SB1116 (SB)

Discussion

- A Notification of Intent to Develop was submitted to Heritage Western Cape for a mixed-use development at the Strandfontein Coastal Urban Node on 28 November 2023. HWC responded that there should be no impact on heritage resources, so no further action under Section 38 was needed. The project also requires environmental authorization under the National Environmental Management Act due to listed activities. Three public participation processes took place between November 2023 and July 2024, with comments from the Wolfgat Residents and Ratepayers Association prompting revisions to include commemoration of First Nations. Public participation has addressed concerns regarding First Nation groups, and DEA&DP has asked for Heritage Western Cape's input on the site's historic significance related to First Nations. An updated comment has been provided, and no additional NID process is required. Please see the link for more details. Let us know if you need more information.
- ARCM undertook site survey and noted that no archaeological material on site. Furthermore, heritage statement was done by ARCM,
- The historical significance of the Strandfontein Coastal Urban Node is rooted in the presence of Khoikhoi Herders in the area. While there are no direct historical accounts of Khoikhoi Herders in

the specific vicinity of Strandfontein, pre-colonial artifacts such as shell middens suggest the presence of San/Soaqua hunter-gatherers in the region. Khoikhoi groups living in the Cape Peninsula had their own territories, with the Gorachoqua and Cochoqua being two stock-owning groups in the area. The coastal forelands of the southwestern Cape were densely occupied by Khoikhoi Pastoralists, while the Hottentots Holland Mountains housed the Chainoqua group who traded livestock with the colony. Overall, the region was inhabited by various Khoikhoi groups before colonization.

Comment:

The committee noted the additional studies however cannot provide further comment as HWC already took a decision on the matter however requested that HWC chance finds and accidental finds to be incorporated into the environmental authorization.

10.6 Additional case officer

- XM to review applications from 5 August 2024.

11. **Monitoring by practitioner**

None

12. **Discussion of the agenda**

MATTERS TO BE DISCUSSED

13. **MATTERS ARISING**

13.1 **Erf 42196, 14 Hiddingh Avenue, Newlands, S34-Total Demolition**
Case No: HWC24072211CH0618

Ms. Corne Nortje introduced the item on behalf of CH.

DISCUSSION

- Information received on 8 July, 19 July and 23 July 2024.
- Proposal is to demolish the existing structure on site.
- Work has not started.
- CoCT supports.
- NRA supports

DECISION

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

CH

13.2 **Erf 48155, 129 Main Road, Paarl, S34-Emergency**
Case No.: HWC24070316CH0705

Ms. Corne Nortje introduced the item on behalf of CH.

Mr. Clive Theunissen was present and took part in the discussion.

DISCUSSION

- Further requirements received on 25 July 2024.
- The proposal is emergency roof repairs. The following was noted in the scope of works:
 - The roof structure is severely aged, and the purlin orientation is incorrect according to good building code and practice.
 - The roof bracing structure is incomplete
 - There is extensive leaking onto the timber elements - The ceiling boards are being damaged due to water ingress.
 - The existing ceiling is in a dilapidated state and the engineers report indicated remedial

work and strengthening of the roof structure is required.

- The existing roof sheeting will be removed, and the support roof structures will be replaced. The roof structure will follow the existing pitch and degrees as per the original.
- On 22 July 2024, HOMs requested further requirements for a suitably qualified structural engineer to provide a detailed methodology and material specification for the roof repairs.
- The FR received was a roof layout plan and methodology which states the following:
 - New timber trusses to be installed as per roof layout.
 - Existing timber trusses will be strengthened with new stub column
 - New wall plate to be installed on internal supporting wall.
 - Existing wall plate to be assessed and strengthened where necessary.
 - New timber beams to be installed at ceiling level for new roof support above.
 - Roof sheeting to be replaced to architects' detail (this would be in accordance with the April 2023 permit).

DECISION

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

CH

13.3 Erf 119, 3 Robin Lane, Bergvliet, S34-Additions & Alterations Case No.: HWC24061305CH0708

Ms. Corne Nortje introduced the item on behalf of CH.

DISCUSSION

- Outstanding information received on 25 July 2024
- Proposal is to extend the existing bedroom for an en-suite and dressing room, the addition of a new scullery and hall, internal alterations and a new patio and swimming pool
- Work has not started.
- CoCT supports the proposal.

DECISION

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

CH

13.4 Erf 171, 8 Hans Strijdom Avenue, Cape Town, S34-Additions & Alterations Case No.: HWC24071702CH0705

Ms. Corne Nortje introduced the item on behalf of CH.

Mr. Jarred Pincus was present and took part in the discussion.

DISCUSSION

- Further requirements received on 25 July 2024.
- Graded IIIC
- Outside HPO
- Proposal is for internal alterations to convert the existing office space into residential units. Additional units are proposed on the upper level by extending the existing penthouse area.
- Work has not started.
- CoCT supports on condition that the original stone cladding on the ground storey elevations and columns be retained. CoCT further stated that HWC is to assess the internal fabric e.g., entrance lobby finishes with respect to the retention of original materials. CIBRA supports.
- On 22 July 2024, HOMs had the following further requirements:
 1. Additional internal and external photographs of the ground floor level.

2. Full set of plans including all proposed work on the ground floor and mezzanine level.
 3. The plans must include annotations or a specification sheet indicating the retention and/or removal of any original fabric such as the balustrades, shopfronts, original stone cladding, mullions etc.
- The following is annotated on the drawings:
With regards to the proposed work:
 - Ground floor: new AAC lightweight masonry walls and one new concrete wall will be inserted to accommodate the retail component and other services such as electrical, refuse, pumps, water tanks and CoCT sub-station. All existing walls will be retained except for three walls adjacent to the fire escape staircase.
 - Mezzanine level: Various AAC lightweight masonry walls are proposed. Various walls will be demolished. Internal fit-out to be established based on the prospective tenants. A swimming pool is also proposed.
 - With regards to existing fabric:
 - All existing items on ground floor and mezzanine level to be retained - will be refurbished in aesthetic, working mechanisms.
 - The existing stone cladding to be protected/maintained and refurbished by specialist.
 - The existing glazing on elevations to be refurbished/cleaned and all ironmongery to be maintained. Existing RC protections to be cleaned and refurbished.
 - Existing shopfront to be retained. The existing 'brass' to be refurbished/protected. The glazed double swing doors with push/pull handles and door closers to be refurbished/protected.
 - Existing steel balustrades to be maintained.

DECISION

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

CH

13.5 Erf 138926-RE, 22 Thornhill Road, Rondebosch, S34- Additions & Alterations Case No: HWC24031804CN0522

Ms. Corne Nortje introduced the item.

DISCUSSION

- The proposal is for extensive additions and alterations to the dwelling on the ground and 1st storey.
- Graded NCW
- Outside HPO
- CoCT supports
- Work has not started.

DECISION

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

CN

13.6 Erf 16489, 25 Shannon Street, Salt River, S34-A&A&PD Case No: HWC24041607CN0408

Ms. Corne Nortje introduced the item.

DISCUSSION

- The proposal is for the addition of new ensuite to the master bedroom and new bathroom to accommodate bedroom 1 & 2 on the ground floor. The addition of a new kitchen separated by

a new open courtyard and new lounge space, as well as a second and third floor to the rear of the site with an interconnecting staircase.

- Graded IIIC
- Outside HPO
- Work has not started.
- CoCT states that the proposed internal alterations to the existing house (i.e. for the 2 en-suite bathrooms) is supported, however, the proposed extensive addition to the rear in order to create a 5 bedroom 3-level dwelling is NOT supported in its current form.
- SRHS has no objection.
- WAAC did not comment in 30 days

REFERRAL

The Committee resolved to refer the application to BELCom on 28 August 2024 due to the heritage related concerns raised by CoCT.

CN

13.7 Erf 19688, 23 Van Der Lingen Street, Paarl, S34- Additions & Alterations Case No: HWC23120806CN1213

Ms. Corne Nortje introduced the item.

DISCUSSION

- The proposal is for a new palisade fence on the street facing facade.
- Drakenstein Municipality has no objection.
- DHF object to the height of the fence and states that the fence should read as a balustrade and be 1m above the existing stoep level.
- Paarl 300 supports.
- Paarl300 supports the proposal.
- Outside HPO
- Graded IIIC
- Work has not started.

DECISION

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

CN

13.8 Erf 5419-RE, 99 Bedford Road, Churchill Estate, Parow, S34-Deviation Case No: HWC24060511CN0624

Ms Corne Nortje introduced the item.

DISCUSSION

- The proposal is for internal alterations that is deviating from what was previously approved.
- CoCT states that an application to HWC is required.
- Graded NCW
- Outside HPO
- Work has started but not been completed.

DECISION

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

CN

13.9 Erf 1181, 109 Baron van Reede Street, Oudtshoorn, S34 - Additions & Alterations
Case No: HWC24053115CSI0531

Ms Chiara Singh introduced the item.

DISCUSSION

- Further requirements were received on the 24th of July
- Information received was for clarification from Heritage Oudtshoorn as to what they would like to have changed on the plans regarding the covered seating area/verandah
- Work applied for has been completed
- Not Graded
- Outside HPO
- Completed work was for the demolition of all internal walls inside the structure and for an enclosed verandah
- Heritage Oudtshoorn have partially supported the application stating that they object to the enclosed area, labelled 'Covered Restaurant Seating', facing onto Baron van Reede Street, "To the best of our knowledge, no permit has been issued by HWC for this alteration. We request that the owner be instructed to remove this unapproved work, and submit an application in terms of Section 34 to indicate how this part of the building will be dealt with. We recommend that the original front façade of the house, with typical verandah be re-instated. We also recommend that the imitation sandstone patterned plaster on the addition facing onto Hoop Street be replaced with plain, smooth plaster, in order to improve the general aesthetics of the building.
- Oudtshoorn Municipality have provided comment only to say that they are aware of the comments made by Heritage Oudtshoorn.
- Amended plans were then submitted to Heritage Oudtshoorn regarding their previous comments and they have since supported the application by stating, that the already installed aluminium/glass shopfronts will need to be removed in order to achieve an open verandah setting. They support the additions and alterations, as indicated on the drawings signed by them dated 2024-07-23.

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

13.10 Erf 2008 & 2023, 86 Jubilee Street, Oudtshoorn, S34 – Additions & Alterations
Case No: HWC24031407CSI0516

Ms Chiara Singh introduced the item.

DISCUSSION

- Additional information received on the 25th of July
- Information received was for proof of payment
- Work applied for has not started.
- Building is not graded and not within an HPO
- Proposed work is for minor internal and external alterations and additions
- Oudtshoorn Municipality and Heritage Oudtshoorn 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

13.11 Erf 21052, 15 Idaho Street, Brooklyn, S34 – Additions & Alterations

Case No: HWC24062607CSI0627

Ms Chiara Singh introduced the item.

DISCUSSION

- Additional information received on the 4th and 18th of July
- Information received was for all photos, title deed, SG diagram, locality map
- Work applied for has not started.
- Graded NCW
- Outside HPO
- Proposed work is for extensions to the first floor of the main dwelling and for the addition of a second and third dwelling.
- CoCT have 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

13.12 Erf 2882, 27 Friesland Crescent, Parow, S34 – Additions & Alterations

Case No: HWC24071106CSI0711

Ms Chiara Singh introduced the item.

DISCUSSION

- Additional information received on the 23rd of July
- Information received was for CoCT comment
- Work applied for has not started
- Graded NCW
- Outside HPO
- Proposed work is for the addition of a double garage, a new bedroom, and entertainment area
- CoCT provided comment and support the application.

DECISION

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

CSI

13.13 Erf 31617-RE, 20 Campground Road, Rosebank, S34 – Additions & Alterations

Case No: HWC24070814CSI0711

Ms Chiara Singh introduced the item.

DISCUSSION

- Additional information received on the 24th of July
- Information received was for streetscape photographs
- Work applied for has not started
- Graded IIIC
- Outside HPO
- Proposed work is for the addition of a second bedroom to the rear and internal alterations and additions
- CoCT have provided comment and support the application. RMCA did not provide comment within 30 days.

DECISION

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

CSI

13.14 Erf 3491, 15 St Paul's Street, George, S34 – Additions & Alterations, Minor Works
Case No: HWC24060608CSI0702

Ms Chiara Singh introduced the item.

DISCUSSION

- Additional information received on the 24th of July
- Information received was for confirmation as to whether work had started and coloured up plans.
- Work applied for has not started.
- Ungraded
- Proposed work is for the internal reconfiguration of the space.

HELD OVER:

Held over till plans submitted reflecting all work completed.

CSI

13.15 Erf 63714-RE, Unit 20, Beauliegh Mansions, 3 Stellenberg Avenue, Kenilworth S34 – Additions & Alterations, Minor Works
Case No: HWC24071104CSI0711

Ms Chiara Singh introduced the item.

DISCUSSION

- Additional information received on the 23rd of July
- Information received was for the title deed
- Work applied for has not started
- Graded IIIB
- Inside proposed Kenilworth HPO
- Proposed work is for the conversion of the laundry room into an en-suite bathroom
- CoCT provided comment and support the application

DECISION

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

CSI

13.16 Erf 692, 68 Forrest Drive, Pinelands, S34 – Additions & Alterations
Case No: HWC24040317CSI0404

Ms Chiara Singh introduced the item.

DISCUSSION

- Additional information received on the 23rd of July
- Information received was for streetscape photographs and comment from PRRA
- Work applied for has not started
- Graded NCW
- Inside HPO
- Proposed work is for the reconstruction of the existing wall in the study, replacing the existing roof over the study and for a new carport.
- CoCT and PRRA have 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**13.17 Erf 71720, 28 Ophir Road, Plumstead, S34 – Additions & Alterations, Repair**
Case No: HWC24072212CSI0612

Ms Chiara Singh introduced the item.

DISCUSSION

- Additional information received on the 22nd of July
- Information received was for proof of payment, streetscape photographs, and window schedule
- Work applied for has not started
- Graded NCW
- Outside HPO
- Proposed work is for the replacement of the current wooden window frames with aluminium windows

DECISION

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

CSI**13.18 Erf 72431, 64 Chudleigh Road, Plumstead, S34 – Additions & Alterations, Minor Works**
Case No: HWC24062408CSI0702

Ms Chiara Singh introduced the item.

DISCUSSION

- Further requirements received on the 23rd of July
- Requirement was for comment from CoCT's E&HM branch
- Work applied for has not started
- Graded NCW
- Outside HPO
- Proposed work is for the demolition of the existing garage, a new garage with bathroom and staff quarters, and a carport.
- CoCT provided comment and support the application.

DECISION

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

CSI**13.19 Erf 840, 49 Links Drive, Pinelands, S34 – Additions & Alterations**
Case No: HWC24071102CSI0711

Ms Chiara Singh introduced the item.

DISCUSSION

- Additional information received on the 24th of July
- Information received was for CoCT comment
- Work applied for has not started

- Graded IIIC
- Inside HPO
- Proposed work is for the addition of a double garage and garden store
- PRRA 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

13.20 Remainder Farm Klipheuwel No 52, Off the R302, S38(8)-NID

Case No: HWC24051709SB0423

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Remainder Farm Klipheuwel Annex No 52 in Cape Town, has a rich history dating back to early human inhabitants in the region. It was inhabited by indigenous Khoisan peoples and later settled by European colonists in the 17th century
- The property currently has a dairy farm, cultivates wheat, canola and lucerne, and the owners now want to erect four grain bunkers and associated infrastructure to meet storage needs in the area.
- The proposed development of the grain bunkers is located approximately 700m from the heritage farmstead on the property, which is an 18th century Swartland farmstead with historical layering and evidence of significantly earlier fabric. However, the farmstead will not be impacted by the proposed development as it is divided from the bunker site by a road.
- No other heritage resource noted on site, possibility of isolated stone tools of low significance.
- Palaeontologically the site is situated in the low to moderate sensitive given the nature of the development, likely.
- Consultant recommends no further studies.
- POP, SG Diagram received on the 11 July 2024.

DECISION

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

SB

13.21 Erf 68298, 184 Rosmead Avenue, Kenilworth, S34 – Deviations

Case No: HWC23100206KB1003

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Corner property, extension is to the rear, Incomplete: City of Cape Town (HRS) comments, Lower Kenilworth Improvement District comment, additional streetscape. Applicant contacted.
- Additional info rec 27 March, new form indicating MW. More photographs. Motivation indicates this application is for extension of the offices. City supports the revised design and internal work may have occurred without authorisation. LKID support but did have concerns about the slate fence and gate.
- Latest plans revised 25 July 2024
- Additional info received 10 April - all work is completed.

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

13.22 Remainder 66279, 15 Alexandra Road, Wynberg, S27-Minor Works

Case No: HWC24052109SB0409

INCOMPLETE APPLICATION

Photographs required.

SB

13.23 Erf 49262, 4 Firdale Road, Newlands, S34 – Minor Works

Case No: HWC24071809EJV0712

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding information received on 25 July.
- Construction of a new retaining wall, relocation of the front door and replacement of the street façade windows, installation of a canopy over the new entrance.
- NCW
- 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

13.24 Farm 237, Elim Moravian Church, Die Werf, Elim, S27-Signage

Case No: HWC24070801SJ0712

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- The work has not started.
- Proposal is to erect the Elim 200 Years Commemorative Stone plaque on the Church. The 100 Year Stone is already in place on the left side of the building.
- Cape Agulhas Municipality: support.
- Friends of Elim: consult with HWC.

DECISION

The Committee noted the decision taken under the ASD delegations.

SJ

13.25 Erf 1866, 25 Ringwood Drive, Pinelands, S34-Additions & Alterations

Case No: HWC24071506SJ0715

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- The work has not started.
- Proposal is for the extension of the existing main bedroom and the removal of the existing lean-to roof, to be replaced with a pitched (35 degree) cement roof tile to match existing as seen from the streetscape, toward rear of structure.

- CoCT EHM: "although the original building/footprint is older than 60 years, the original fabric had been substantially altered. The current proposal does not trigger the NHRA".
- FR 24.07.24

DECISION

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

SJ

13.26 Erf 25939, 3 Lower Scott Road, Observatory, S34-Minor Works & Deviations Case No: HWC24070805SJ0708

Ms Sneha Jhupsee introduced the item.

Mr Cayllan De Waal was present and took part in the discussion.

DISCUSSION

- The work has been completed.
- HWC S34 MW permit issued 10 May 2023.
- Minor deviations were brought on to enhance the internal floor layouts and the choice was made to not demolish the boundary wall as previously approved.

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.

SJ

13.27 Erf 27115, 34 Oxford Road, Observatory, S34-Additions & Alterations Case No: HWC24070302SJ0715

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- The work has not started.
- Victorian Terrace and intact streetscape.
- Proposal is for the reconfiguration of the existing living space to create a larger kitchen and dining area. A new loft area/first floor and deck area to be constructed. Construction of new set back gable to conceal new first floor. Removal of front veranda to create an off street parking.
- CoCT EHM: support on condition that existing original timber ceilings be retained.
- OCA: no comment received.
- FR 23.07.24

DECISION

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

1. Original timber ceilings are to be retained.

SJ

13.28 Erf 567, 20 Du Toit Street, Stanford, S31-Additions & Alterations Case No: HWC24072201SJ0710

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- The work has not started.
- Proposal is to convert the existing garage to a bedroom with an en-suite, addition of a new garage, pool and boundary/garden wall. Rear patio to be enclosed for use as a study.
- SHC: support with comment: existing plank fence on the rear boundary (North) is to be replaced with a retaining wall, the new wall to be softened by either planting or judicious choice of paint colour. (August 2022)
- OHAC: supported (December 2023)
- FR 23.07.24
- Rear boundary wall has been softened with planting and neutral paint colour on plans.

DECISION

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

SJ

13.29 Erf 938, 15 Trafalgar Square, Sea Point, S34-Additions & Alterations Case No: 21061109XM0618E

INCOMPLETE APPLICATION

SFA & SFB comments.

SJ

13.30 Erf 4135, 50 New Church Street, Gardens, S34-TD Permit Extension Case No: HWC24061303CN0627

Ms. Corne Nortje introduced the item.

DISCUSSION

- The proposal is to demolish the building on the site.
- Graded IIIC
- Outside HPO
- Work has not started.
- This application was approved at HOMS on 24 May 2021 with both CoCT and CIBRA not supporting the application. The minutes of 24 May HOMS notes that the City supported, which is incorrect, and the minutes do not note any CIBRA comments. Additionally, the minutes note the grading to be NCW - CoCT comment indicated and still indicates IIIC. Can we go back on this, or was HWC in error and now we are *functus officio*.

DECISION

The Committee supports the permit extension as HWC is *functus officio* and there is not enough heritage to warrant retention.

CN

14. NEW MATTERS

14.1 Erf 1195, 205 Pleasant Ways, 275 Beach Road, Sea Point, S34-Additions & Alterations Case No: HWC24071703SB0722

INCOMPLETE APPLICATION:

Sea Point for All comment and Streetscape images required.

SB

14.2 Erf 160176,32A Main Road, Cavanmore Cottages , St James,S34- Additions &Alterations

Case No: HWC24050202SB0722

INCOMPLETE APPLICATION:

proof of payment required.

SB

14.3 Erf 2455,34 Victoria Street, George,S34-A,A&Partial Demolition

Case No: SB0717

INCOMPLETE APPLICATION:

proof of payment required.

SB

14.4 Erf 2597,4 Milner Street, Mossel Bay,S34- Additions &Alterations

Case No: SB0717

INCOMPLETE APPLICATION:

proof of payment

SB

14.5 Erf 37464,7 Riesling Street, De Westhof, Bellville,35-Analysis, Excavation, Collection

Case No: HWC24062603SB0719

INCOMPLETE APPLICATION:

One incorrect form in the pack, no repository agreement

SB

14.6 Erf 739,26 Pleasant Place, Pinelands, S34- Additions &Alterations

Case No: HWC24071216SB0722

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- proposed new garage and swimming pool and internal changes to improve the flow of the house.
- Graded IIIC
- Inside HPO
- Work has not started.
- City supports.
- Plans stamped from PRRA of no objections.

DECISION

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

SB

14.7 Erf 47240,2 Locarno Street, Rondebosch, S34- Additions &Alterations

Case No: HWC24071505SB0722

INCOMPLETE APPLICATION:

Comments required.

SB

14.8 Farm 34, Farm remainder of Farm 34, Elsenburg A, Stellenbosch, S38(8)-NID
Case No: HWC24071805SB0718

INCOMPLETE APPLICATION:

SG Diagram and archaeological foot survey report

SB

14.9 Remainder 24 of Farm Joostenberg Vlake no. 728, Remainder 26 of Farm Joostenberg Vlake no. 728, Remainder 337 of Farm Joostenberg Vlake no. 728, Remainder 27 of Farm Joostenberg Vlake no. 728, Portion 33 of Farm Joostenberg Vlake no. 728 and Portion 407 of Farm Joostenberg Vlake no. 728, S38(8)-NID
Case No: HWC24061319SB0725

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed for industrial development on a 67.14-hectare site next to the N1 highway.
- Surroundings include a mix of homesteads, commercial, industrial, and residential areas. The property is currently used for agriculture and has structures on-site. It is within the urban edge and zoned as Agricultural.
- The development includes internal roads and external pipelines, as well as existing and new entrances from Sandringham Road. The project is part of the Incremental Growth and Consolidated area within the municipality's urban edge.
- According to the South African Heritage Resources Agency's (SAHRA) Palaeontological Sensitivity Map, the proposed development site is mapped as having a "Low Sensitivity" rating.
- The entirety of the subject property has historically been altered from its natural state due to agricultural activities. Currently there are existing structures located on the proposed site, however, it is not expected that these buildings hold any heritage value.
- Consultant recommends no further studies.
- Since there is no reason to believe that heritage resource will be impacted.

DECISION

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

SB

14.10 Erf 1375, 4 Ludlow Road, Vredehoek, S34 – Additions & Alterations, Partial Demolition
Case No: HWC24062701CSI0717

Ms Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Graded NCW
- Outside HPO
- Proposed work is for internal alterations and additions
- CoCT provided comment and support the application

DECISION

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

CSI

- 14.11 Erf 318, 79 Beach Road, Gordon's Bay, S34 - Additions & Alterations**
Case No: HWC24071213CSI0718
- INCOMPLETE APPLICATION:**
HRF consultation period still open, comment from CoCT
- CSI
- 14.12 Erf 5006, Farm 19750, Sandkraal, off Tabata Street, Thembaletu, George, S38(8) - NID**
Case No: HWC24071808CSI0719
- INCOMPLETE APPLICATION:**
Power of Attorney is not signed
- CSI
- 14.13 Erf 6266, 16 Dorothy Street, Bellville, S34 - Additions & Alterations**
Case No: CSI0719
- INCOMPLETE APPLICATION:**
PoP, all photographs, locality map, SG diagram, comment from CoCT
- CSI
- 14.14 Erf 702, 35 Belle Ombre Road, Tamboerskloof, S34 – Additions & Alterations, Minor Works**
Case No: CSI0719
- INCOMPLETE APPLICATION:**
PoP, CoCT and CIBRA comment needed considering IIIB and HPO status
- CSI
- 14.15 Erf 718, 4 Bond Street, Tamboerskloof, S34 – Additions & Alterations, Minor Works**
Case No: CSI0722
- INCOMPLETE APPLICATION:**
PoP, new work to be marked in colour on the plans, comment from CoCT and CIBRA needed – balcony addition, clarification as to whether work has started, more external and streetscape photographs
- CSI
- 14.16 Erf 72012, 38 Stella Road, Plumstead, S34 - Additions & Alterations**
Case No: HWC24071807CSI0718
- Ms Chiara Singh introduced the item.
- DISCUSSION**
- Work applied for has not started
 - Graded IIIC
 - Outside HPO
 - Proposed work is for a carport, pergola, pool, en-suite, and verandah
 - CoCT provided comment and support the application
- DECISION**
The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.
- CSI

14.17 Farm 156, South of the N1 between Touws Rivier and Matjiesfontein, Witberg, S38(4) - NID
Case No: HWC24071903CSI0722

Ms Chiara Singh introduced the item.

DISCUSSION

- Proposed development is for the installation of fiber cables between the Witberg Wind Farm and Eskom's Touwsrivier substation.
- No significant impact is expected to the cultural landscape or built environment.
- In terms of archaeology, the proposed fiber line does not impact on the small koppies evident on the topographic map. These koppies are more likely to conserve archaeological resources. As such impact to significant archaeological heritage is unlikely.
- According to the PIA completed for the Witberg WEF, the only fossils located within the broader development area of the Witberg WEF (adjacent to the proposed fiber line) were trace fossils in the Witpoort Formation in the road cuttings near the summit of the access road to the top of the Witberg main ridge. It is noted in the PIA that if such fossils are encountered in freshly exposed bedrock, they would be of considerable palaeontological significance in an otherwise fossil-poor formation. This has particular significance for the proposed section of new road located at the summit of the Witberg. The PIA notes further that most of the study area is fossiliferous which means that any cutting or blasting into the rock for engineering activities has the potential to yield fossils and trace fossils. With the proposed fibre line having a limited footprint in terms of proposed excavations, impact to significant palaeontological heritage is unlikely.

DECISION

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon. Chance finds procedure to be implemented.

CSI

14.18 Farm 3/729, Farm 670-RE & Farm 2/670, Hanover, Philippi, S38 (4) - NID
Case No: 18023002WD0607M

Ms Chiara Singh introduced the item.

DISCUSSION

- Proposed development is for the Hanover Park /Philippi Water Treatment Works (WTW)
- Previous NID applications have been made for this development and it has already been assessed as a Phase 1 HIA. The next phase includes the construction of the Hanover Park/Philippi WTW at the existing tank site location on Ottery Road, Philippi. The WTW will treat abstracted groundwater from surrounding production boreholes in the Hanover Park and Philippi Horticultural Area (PHA) before it is fed into the main water supply for distribution to water users. This will involve digging to a depth of 4.5m below the surface level.
- In terms of the built environment there is little to no impact expected.
- For archaeology, there are rare occurrences of stone age scattered shell but these are insignificant finds because of the lack of associated material.
- The palaeo sensitivity is low according to the SAHRIS palaeo map, Palaeontological finds are seldom, if ever, reported on the Cape Flats with the known exceptions being at the Wolfgat Cliffs and in the Macassar Sand Mines. Both of these areas are far from the project area. However, because the development requires a 4.5m depth to be reached, there is a reasonable chance that the base of the low sensitivity Witzand Formation will be reached and penetrated and the upper portion of the also low sensitivity Springfontyn Formation intercepted. The City of Cape Town has agreed to appoint Dr Graham Avery to undertake palaeontological monitoring during the excavation. A Workplan Application will be submitted in advance so that any chance finds can be dealt with promptly. With monitoring in place, no significant impacts are expected.

- In terms of the visual impact, there is expected to be visual impact on Ottery Road, but there are already existing houses in the area and the tanks of the WTW on site. This impact will be mitigated by planting tall thin columnar trees along the boundary of the site to blend the manmade materials with the surrounding environment as per the recommendations of the approved HIA.

DECISION

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

- 14.19 Erf 19503, 32A Lang Street, Paarl, S34 - Additions & Alterations**
Case No: HWC24071721EJV0719

CSI

INCOMPLETE APPLICATION:

Comments from Drakenstein Municipality and Paarl 300

- 14.20 Erf 234, 8 Rocklands Street, Hermanus, S34 - Additions & Alterations**
Case No: HWC24072307EJV0716

EJV

Emily Jane Vowles introduced the item.

DISCUSSION

- The regularisation of unauthorised additions and alterations, and approved renovations that never took place
- Ungraded
- Outside HPO
- Work has been completed
- OHAC supports

DECISION

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

EJV

- 14.21 Erf 2385, 110 Anderson Street, Townsend Estate, Goodwood, S34 - Additions & Alterations**
Case No: HWC24020505EJV0716

INCOMPLETE APPLICATION:

all photographs; confirmation as to whether work as started/been completed as the plans are dated to 2021

EJV

- 14.22 Erf 47232, 21 Tulleyallen Road, Rondebosch, S34 - Additions & Alterations**
Case No: HWC24071004EJV0716

Emily Jane Vowles introduced the item.

DISCUSSION

- Bedroom additions, installation of a single garage, internal alterations, and the widening of the driveway
- IIIC
- Inside proposed Sandown HPO
- Work has not started
- RCID have no objection; CoCT support; GLCA have no objection

DECISION

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

EJV

14.23 Erf 6065, 94 Andries Pretorius Street, Somerset West, S34 – Minor Works
Case No: HWC24072503EJV0717

Emily Jane Vowles introduced the item.

DISCUSSION

- Enclosure of the existing balcony
- Graded IIIB
- Outside HPO
- Work has not started
- CoCT have no objection (internal memorandum)

DECISION

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

EJV

14.24 Erf 847, 4 Long Place, Pinelands, S34 - Additions & Alterations
Case No: HWC24071110EJV0718

INCOMPLETE APPLICATION:

all photographs; locality map; CoCT and PRRA updated comment on plans Ivid_vro4100 dated July 2024 produced by Liezl Verfuss; confirmation as to the status of the work as the plans indicate both completed and proposed work

EJV

14.25 Erf 91431, 91 Durban Road, Wynberg, S34 - Alterations
Case No: HWC24071908EJV0722

INCOMPLETE APPLICATION:

Old Wynberg Village Society comment

EJV

14.26 Erven 18699; 20948; 20949; 41259, Ampere and Faraad Streets, Stikland, S38(4) - NID
Case No: HWC24072209EJV0722

Emily Jane Vowles introduced the item.

DISCUSSION

- Triggers S38(1)(c)(i) and (ii). The site is currently zoned for industrial and transport purposes and is utilised as a bakkie and trailer rental space, a Timbaco products and distribution space, or is vacant. The proposal is for the redevelopment of the site for higher intensity commercial use consisting of warehouses and ancillary offices. In terms of heritage, there are no known heritage resources on the site, the closest being the Stikland Cemetery (IIIA) to the west of the industrial area and outside of the redevelopment footprint. The SAHRIS Palaeo-sensitivity map indicates low sensitivity
- Ungraded
- Outside HPO

- Work has not started
- Cindy Postlethwayt recommends no further studies

DECISION

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

EJV

14.27 Erf 3779; RE 1033; 1034, Baviaanskloof Road, Hout Bay, S38(8) - NID Case No: HWC24071701EJV0718

Emily Jane Vowles introduced the item.

DISCUSSION

- Decision-making authority is DEADP, triggers S38(1)(c)(ii) and NEMA. The site is currently utilised for community facilities, parking, and a bowls club, and is surrounded by properties utilised as the Hout Bay Common, the Lion's Club Craft Market, the Kronendal Primary School, and a residential estate. The proposal is for the development of a community day centre including 19 consultation rooms and 78 parking bays to serve the residents of Hangklip Fishermans Village and Imizamo Yethu, as the existing facilities are not adequate to serve the local communities. The design of the facilities will be easily legible, light-filled, breathable, centrally-circulated, nature-oriented with visual connection to the surrounding mountains, and riverine environment, responsive to the other civic buildings in the area, and secure due to the high crime area. In terms of heritage the SAHRIS Palaeosensitivity map indicated low sensitivity, while a screener of relative archaeological and cultural heritage sensitivity was high as it is within the vicinity of the milkwood grove and shell middens archaeological site, the St Peter Anglican Church, Castleton, and some IIIB graded structures. These however will not be impacted by the development, which is also outside of the proposed Hout Bay HPO. Structures on site include the existing community hall which is not older than 60 years, and the scout hall which is to be retained to preserve continuity. The development is expected to change the visual character of the area, but not to a significant extent as it is in keeping with the usage character of the existing site, and has been designed to integrate into the surrounding context through a design intent and landscape plan.
- Ungraded
- Outside HPO
- Work has not started
- Nicolaas Hanekom recommends no further studies

DECISION

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

EJV

14.28 Farm 468 Portion 128, Welmoed Estate, Stellenbosch, S34 - Additions & Alterations Case No: HWC24071209EJV0716

Emily Jane Vowles introduced the item.

Ms Claire Abrahamse was present and took part in the discussion.

DISCUSSION

- The restoration and redevelopment of a historic, dilapidated warehouse structure for use as consulting rooms for a medical-related practice. The proposal will remove later additions to the historic structure that detract from its significance and restore the original material thus contributing positively to its heritage value.

- Proposed IIIB (Malan & Abrahamse); grading endorsed by HOMs
- Outside HPO
- Work has not started
- SIG supports; Stellenbosch Municipality Conservation Advisory Committee and SHF recommend monitoring by a suitably qualified heritage architect

DECISION

The committee is supportive of the proposed interventions. For Heritage Western Cape (HWC) to issue a permit, the following is required:

1. The applicant is to appoint a suitably qualified consultant with the appropriate heritage experience to oversee the proposed work
 2. HWC is to be provided with the details of the consultant and their CV confirming suitability to oversee the work
 3. A letter of appointment to be signed by the applicant and consultant
 4. A close out report to be submitted within 30 days of practical completion.
- Once the above has been fulfilled, HWC will provide the required permit.

EJV

14.29 N1, between Doornfontein and Laingsburg, Laingsburg, S38(8) - NID
Case No: HWC24071904EJV0719

INCOMPLETE APPLICATION:

Confirmation from SANRAL that Jenna Lavin is authorized to submit the application on their behalf; clarity as to why we have only received consent forms 1, 2, 4, 5, 8, 10, 11; proof of ownership

EJV

14.30 Erf 10348-RE, 4 Brink Road, Constantia, S34-Additions, Alterations and Partial Demolition
Case No: HWC24060705CN0718

INCOMPLETE APPLICATION:

2023 Application form, Full set of plans, Streetscape photos and CoCT comment required.

CN

14.31 Erf 110889, 100 Sandown Road, Rondebosch, S34-Additions & Alterations
Case No: HWC24071214CN0716

INCOMPLETE APPLICATION:

External photos required.

CN

14.32 Erf 1207, 30 Main Road, Greyton, S34-Additions & Alterations
Case No: HWC24070804CN0716

Ms. Corne Nortje introduced the item.

DISCUSSION

- The proposal is for extensive alterations and additions to the building in order to convert it to a restaurant
- Graded IIIC
- Outside HPO
- Work has not started
- Theewaterskloof Municipality supports
- Greyton Conservation Society supports and note the gable end street facing window as an element to be retained.

- Recommendation is for approval

DECISION

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

CN

14.33 Erf 125650, 36 Malan Crecent, Brooklyn, S34-Deviation

Case No: CN0716

INCOMPLETE APPLICATION:

POP, Locality Plan, All photos, CoCT comment and Motivation required.

CN

14.34 Erf 13587, 13 Milner Road, Woodstock, S34-Additions & Alterations

Case No: HWC24041703CN0718

Ms. Corne Nortje introduced the item.

DISCUSSION

- The proposal was for the complete restoration of the building
- CoCT supports
- WRA has no objection and believes the owner should be sanctioned for doing unauthorised work.
- WAAC did not comment in 30 days
- Work has been completed.

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.

CN

14.35 Erf 1416, 24 2nd Avenue, Wellington, S34-Additions & Alterations

Case No: HWC24071112CN0718

Ms. Corne Nortje introduced the item.

DISCUSSION

- The proposal is for internal alterations, an extension to the side of the house, a boundary wall and solar panels.
- Ungraded
- DHAC has no objection
- WHS has no objection
- DHF has no objection
- Work has not started.

DECISION

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

CN

14.36 Erf 16443, 55 Fenton Road, Salt River, S34-Additions & Alterations
Case No: HWC24071114CN0717

INCOMPLETE APPLICATION:

Both owners to sign application form or POA, Updated photos of work that has started and plan indicating work that has started, Streetscape photos and SG Diagram required.

CN

14.37 Erf 2606-RE, 10 Rose Street, Wellington, S34-Emergency
Case No: HWC24071212CN0717

Ms. Corne Nortje introduced the item.

DISCUSSION

- The proposal is for the emergency intervention to secure a gable on one of the buildings on the property.
- Unknown grading
- Inside HPO
- The Structural Assessment confirms that the gable poses a significant risk to the structural integrity of the wall which is a potential hazard to public safety.
- Work has not started.

DECISION

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

CN

14.38 Erf 268, 12 Barry Road, Montagu, S34-Additions & Alterations
Case No: CN0717

INCOMPLETE APPLICATION:

POP and plan indicating work that has started/been completed required.

CN

14.39 Erf 31990-RE, 23 Main Road, Mowbray, S38(4)-NID SDP Amendment
Case No: HWC24071109CN0717

Ms. Corne Nortje introduced the item.

Mr. Johan Cornelius was present and took part in the discussion.

DISCUSSION

- The property is approx. 5467sqm in extent. The current land use is vacant with a zoning of General Residential 4. The surrounding land uses are residential, business and industrial.
- The proposal is to construct a multi-storey building that will be used for student accommodation.
- Applicable Heritages:
 - Buildings: The site is located inside a Heritage Protection Overlay Zone and the context contains a number of graded structures and other tangible and intangible heritage resources. Impact: Uncontrolled development will result in adversarial impacts on heritage resources.
 - Slavery: The property is in close vicinity from the site which used to be occupied by the Driekoppen Hotel where the heads of three slaves were put on poles for public display. Impact: None but the history of this chapter in our history needs to be memorialized through interpretive displays
 - Anticipated impacts: According to the applicant, the impact or the mitigation thereof is

set out in the attached HIA and amended HIA, however for purposes of a NID, impacts of whatever nature is irrelevant. The requirement of the NHRA in S38(2) is that this NID needs to inform HWC whether any heritage resources will be affected by the development and in this instance, this development certainly will. This decision was already taken pre-2015

- Consultant recommends: An HIA with an Architectural Analysis, and townscape assessment. In addition, the applicant states that an HIA for this site was previously approved in 2015. The heritage resources did not change since then and neither was the context subjected to essential changes and it is

DECISION

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

1. Architectural Analysis
2. Townscape Assessment
3. Visual Impact Assessment
4. Socio-Historical Study

CN

14.40 Erf 721, 49 Dorp Street, Stellenbosch, S34-Minor Works
Case No: HWC24071817CN0722

INCOMPLETE APPLICATION:

Correct Title Deed, External and streetscape photos, as well as a motivation required.

CN

14.41 Erf 825, 14 High Street, Knysna, S34-Additions & Alterations
Case No: HWC24072511CN0716

Ms. Corne Nortje introduced the item.

Mr. Andre Vercueil was present and took part in the discussion.

DISCUSSION

- The proposal is to 1. Demolish inappropriate alterations and additions made in the past, 2. Make alterations and additions to the ground floor areas, and to renovate appropriate areas, 3. Add a top story in a contrasting way, to differentiate between the old and the new, with additional accommodation.
- Graded IIIC
- Inside HPO
- Work has not started.
- Knysna Municipality supports
- SVDSF did not comment in 30 days.

DECISION

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

CN

14.42 Farm 1604, Langenhoven Avenue via R101, Paarl, S38(4)-NID
Case No: HWC24070812CN0717

INCOMPLETE APPLICATION:

Completed application form, Plans, External and Streetscape photos required.

CN

14.43 Erf 237, 48 Boom Street, Elim, S27-Additions & Alterations
Case No: SJ0717

INCOMPLETE APPLICATION:

POP/Reference Number (hwc.hwc@westerncape.gov.za)

Title Deed

SG Diagram

Power of Attorney

Annotated Internal, External Photographs

SJ

14.44 Erf 149294-RE, Port Captain's Building, 280 Dock Road, V&A Waterfront, S34-Minor Works
Case No: HWC24071716SJ0717

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- The work has not started.
- Proposal is to replace the existing asbestos cement roofing with slate tiles (as per the ongoing program to remove asbestos from the VAW). Additionally, maintenance (water ingress, window and doors) and external re-painting will also be undertaken.
- As per the draft comment on the VAW CMP, the site and surrounds are to be considered for PHS status.
- Graded IIIA

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources. The committee endorsed the appointment of John Wilson-Harris (Gabriel Fagan Architects) to monitor the proposed work.

Conditions:

1. Appointment of John Wilson-Harris (Gabriel Fagan Architects) to monitor the proposed work.

SJ

14.45 Erf 17599, 139 Highway Street, Fish Hoek, S34-Additions & Alterations
Case No: HWC24071115SJ0719

INCOMPLETE APPLICATION:

POP/Reference Number (hwc.hwc@westerncape.gov.za)

Please indicate if the application is for deviations or a new application.

Locality Map

Coloured up plans: deviations to be indicated.

Annotated Internal, External photographs

Motivation

SJ

14.46 Erf 178677, 220A Albert Road, Woodstock, S34-Minor Works
Case No: HWC24072204SJ0722

INCOMPLETE APPLICATION:

New Application form found at: <https://www.hwc.org.za/node/91>

SG Diagram

Coloured up plans

Consultation comments: Local municipality and Conservation bodies in the area (If consultation has already taken place and no comment was received during the 30-day commenting period, HWC only)

requires proof of correspondence.)

Motivation

SJ

**14.47 Erf 251-Re, Brunswick Court, 7 Brunswick Road, Tamboerskloof, S34-Minor Works
Case No: SJ0717**

INCOMPLETE APPLICATION:

New Application form found at: <https://www.hwc.org.za/node/91>

POP/Reference Number (hwc.hwc@westerncape.gov.za)

Please submit the photo document as a PDF as we do not accept Word documents.

Motivation

SJ

**14.48 Erf 4394, 19A Gay Road, Simons Town, S34-Additions & Alterations
Case No: SJ0719**

INCOMPLETE APPLICATION:

POP/Reference Number (hwc.hwc@westerncape.gov.za)

Title Deed

SG Diagram

Company/Trust Resolution

Power of Attorney

Locality Map

Coloured up plans: Plans showing work already undertaken and proposed work that is yet to be completed/showing deviations

Annotated Internal, External & Streetscape photographs (up and down the road, neighbouring structures, Google images are not accepted)

Consultation comments: Conservation body: Simon's Town Historical Society (If consultation has already taken place and no comment was received during the 30-day commenting period, HWC only requires proof of correspondence.)

Motivation: indicate the new proposals changes in relation to the previous approval.

SJ

**14.49 Erf 4589, Hermitage North Lane, Swellendam, S34-Additions & Alterations
Case No: HWC24052717SJ0717**

INCOMPLETE APPLICATION:

Please indicate if the work has started or been completed.

Please provide the address/street number.

Locality Map

Coloured up plans: if the work has started or been completed - plans showing work already undertaken and proposed work that is yet to be completed

Annotated Streetscape photographs (up and down the road, neighbouring structures, Google images are not accepted)

Consultation comments: Local municipality and Conservation bodies in the area (If consultation has already taken place and no comment was received during the 30-day commenting period, HWC only requires proof of correspondence.)

SJ

14.50 Erf 88381-Re, Stonehurst, 9 St James Road/10 Sandhurst Road, St James, S34-Additions & Alterations
Case No: HWC24071815SJ0718

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Substantial well-built 1920s pair of large semi-detached houses. Strong presence and contributing to the historical character of the area.
- The work has not started.
- Proposal is for a new workshop and pool at the rear of the property; conversion of the existing kitchen to a bedroom; bed and bath to kitchen and internal reconfiguration to the rear of the structure.
- CoCT EHM: support after design development.
- KBHA: endorsed EHM comments during design development.

DECISION

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

SJ

14.51 Erf 954, 605 Wavecrest, 305 Beach Road, Sea Point, S34-Minor Works
Case No: HWC24071708SJ0718

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- The work has not started.
- Proposal is for internal retrofits to 3 bathrooms and for a portion of the balcony to be enclosed.
- CoCT EHM: support
- Recommend: support.

DECISION

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

SJ

14.52 Erven 2177-Re & 157932, 60 & 58 Loop Street, Cape Town, S34-Additions & Alterations
Case No: HWC24062809SJ0717

INCOMPLETE APPLICATION:

Title Deed
SG Diagram
Trust Resolution for Hycastle House Trust

SJ

14.53 Erf 4173-Re, 50 Hout Street, Cape Town, S34-Minor Works
Case No: HWC24071915SJ0722

INCOMPLETE APPLICATION:

Title Deed
SG Diagram
Company Resolution
A methodology statement specifying materials and method of works to be undertaken.

Annotated Internal, External & Streetscape photographs (up and down the road, neighbouring structures, Google images are not accepted)

SJ

**14.54 Erven 153- Re, 151-Re & 318, Sea Point Pavilion Building, Beach Road, Sea Point, S34-Minor Works
Case No: SJ0719**

INCOMPLETE APPLICATION:

POP/Reference Number (hwc.hwc@westerncape.gov.za)

Title Deed

SG Diagram

City Resolution

Power of Attorney

SJ

**14.55 Erf 4773-Re, Section 8 Mutual Heights, 19 Parliament Street, Cape Town, S34-Alterations
Case No: HWC24052816SJ0719**

Ms Sneha Jhupsee introduced the item.

Mr Ashley Lillie was present and took part in the discussion.

DISCUSSION

- The work has not started.
- Proposal is for interventions comprising alterations to the former Banking Hall, being minor alterations to the ground floor (first storey) and the partitioning of the second storey to provide conference rooms.
- CoCT EHM: support.
- CIBRA: support.

DECISION

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

Conditions:

1. A close out report to be submitted within 30 days of practical completion.

SJ

15. OTHER MATTERS

Conservation bodies (CN)

- CM to update map

16. ADOPTION OF RESOLUTIONS AND DECISIONS

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

17. CLOSURE

12: 40

18. DATE OF NEXT MEETING

Tuesday, 5 August 2024

MINUTES APPROVED AND SIGNED BY:

CHAIR: _____

SECRETARY: _____

Annexure A – HWC Heritage Officer Meetings

Abbreviations

APHP - Association of Professional Heritage Practitioners

AHP - Agulhas Heritage Society

BKCA -Bo-Kaap Civic Association

BKYM - Bo-Kaap Youth Movement

CIBRA - City Bowl Ratepayers ' & Residents Association

CoCT – City of Cape Town

CTHT – Cape Town Heritage Trust

CRM - Cultural Resources Management

DRHCA - De Rust Heritage Conservation Association

Docomomo South Africa

DHS -Durbanville Heritage Society

EHM – Environmental Heritage Management department

FoBCA - Friends of Blaauwberg Conservation Area

FE - Friends of Elim

GLCA- Greater Lynfrae Civic Association

GPRRA - Green Point Ratepayers & Residents Association

HVA- Harfield Village Association

HMB - Heritage Mossel Bay

HVTA - Hex Valley Tourism Association

HBRRA - Hout Bay & Ratepayers and Residents Association

HIA - Heritage Impact Assessment

ILASA - Institute for Landscape Architecture in South Africa

KBHA - Kalk Bay Historical Association

KBSJRR - Kalk bay-St James Ratepayers & Residents Association

LKID - Lower Kenilworth Improvement District

MHCS - Muizenberg Historical Conservation Society

NCW – Not Conservation Worthy

NEMA - National Environmental Management Act (No. 107 of 1998)

NID - Notification of Intent to Develop

NCOA - Noetzie Conservancy Owners Association

OH - Oudtshoorn Heritage

Paarl300 Foundation

PRRA - Pinelands Ratepayers & Residents Association

PACF - Prince Albert Cultural Foundation

SAHRA - South African Heritage Resources Agency

SRHS - Salt River Heritage Society

SFB - Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents Association

SvDSF - Simon van der Stel Foundation Cape Town

STHS - Simon's Town Historical Society

SHF - Stellenbosch Heritage Foundation

SHCT - Stillbaai Heritage Conservation Trust

ASAPA - Association of Southern African Professional Archaeologists

ABHC - Associated Bibbeys Hoek Conservancy (Knysna)

BELCOM - Built Environment and Landscapes Committee

CBCRA -Camps Bay Clifton Ratepayers Association

CSDBOA - Clifton-On-Sea & District Bungalow Owners Association

CTHF - Cape Town Heritage Foundation

CRRA - Constantia Ratepayers & Residents Associations

CMP – Conservation Management Plan

DWCA - De Waterkant Civic Association

DHF - Drakenstein of Heritage Foundation

EMPr - Environmental Management Program

FHRA -Franschhoek Heritage and Ratepayer Association

FoCVGB - Friends of Constantia Valley Green Belts

GBRM - Great Brak River Museum

GVHAG- Greater Vredehoek Heritage Action Group

GCS - Greyton Conservation Society

HRF - Helderberg Renaissance Foundation

HOMs - Heritage Officers Meeting

HPO – Heritage protects overlay.

HWC – Heritage Western Cape

IACom - Impact Assessment Committee

IGIC - Inventories, Gradings and Interpretations Committee

KHS - Kommetjie Heritage Society

MGHS - McGregor Heritage Society

NHC - Napier Heritage & Conservation

NASDB - Nelspoort Agency of Sustainable Development body

NHRA - National Heritage Resources Act (No. 25) of 1999

NRA - Newlands Residents Association

OCA - Observatory Civic Association

OHAC - Overstrand Heritage and Aesthetics Committee

PPP - Public Participation Process

PHCT - Pniel Heritage and Cultural Trust

RMCA - Rosebank and Mowbray Planning & Architectural Committee

SAHRIS - South African Heritage Resources Information System

SPFA - Sea Point for All Group

SHC - Stanford Conservation Trust & Stanford Heritage Committee

SIG - Stellenbosch Interest Group

SHA - Swellendam Heritage Association

GHT - George Heritage Trust
RVRA - Rustenburg Valley Residents Association
TRHCS - Touws River Heritage and Conservation Society
VASSA - Vernacular Architecture Society of South Africa
WUECAG - Walmer/University Estate Conservation Action Group
WCAC - West Coast Aboriginal Council
WAAC - Woodstock Aesthetic Advisory Committee
WHCS - Worcester Heritage & Conservation Society
WRRRA - Wynberg Residents and Ratepayers Association

OWVS - Old Wynberg Village Society
TVHF - Tulbagh Valley Heritage Foundation
UCRRA - Upper Claremont and Residents and Ratepayers Association
WERRA - Walmer Estate Ratepayers and Residents Association
Ward 2 Forum
WCC - Whale Coast Conservation
WRA - Woodstock Residents Association
WECA - Wynberg East Civic Association

APPROVED