

**Approved Minutes of the Meeting of the Heritage Officers Meeting (HOMs)
of Heritage Western Cape (HWC) held via MS Teams
at 08H30 on Monday, 30 October 2023**



1. Opening and Welcome

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

2. Attendance

Members

Ms Stephanie Barnardt (Heritage Officer) (Chair)
Ms Muneerah Solomon (MSo) (Heritage Officer)
Ms Corne Nortje (CN) (Heritage Officer)
Ms Chane Herman (CH) (Heritage Officer)
Ms Khanyisile Bonile (Heritage Officer)

Staff

Mr Olwethu Dlova (OD) (Admin)
Ms Zikhona Sigonya (ZS) (Admin)
Ms Waseefa Dhansay (WD) (Assistant Director)
Ms Colette Scheermeyer (CS) (Deputy Director)
Ms Nuraan Vallie (Assistant Director)
Ms Xola Mlwandle (XM)

Legal Advisor

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

Observers

None

Visitors

Mr Clive Theunissen
Mr Jonathan Kaplan
Mr Bruce Wilson
Ms Corne Gross

3. Apologies

Ms Nosiphiwo Tafeni (NT) (Secrétariat)
Ms Sneha Jhupsee (SJ)(Heritage Officer)

3.1. Absent

None

4. Approval of the Agenda

4.1 Agenda dated 30 October 2023

The Committee resolved to approve the agenda dated 30 October 2023 with minor changes.

5. Approval of Minutes of Previous Meeting

5.1 Minutes dated 23 October 2023

The minutes is held over for the next HOMs meeting to be held on 6 November

6. Disclosure of Interest and acceptance of code of conduct

None

7. Confidential Matters

None

8. Standing Items

8.1 Site inspections undertaken

8.1.1 Erf 1129, 5 Louwskloof Road, Mamre

8.1.2 Erf 20, 4 Popham Street, Blaauwbergstrand

8.2 Proposed Site Inspection

None

8.3 Site Inspection Reports

None

8.4 Preparation for upcoming Committee meetings

- HOMs meeting_6 November 2023
- Appeals meeting_8 November 2023
- BELCom meeting 9 November 2023

8.5 Interim and Close out Reports

None

8.6 Incomplete Applications

8.7 Archaeological Matters

8.7.1 None

8.8 Illegal Works Database (Stop works order)

8.8.1 None

9 Administrative Matters

9.1 Monitoring by practitioner

9.2 Email decision

Proposed Exhumation of Burial on Erf 9698, 37 Perlemoen Crescent, Britannia Reef, St Helena Bay, S35-permit (SB)

9.3 Backlog cases

The Committee noted the backlog of the cases and agreed that each case officer to assist.

9.4 Lean management

The Committee noted that Lean Management Training will be take place on 31 October 2023 till 2 November 2023.

10 Discussion of the agenda

For noting.

MATTERS DISCUSSED

11. MATTERS ARISING

11.1 Proposed Total Demolition Permit Renewal and SDP deviation on Erf 178537, 15 Pepper Street, Cape Town City Centre, S34-TD

Case No: HWC23100905CN1011

Ms Corne Nortje introduced the case.

Mr Bruce Wilson and Ms Corne Gross were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Application Incomplete.
- CoCT & CTHF comments and SG diagram required.
- The property is graded Not Conservation Worth and situated inside an HPOZ.
- The proposed work on site has not started.
- The proposal is for renewal of a total demolition permit dated 2017 including a deviation from a previously approved replacement structure within the HPOZ. A condition of the permit stated that the City must assess the replacement structure. The City subsequently approved the replacement structure. However, a change of ownership occurred, and the permit subsequently lapsed.
- The deviation to the replacement structure is to make a modification to the top portion of the previously approved replacement structure in order for it to comply slightly more with the City of Cape Town Tall Building Policy by adding approximately 3% floor space (this is around 220m²) and a permissible height departure.

- The applicant further lists urban design and heritage indicators.
- The development is for a mixed-use building with commercial uses on the ground floor, a parking level and residential apartments.
- CoCT did not comment within the 30-day commenting period.
- CIBRA supports the proposal.
- CTFH did not comment within the 30-day commenting period.

RECORD OF DECISION:

The Committee resolved to approve the total demolition and replacement structure.

CN

11.2 Proposed Alterations on Erf 2057, 14 Hofmeyer Street, Riversdale, S34-Minor Works

Case No: HWC23100203CN1010

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Application incomplete
- The property is ungraded and situated outside an HPOZ.
- The proposed work on site has not started.
- The proposal is a new braai area with a veranda and two carports, all to the rear of the property.
- The Committee supported a grading of IIIC grading.

RECORD OF DECISION:

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

CN

11.3 Proposed Alterations and Additions on Erf 2032, 30A Kerk Street, Riebeeck West, S34-A&A

Case No: HWC23100416CN1010

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Application Incomplete.
- Company resolution required.
- The building is Grade IIIA resources and situated outside an HPOZ.

- The proposed work on site has not started.
- The proposals are for two pergolas, a new dining room, all to the rear of the house, a setback lightweight car port with a shed to the side of the house and internal alterations and reconfigurations.
- Swartland Municipality supports the proposal.

RECORD OF DECISION:

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

CN

11.4 Proposed Minor Works on Erf 8410, 5 Promenade Road, Hout Bay. S34-MW

Case No: HWC23100204CH1011

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information was received on 24 October 2023.
- The building is a Grade IIB resources and situated outside an HPOZ.
- Proposal is to remove a dilapidated lean-to roof and replace it with a verandah roof. Kid play area is also proposed.
- Work has not started.
- CoCT supports the proposal.
- KBRRRA supports the proposal.

RECORD OF DECISION:

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

CH

11.5 Proposed Alterations and Additions Erf 18 Salisbury Road, Kenilworth (Harfield Pre Primary). S34-A&A

Case No: HWC23091110MS0911

Ms Muneerah Solomon introduced the case.

RECORD OF DECISION:

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

MS

11.6 Proposed Alterations and Additions Erf 1361, 22 Ludlow Road, Vredehoek S34-A&A

Case No: HWC23071803MS0815

Ms Muneerah Solomon introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is IIC resources.
- GVHAG does not object to the proposal.
- CoCT supports the proposal.

RECORD OF DECISION:

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

MS

11.7 Proposed Alterations and Additions on Erf 11101-re_2 Disa Avenue, Fish Hoek, S34-A&A

Case No: HWC23091415SB0920

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is Grade IIC resources and situated outside an HPOZ>
- Work has started, two additions to the rear and does not impact contextual significance.
- CoCT supports the proposal.
- FHVRRRA supports the proposal.
- CoCT stamped the plans.

RECORD OF DECISION:

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

SB

11.8 Proposed Alterations and Additions on Erf 1444-Re, 11 Protea Way, Durbanville, S34-A&A

Case No: HWC23080411SB0826

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is Grade IIIC resources and situated outside an HPOZ.
- Work is complete. Illegal building work done by previous owner.
- DHS graded the building as IIIC due to the contribution the property makes to the rural character of the area as minor internal alterations that did not impact external envelop, DHS has no objections.
- CoCT does not condone unauthorized work however no objections.

RECORD OF DECISION:

The Committee resolved that a S.51 letter to be issued.

SB

11.9 Proposed Alterations and Additions, Erf 18792, The Carpenters Workshop, Somerset West, S34-A&A

Case No: HWC23092712SB0929

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is Grade IIIC resources.
Work has not started, proposed alterations to the carpenter's workshop.
- The form and appearance of the existing building will be retained and used for commercial purposes. Signage on three facades.
- City noted that the application is in accordance with CoCT outdoor Advertising and Signage By-Law

RECORD OF DECISION:

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

SB

11.10 Proposed additions and alterations on Erf 2578,12 Poplar Way Close, Pinelands Strand S34-A&A

Case No: HWC23091905SB0921

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is Not Conservation Worth and situated outside an HPOZ.
- Work not started. Proposed new double garage, additions to the kitchen and domestic quarters.
- Additional information received on 22 October 2023 (SG, resolution, and additional photographs)
- It was noted that the Title Deed was part of the original information.
- Additional information received on 24 October 2023 (CoCT comment of support and PRRA stamped the plans)

RECORD OF DECISION:

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

SB

11.11 Proposed additions and alterations on Erf 410, 30 Sedgemoor Road, Camps Bay S34-A&A

Case No: HWC23082416SB0920

Ms Stephanie Barnardt introduced the case.

INCOMPLETE APPLICATION:

The Committee resolved that the comments to be submitted.

SB

11.12 Proposed Construction of the Kraaltjies WEF on Portion 10 and 25 of Farm Brits Eigendom No 374; near Beaufort West

Case No: HWC22120107NK1201

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The matter was heard at IACom on the 18 October 2023, the Committee could not issue a final comment as they needed sight of the visual impact assessment which was not included in the submission to HWC as the Committee only requested VIA on CLA but not the VIA as stand alone. IACom, noted that HOMs can deal with the matter once received.
- VIA has now been submitted.

FINAL COMMENT:

The Committee endorse the HIA prepared by PGS Heritage dated 28 August 2023 as meeting requirements of S.38(3) of the NHRA with the following recommendation of the HIA with increased buffer as follow to reflect 1000m buffer shown on the diagram as follows:

1. minimum 1000m buffer zones around grave sites (K027, KC001)
2. minimum 1000m buffer zone around farmsteads (KC001)
3. 30m buffer zone around historical structures (K012(K012/1, K012/2, K012/3, K012/4))
4. 30m buffer zones around Stone Age sites with a medium heritage significance (K022, K033, K039)
5. An induction and training program on managing archaeological resources must be included in the induction programs for the Environmental Control/Site Officer working on the project.
6. An assessment of the footprint areas must be done if the project is to commence immediately preconstruction, and any findings must be handled through the Chance finds protocol.
7. A chance finds protocol must be developed that includes the process of work stoppage, site protection, evaluation and informing HWC of such finds and a final process of mitigation implementation.
8. If (and only if) the WEF receives Environmental Authorization, the approved layout of the WEF and associated Infrastructure must be, immediately pre-construction, cross-checked by a qualified palaeontological specialist to determine what level of additional palaeontological surveying, monitoring or mitigation is necessary for these projects, if any.
9. Should a palaeontological heritage study of selected, potentially sensitive and previously unsurveyed sectors of the authorised footprint be recommended at this stage, this should involve the recording and judicious collection by a professional palaeontologist of valuable fossil material as well as relevant geological data (e.g., on stratigraphic context, preservation style / taphonomy) within or close to (within ~10 m) the project footprint in the Pre-Construction Phase. Since mitigation through professional recording and collection is almost invariably feasible for fossil sites.
10. During the construction phase, the Chance Fossil Finds Protocol summarised in Appendix 2 of the PIA should be fully implemented.
11. The qualified palaeontologist responsible for the mitigation work during the construction phase will need to submit beforehand a Work Plan for approval by Heritage Western Cape

(HWC) and, following completion of mitigation, a Mitigation Report must be submitted to HWC for consideration.

RESPONSE TO HERITAGE IMPACT ASSESSMENT: FINAL COMMENT

In terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003 Cultural landscape recommendation:

Further, the following changes to the current proposed layout is recommended:

1. Substation Option 1 is preferred in terms of cultural landscape assessment as it avoids any steep slopes, the ridgeline and the CL buffers of the farm road and N12 scenic route.
2. Substation Option 2 is acceptable if all permanent infrastructure, other than roads, underground cabling and guard house, can be kept out of the N12 800m no-go buffer on final construction.
3. Further socio-economic impact assessment is recommended to consider heritage:
4. Potential impact of WEF development on any non-landowner residents of the site needs to be assessed within the EIA Public Participation Process, to the approval of the heritage consultant, to determine the impact of the development on the historical residents of the area as an integral part of the cultural landscape.

Additional recommendations:

1. Prior to construction when detailed survey information is available and micrositing takes place, the placement of T1 on the high sensitivity ridgeline buffer must be placed within 100m of its current proposed location but below the 1040m asl contour line;
2. Impact of WEF development on any non-landowner residents on the site needs to be undertaken within the EIA Public Participation Process in correspondence with, and to the approval of, the heritage consultant.

SB

11.13 Proposed Prospecting & Mining Rights Application on Farm Langebergon Farm 1043-Re, Portion 12 & 7-Re of Farm 185, Vredenberg, S38(8)-NID

Case No: HWC23080216AM0808

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Previously incomplete. The Committee requires a title deed and photos to be submitted.
- Additional information was received on 26 October 2023 – site images (very flat landscape, Title deed.
- Phased projected – Phase 1 – initial prospection, desktop stage. Phase 2 – Geophysical exploration techniques (drilling, testing).
- No impact to built structures, places or townscapes.
- Palaeontological, Dr Pether notes that the Langeberg Quarts Sands is richly fossiliferous with diversity of bones, shell and microfossils reflecting the river floodplains, march and tidal-flat

environments. At deeper depth the Muishond Fonterin Pelletal Phosphorite. Impact possibly high.

- Archaeological is high.

RECORD OF DECISION:

The Committee resolved that an HIA, AIA and PIA to be submitted.

SB

11.14 Proposed Development of the Rhenosterkop North and South SEF on Remainder Farm Rhenosterkop 155 (N) and Remainder Farm 400 (S), Beaufort West, S38(8)-NID

Case No: HWC23082802SB1010

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Previously Incomplete: Title deed or proof of ownership awaiting. Additional information received 25 October 2023 – Title deed.
- Palaeontological - low to high (majority in the low), development area is underlain by the Poortjie Member of the Teekloof Formations, both of the Adelaide Subgroup of the Beaufort Group of sediments as result the very likely that activities associated with the development of the proposed PV, WEF and grid connections will negatively impact on significant fossil heritage.
- Cultural landscape has importance to the colonial and per colonial times, still hold high significance.
- Archaeological – LSA, rock engravings and rock gongs linkage to the dolerite outcrops and consider of high significance

RECORD OF DECISION:

The Committee resolved that an HIA, AIA and VIA on CLA to be submitted.

SB

11.15 Proposed additions and alterations on Erf 42, 3 Curie Way, Meadowridge, S34-A&A

Case No: HWC23081606KB0826

INCOMPLETE APPLICATION

All photographs required.

KB - WD

11.16 Proposed Alterations and Additions on Erf 55860 5 Bishoplea Road, Claremont S34-A&A

Case No HWC22102601TZ1209

FURTHER REQUIREMENTS

The Committee requires a heritage impact report clearly details the work completed and the impact on the site, properly coloured up plans indicating proposed work and work that have already been completed within the impact report. Full photo documentation set, including streetscape photos. Documents to also be circulated to UCRR and CoCT for a 14-day period with a proof of correspondence to be sent back to HWC"

KB- WD

11.17 Proposed Alterations and Additions on Erf 62515, 74 Stockley Road, Lansdown, S34-A&A

Case No: HWC23072506KB0826

Ms Khanyisile Bonile introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- HOMs graded NCW
- CoCT supports the proposal.

RECORD OF DECISION:

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

KB- WD

11.18 Proposed Additions and Alterations on Erf 43250, 22 Anglesey Road, Rondebosch East, S34-A&A

Case No: HWC23080409KB0822

Ms Khanyisile Bonile introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Extensive alterations to the property, however the site is not a heritage resource.
- CoCT supports the proposal.

RECORD OF DECISION:

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

KB- WD

11.19 Proposed Additions and Alterations on Erf 66788, 57 Waterloo Road, Wynberg, S34-A&A

Case No.: HWC23100238KB1003

Ms Khanyisile Bonile introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- City and OWVS supports the proposed changes to the windows.
- WRRRA have flagged that they are commenting on this area although not reflected on the conservation body map. Committee agrees that the work is minor in nature and the proposal does not impact a heritage resource.

RECORD OF DECISION:

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

KB – WD

11.20 Proposed Additions and Alterations on Erf 3715, St Cyprians School, Gorge Road, Oranjezicht, S34-A&A

Case No.: HWC23092708KB0929

Ms Khanyisile Bonile introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIA
- Inside HPO

RECORD OF DECISION:

The Committee resolved to approve the application on condition that:

1. Suitably qualified architect heritage experience to be appointed - CV to be provided to HWC for approval.
2. New features to be date stamped

3. Close out report to be submitted to HWC within 30 days of practical completion.

KB – WD

NEW MATTERS

12.1 Proposed Additions and Alterations on Remainder of the farm 571, De Kleijne Bos Farm, Kleinbosch Road, Dal Josaphat, Paarl-S34-Deviations

Case No: HWC23101719CH1020

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIA
- Inside HPO
- Proposal is for internal alterations and layout configuration of the previously approved S38 plan for the function venue facility. On the facade they are changing the pitched roof profile to a parapet wall, new buttress walls and demolishing a section of the steps to extend the planter box.
- Drakenstein Municipality supports the proposal.
- DHF did not comment within 30 days.
- Paarl300 supports the proposal.

RECORD OF DECISION:

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

CH

12.2 Proposed Additions and Alterations on Erf 1412, 28b Gay Road, Simons Town, S34-A&A

Case No.: HWC23092104CH1018

FURTHER REQUIREMENTS:

Streetscape photographs, Simons Town Historical Society comments to be submitted.

CH

12.3 Proposed Minor Works on Erf 153258, Corner of 60 Dellville Square & Alexandra Road, Maitland S34-MW

Case No: HWC23082803CH1013

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIC
- Outside HPO
- Proposal does not trigger the NHRA

RECORD OF DECISION:

The Committee resolved that a letter of no trigger to the NHRA to be issued.

CH

12.4 Proposed Additions and Alterations on Erf 154528, 7 Mawson Avenue, Maitland, S34-A&A

Case No: HWC23101206CH1017

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Proposal is for a double storey addition.
- Work has not started.
- CoCT supports the proposal.

RECORD OF DECISION:

HWC cannot condone illegal work. Section 51 letter to be issued.

CH

12.5 Proposed Additions and Alterations on Erf 70560 ,18 Meyrick Street, Plumstead - S34-A&A

Case No: HWC23100507CH1013

INCOMPLETE APPLICATION:

Streetscape and additional external photographs, CoCT comments is required.

CH

12.6 Proposed Additions and Alterations on Erf 7799, Corner of New Street and Martin Prince Road, Somerset West S34-A&A

Case No: HWC23052314CH1017

INCOMPLETE APPLICATION:

Streetscape photographs, additional internal and external photographs and HRF comments is required.

CH

12.7 Proposed Additions and Alterations on Erf 3677, 26 Lourens River Road, Strand S34-A&A

Case No: HWC23101104CH1013

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Not graded
- Outside HPO
- Proposal is for an addition of a verandah to the front entrance and to the rear, enclosing the stoep area to create a sunroom and demolishing an internal wall within the garage. Work is complete.
- CoCT indicated that a final comment will be provided after receiving the HWC permit.

RECORD OF DECISION:

HWC cannot condone illegal work. Section 51 letter to be issued.

CH

12.8 Proposed Additions and Alterations Erf 9901, 26 Ninth Avenue, Fish Hoek, S34-A&A

Case No: HWC23101721CH1017

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO

- Proposal is for an addition of a bedroom, utility area at the entrance, removing the outbuildings asbestos roof, timber deck, braai and internal alterations.
- Work has not started.
- CoCT supports the proposal.
- FHVRRRA supports the proposal.

RECORD OF DECISION:

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

CH

12.9 Proposed Minor Works on Erf 748, 24 Cathedral Street, George S34-MW

Case No: HWC23101826CH1019

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Not graded
- Minor works application to replace a window with a door and the addition of a patio with timber balustrade and pergola over stoep.
- Work has not started.

RECORD OF DECISION:

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

CH

12.10 Proposed Total Demolition on Erf 33559, 89 Lawrence Road, Athlone S34-TD

Case No: HWC23101217CH1016

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- Proposal is to demolish the existing structure in order to construct a new apartment block.

- Work has not started.
- CoCT supports the proposal.

RECORD OF DECISION:

The Committee resolved to approve the application as there is insufficient heritage to warrant retention.

CH

12.11 Proposed Additions and Alterations on Maastricht Farm 25112, Tygerberg Road, Durbanville S34-A&A

Case No: HWC23100221CH1017

INCOMPLETE APPLICATION:

CoCT comment is required.

CH

12.12 Proposed Additions and Alterations on Erf 334, Milkwood Primary (23 Muir Street), Mossel Bay S34-A&A

Case No: HWC23101305CH1018

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIA
- Proposal is for a tensile roof over the existing Amphitheatre.
- Work has not started.
- Mossel Bay Heritage supports the proposal and the translucent material that will be used

FURTHER REQUIREMENTS

The Committee resolved that a streetscape images; confirmation of the age of the Amphitheatre to be submitted.

CH

12.13 Proposed Alterations and Additions on Erf 27414, 338A Main Road, Observatory, S34-A&A

Case No: HWC23091402CH1016

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIC
- Outside HPO
- Proposal is to utilize the roof area of the building as a covered and open-air recreation area for the students. The area will include lightweight roofed communal lounges, kitchens, pergola shaded open seating areas and an open air gym.
- Work has not started.
- CoCT supports the proposal.
- OCA supports the proposal.
- No comment was received from the Ward Councillor, Cape Town Heritage Foundation and the Cape Institute for Architecture.

RECORD OF DECISION:

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

CH

12.14 Proposed Minor Works on Erf 2083, 7 Braemar Road, Oranjezicht, S34-MW

Case No.: HWC23101301CH1013

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- Proposal is to replace the existing roof with klip lok sheeting, renovate the existing bathrooms and enlarge the kitchen by removing the staff room, replacing existing windows, waterproofing and solar panels on the roof.
- The work is within the footprint of the existing building.
- The work has not started.
- CoCT supports the proposal.

RECORD OF DECISION:

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

CH

12.15 Proposed Additions and Alterations on Erf 2448, 24 Victoria Street, George, S34-A&A

Case No.: HWC23101214CH1017

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIC
- Proposal is to convert the main building into a reception area with offices. Convert the second dwelling into storerooms.
- Minor internal alterations, enclosing the existing stoep with modern fenestration and a canopy to the south west facing facade. A new permeable boundary fence with signage mounted onto the existing boundary wall columns.
- Work has not started.
- George Municipality did not provide a heritage related comment and had concerns regarding the size of the signage.
- George Heritage Trust supports the proposal however notes that the signage needs to be reconsidered as it destroys the aesthetics of the house by covering in the line of the roof and creating a dominant feature that derogates from the design.
- Svds foundation did not comment within 30 days.
- In response to the comments received, the drawings were revised and the signage previously proposed on the roofline of the building has been removed. The applicant/author of the heritage statement deemed the proposed work as acceptable however was of the opinion that the proposed stoep enclosure and extension will detract from the architectural and aesthetic significance of the building along Victorica Street.
- The applicant recommends that the proposed enclosure and extension of the existing stoep be omitted from the drawings in order to retain a visual spatial link between the building and adjoining streetscape.

RECORD OF DECISION:

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

CH

12.16 Proposed Alterations on Erf 1687, 27 Torbay Road, Green Point S34-Minor Works

Case No: HWC23101704CN1018

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIC
- Inside HPO
- The proposed work on site has not started.
- The proposal is for the replacement of the street facing window with a sliding door, adding of a timber deck balcony and internal alterations.
- The City supports the proposal

RECORD OF DECISION:

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

CN

12.17 Proposed Additions and Alterations on Erf 2762, 4 Jackson Road, Simon's Town, S34- A&A

Case No: HWC23101730CN1018

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIB
- Inside HPO
- The property is graded 3B and inside an HPOZ.
- The proposed work on site has not started.
- The proposal is for an extension to the rear, a new roofed carport, a new gate and internal alterations, as well as changes to windows and doors.
- The City supports on the conditions that The sash window and timber fretwork of the front gable must be reinstated within 6 months of building plan approval AND that the existing internal doorway between the living room and bathroom passage must be retained
- Simon's Town Historical Society / Simon's Town Architectural Advisory Committee supports

FURTHER REQUIREMENTS

The Committee requested that the revised plans to be submitted.

CN

12.18 Proposed Total Demolition on Erf 2789, 18 Sir George Grey Street, Oranjezicht, S34- A&A

Case No: CN1012

INCOMPLETE APPLICATION:

Streetscape photos is required

CN

12.19 Proposed Alterations on Erf 3110, via a Service Road, Main Road, Paarl, S34-Minor Works

Case No: HWC23100404CN1016

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Ungraded
- Outside HPO
- The proposed work on site has been completed.
- The proposals were for a new swimming pool, jacuzzi, covered entrance and internal alterations.
- Drakenstein Municipality supports

RECORD OF DECISION:

HWC cannot condone illegal work. Section 51 letter to be issued.

CN

12.20 Proposed Additions and Alterations on Erf 39589, 2 Honeyside Road, Bellthorn Estate, S34-A&A

Case No: HWC2310180123CN1018

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The property is graded NCW and outside an HPOZ.
- The proposed work on site has not started.
- The proposal is for add an extension to the ground storey to create a second dwelling and a 1st floor to create a third dwelling on the property
- The City supports

RECORD OF DECISION:

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

CN

12.21 Proposed Additions and Alterations on Erf 44938, 10 Moolenberg Road, Rondebosch, S34-A&A

Case No: HWC23081605CN1020

INCOMPLETE APPLICATION:

Coloured up plans, all photos and CoCT comments is required

CN

12.22 Proposed Alterations on Erf 49262, 4 Fir12.2dale Road, Newlands, S34-A&A

Case No: HWC23101722CN1019

INCOMPLETE APPLICATION:

2023 application form, Title Deed, internal and streetscape photos, CoCT comments and SG diagram are required.

CN

12.23 Proposed Additions and Alterations on Erf 494, 154 Main Road, Sea Point, S34-A&A

Case No: HWC23082407CN1017

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The property is graded 3C and outside an HPOZ.
- The proposed work on site has not started.
- The proposals are to convert two separate apartments in the building into 4 apartments on each level and to change timber windows to aluminum.
- The City supports
- SFB did not comment within 30 days
- SFA has no objections.

RECORD OF DECISION:

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

CN

12.24 Proposed Additions and Alterations on Erf 501, 3 Ridge Way, Pinelands, S34-A&A

Case No: HWC23101727CN1019

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The property is graded 3C and inside an HPOZ.
- The proposed work on site has started but not been completed.
- The proposal is to clad the existing thatched roofing with Marley/Harvey thatch roofing tiles which are thatch like. The two single storey roofs have been replaced with the new materials and the double storey is still to be replaced.
- The City noted that it is regretted that the original thatch will no longer be visible, it has not been removed. The overlaid roofing is not considered a preferred solution from a heritage perspective, but in this instance only, it is considered acceptable as it appears similar. The city further states that, as the proposed alterations will not have any major negative impact on the significance of a heritage resource or its context, it is supported in this specific instance.
- PRRA cannot condone unauthorized work and will not support the removal of thatch.

RECORD OF DECISION:

HWC cannot condone illegal work. Section 51 letter to be issued.

CN

12.25 Proposed Additions and Alterations on Erf 733, 6 Camden Street, Tamboerskloof, S34-A&A

Case No: HWC23101202CN1012

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The property is graded 3B and inside an HPOZ.
- The proposed work on site has been completed.
- The proposals were for a studio apartment extension and stoep, a swimming pool, and a pool pump

- The City supports the proposal.
- CIBRA supports the proposal.

RECORD OF DECISION:

HWC cannot condone illegal work. Section 51 letter to be issued.

CN

12.26 Proposed Additions and Alterations on Erf 913, 20 Kweek Street, Paarl, S34-34

Case No: HWC23091903CN1012

INCOMPLETE APPLICATION:

Paarl300 comment is required.

CN

12.27 Proposed Total Demolition on Ptn 1 of Farm 1615, Wemmershoek Road, Paarl, S34-TD

Case No: HWC23101905CN1019

INCOMPLETE APPLICATION:

POA and Company Resolution, streetscape photos are required.

CN

12.28 Proposed Additions and Alterations on RE of Erf 1412, 12 Wandel Street, Malmesbury, S34-A&A

Case No: HWC23100908CN1016

INCOMPLETE APPLICATION:

Locality plan, internal and streetscape photos, CoCT comments are required.

CN

12.29 Proposed Alterations on RE of Erf 22601, 102 Tenth Avenue, Kensington, S34-Minor Works

Case No: HWC23101302CN1016

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The property is graded 3C and outside an HPOZ.
- The proposed work on site has not started.
- The proposals are to reroof all the school buildings, refurbish all bathrooms, replace ceilings, install fire safety and leak detection measures, as well as upgrading the electrical reticulation

RECORD OF DECISION:

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

CN

12.30 Proposed Additions and Alterations on RE of Erf 94460, 4 Darter Road, Gardens, S34-A&A

Case No: HWC23091810CN1017

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The property is graded 3A and inside an HPOZ.
- The proposed work on site has not started.
- The proposal is to create 4 private offices through dry wall installations
- The City supports the proposal.
- CIBRA supports the proposal.

RECORD OF DECISION:

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

CN

12.31 Proposed Addition on Erf 125795, 31 Princess Alice Street Brooklyn S34-Addition

Case No: HWC23081502SJ1019

INCOMPLETE APPLICATION:

Streetscape images is required.

SJ

12.32 Proposed Additions and Alterations on Erf 144018, 18 Coronation Road, Walmer Estate, Cape Town S34-A&A

Case No: HWC23101008SJ1013

INCOMPLETE APPLICATION:

Stamped colored up plans is required.

SJ

12.33 Proposed Minor Works on ERF 1498, 4 Bradwell Mansions, 2 Bradwell Road, Vredehoek. S34-Minor Works

Case No: HWC23101102SJ1016

INCOMPLETE APPLICATION:

External and streetscape images is required.

SJ

12.34 Proposed Additions and Alterations on Erf 1649, 3 Mutley Road, Sea Point, S34-A&A

Case No: HWC23082417SJ1019

Ms Waseefa Dhansay introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- "CoCT: support with request that the retention of the timber stair be reconsidered; stair can be retained as a historic feature to enhance the building and a second stair can be inserted to comply with building standards.

- Sea Point for All: conditional support, Although internal alterations should be permitted to allow continued functionality of these heritage resources, the total removal of the period timber staircase and period fireplaces is not recommended. In order to limit the impact on the Mutlety Rd façade, it is proposed that balcony door ET D07 revert back to traditional proportions of a period double door.
- SFBRR: no comment
- Recommendation: case officer supports retention of historic timber staircases and fireplaces. Plans to be amended to mitigate these changes and revert balcony door to traditional proportions.

FURTHER REQUIREMENTS

The Committee resolved that the revised plans to be submitted.

SJ

12.35 Proposed Additions and Alterations on Erf 1849, 24 Bellevue, Gardens S34-A&A

Case No: HWC23101106SJ1013

INCOMPLETE APPLICATION:

Streetscapes images, consultation and locality plan is required.

SJ

12.36 Proposed Additions and Alterations on Erf 206, 59 Church Street, Prince Albert S34-A&A

Case No: HWC23101210SJ1013

INCOMPLETE APPLICATION:

Proof of correspondence with Svds/municipality is required.

SJ

12.37 Proposed Minor Works on Erf 2071, 22 Rugby Road, Oranjezicht S34-Minor Works

Case No: HWC23101702SJ1017

INCOMPLETE APPLICATION:

Streetscapes, internal, external images and SG diagram are required.

SJ

12.38 Proposed Minor Works on Erf 2683, 10 Beta Road, Bakoven S34-Minor Works

Case No: HWC23071006SJ1013

INCOMPLETE APPLICATION:

Streetscapes images, consultation comments were sought but no proof.

SJ

12.39 Proposed Minor Works on Erf 3678, National Library of South Africa, 5 Queen Victoria Street, Cape Town, S27-Minor Works

Case No: HWC23102008SJ1020

Ms Waseefa Dhansay introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded II
- Inside HPO
- "Removal of existing roof coverings and weather protection of the structure; New natural slate roof to the main library building; Refurb of roof dormers; Refurb of existing "Boyles" ventilators and additional 2 at the octagonal building for roof ventilation; Glazing replacement of the octagonal building rooflight with safety glass to comply with SANS regulations; Box gutter flashing and waterproofing repairs and maintenance; Rain water goods replacement of asbestos with aluminium; New metal sheeting to Fairbridge wing (facing government Avenue) – remove IBR and replace with Diamondek due to flat pitch complete with flashings and fascias etc; Lloyd's Building (on Queen Victoria Street) to be rust treated and all flashings and rain water goods to be repaired.

RECORD OF DECISION:

The Committee resolved to approve the application on condition that

1. Work to be monitored
2. Close out report to be submitted within 30 days of practical completion
3. Monitoring comment to be issued prior to permitting.

SJ

12.40 Proposed Minor Works on Erf 3905, Centre for the Book, 62 Queen Victoria Street, Cape Town S27-Minor Works

Case No: HWC23102007SJ1020

Ms Waseefa Dhansay introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded II
- Inside HPO
- Security and access upgrades to prevent unauthorised roof access; Teak lantern woodwork Rubbol sealant maintenance; Lantern steel windows redecoration; Copper dome repair of copper covering Allowance for boarding repair; Lead box gutter repair; Lightning conductor replacement; Torch on concrete waterproofing roof repair; Interior remedial work repair at water ingress damage areas; Glazed roof tile repairs; Courtyard glazed rooflights refurbishment; Plant room and cottage roof repairs and maintenance.

RECORD OF DECISION:

The Committee resolved to approve the application on condition that

4. Work to be monitored
5. Close out report to be submitted within 30 days of practical completion
6. Monitoring comment to be issued prior to permitting.

SJ

12.41 Proposed Additions and Alterations on Erf 3962, 20 Waveren Street, Ruyterwacht S34-A&A

Case No: HWC23101205SJ1019

INCOMPLETE APPLICATION:

New application form to be submitted.

SJ

12.42 Proposed Additions and Alterations on Erf 424, 145 Waterkant Street, Cape Town, S34-A&A

Case No: HWC23100218SJ1020

INCOMPLETE APPLICATION:

Streetscape images is required.

SJ

12.43 Proposed Additions and Alterations on Erf 596, 6 Peddie Road, Milnerton, S34-A&A

Case No: HWC23101604SJ1019

INCOMPLETE APPLICATION:

SJ diagram is required.

SJ

12.44 Proposed Development on Erf 676, Avondrust, 10 Cardinal Close, Noordhoek, Cape Town, S38(4)-NID

Case No: HWC23050901MS0515-HWC23101709SJ1020

Ms Waseefa Dhansay introduced the case.

HELD OVER:

Referred to HOMs on 6 November 2023. Case officer to invite applicant and I&APs.

SJ

12.45 Proposed Additions and Alterations on Erf 98657, 8 Dulverton Road, Rondebosch, S34-A&A

Case No: HWC23101805SJ1019

INCOMPLETE APPLICATION:

Completed application to be submitted.

SJ

12.46 Proposed Eland WEF between Beaufort West and Loxton on Remainder of Farm 24, Elands Fontein, S38(8)-NID

Case No: HWC23101714SB1018

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- "No direct impact to Donkergat farm complex, no other structure on site or near.
- Archaeological – low and moderate depending on the location
- Palaeontological - Permian bedrock of the Poortjie member of the Teekooof Formation which is palaeontological sensitive / high, SAHRIS indicated as very high, Grave – unlikely given the soil and absence of foci.

RECORD OF DECISION:

The Committee resolved that an HIA, AIA and PIA to be submitted.

SB

12.47 Proposed New Road on Erven 11239, 29278, 10854, 31675, Bellville Access Loop Road, Bellville, S38(8)-NID

Case No: HWC23062807SB1018

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Archaeology – very high according to screener report however site has been transformed and the previous road development would have had the most significant impact, unlikely that any significant finds will be recovered
- Palaeontological – low according to screener report.

RECORD OF DECISION:

The Committee resolved that no further studies are required.

SB

12.48 Proposed Development of Erf 2202 (Portion of Erf 1188 Schaapkraal), 28 Eighth Ave, Philippi, S38(4)-NID

Case No: HWC23101708SB1018

INCOMPLETE APPLICATION:

Site photos, revised NID that has section E completed.

SB

12.49 Proposed Rezoning to Subdivide for Residential Development on Erf 2373, St Helena Bay S38(4)-NID

Case No: HWC23101732SB1018

INCOMPLETE APPLICATION:

Separated 35 application for monitoring during earthworks is required.

SB

12.50 Proposed Test Excavation on Erf 55585, 26 Draper Street Claremont, S35-Permit

Case No: HWC23101716SB1017

Ms Stephanie Barnardt introduced the case.

FURTHER REQUIREMENTS:

CV; appointment letter and on the condition that the Test pit is received. Partial remaining stop works to be lifted once above information is received.

SB

12.51 Proposed Security Fence on Remainder of Portion 1 of Farm Droogfontein, No. 245, Mossel Bay, S38(8)-NID

Case No: HWC23092715SB1018

DUPLICATE:

The matter was removed from the agenda.

SB

12.52 Proposed mixed use and residential development on Portion 5 of Farm 845, Paarl, S38(8)-NID

Case No: HWC23101707SB1018

Ms Stephanie Barnardt introduced the case.

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

FURTHER REQUIREMENTS:

The Committee resolved that VIA, AIA desktop and VIA on CLA to be submitted.

SB

12.53 Proposed development of a Solar (PV) energy generation facility, truck stop, & electric vehicle recharge station on the Remaining Extent of Portion 36 of the Farm Rietfontein No. 184, Piketberg, S38(8)-NID

Case No: HWC23080718SB1018

Ms Stephanie Barnardt introduced the case.

Mr Jonathan Kaplan was present and took part in the discussion.

RECORD OF DECISION:

No further studies required.

SB

12.54 Proposed Development Remainder Erf 147; Erf 235; Remainder Erf 194; Remainder Erf 138; Erf 2500; Erf 6150; Erf 2502; Erf 6151 (all roads) Stellenbosch

Case No: HWC23101802SB1018

Ms Stephanie Barnardt introduced the case.

RECORD OF DECISION:

No further studies required.

SB

12.55 Proposed Windy Plains WEF on Remainder of Farm 22, Drooge Onrust, between Beaufort West and Loxton, S38(8)-NID

Case No: HWC23101711SB1018

Ms Stephanie Barnardt introduced the case.

FURTHER REQUIREMENTS:

The Committee resolved that HIA, PIA, AIA, VIA and VIA on CLA to be submitted.

SB

OTHER MATTERS

13. OTHER MATTERS

14. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee agreed to adopt the decisions and resolutions as recorded above.

15. CLOSURE

The meeting adjourned at 13:42

16. DATE OF NEXT MEETING: 23 October 2023

MINUTES APPROVED AND SIGNED BY:

CHAIR:

DATE:

SECRETARY:

DATE: