

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING
Held on Monday, 5 August 2024 at 08:30,
via MS Teams**



1. Opening and Welcome

The Chairperson, Ms. Sneha Jhupsee (SJ) officially opened the meeting at 08:30 and welcomed everyone present.

2. Attendance

Members

Ms. Sneha Jhupsee (SJ)	(Chairperson)
Ms. Stephanie Barnardt-Delport (SB)	(Specialist Heritage Officer)
Ms. Chiara Singh (CSI)	(Heritage Officer)
Ms. Chane Herman (CH)	(Heritage Officer)

Staff

Ms. Nosiphiwo Tafeni (NT)	(Secretariat)
Ms. Xola Mwandle (XM)	(Admin)
Ms. Waseefa Dhansay (WD)	(Assistant Director: Professional Services)

Legal Advisor

None

Observers

None

Visitors

Mr. Clive Theunissen
Ms. Uryke du Preez
Ms. Jonè Kros
Mr. John Wilson-Harris
Mr. Jonathan dos Santos
Mr. Ruan Fourie
Ms. Kirsten Krauss

3. Apologies

Ms. Penelope Meyer (PM)	(Deputy Director: Legal)
Ms. Corne Nortje (CN)	(Heritage Officer)
Emily Jane Vowles (EJV)	(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

5.1 5 August 2024

The Committee resolved to approve the agenda dated 5th August 2024
CH moved to adopt the approval of the agenda and CSI seconded.

6. Approval of Minutes of the Previous Meeting

6.1 26 July 2024 (SB)

Minutes held over to HOMs on 12 August 2024.

7 Disclosure of conflict of interest

None.

8. Confidential matters

None.

9. Standing Items

9.1 Site inspections undertaken

None.

9.2 Proposed Site Inspection

- 13.12. Sea Point Pavilion (SJ)

9.3 Site Inspection Reports

None.

9.4 Preparation for upcoming Committee meetings

- HOMs 12 August 2024
- Appeals 14 August 2024

9.5 Tribunal updates (Legal)

None.

9.6 Interim and Close out Reports

None.

9.7 Incomplete Applications

13.20; 13.23; 14.1; 14.2; 14.3; 14.7; 14.10; 14.11; 14.12; 14.15; 14.17; 14.18; 14.19; 14.20; 14.22; 14.23; 14.24;
14.27; 14.28; 14.31; 14.32; 14.33; 14.38; 14.41; 14.45; 14.48

9.8 Archaeological Matters

None.

9.9 Illegal Works Database (Stop works order)

None.

9.10 Permit Deadline

Tuesday, 06 August 2024, 12:00. Including outstanding permits.

10. Administrative Matters

10.1.1 Erven 3992; 4294, 7 Meyer Street, George, S34 – Total Demolition (HWCEJV0701)

- The case has been withdrawn by the applicant on 01 August 2024.

10.1.2 Pinelands Ratepayers & Residents Association – Protocol (CSI)

- WD to discuss standardization/format of conservation body comments with MM.

11. Monitoring by practitioner

None.

12. Discussion of the agenda

MATTERS TO BE DISCUSSED

13 MATTERS ARISING

13.1 Erf 45682, 18 Belmont Road, Rondebosch, S34-Additions

Case No: HWC24032801CH0403

Ms. Chané Herman introduced the item.

DISCUSSION

- Further requirements received on 25 July 2024.
- Proposal is to demolish and rebuild the boundary wall at the Rondebosch United Church.
- The existing low stone boundary wall will be replaced with a new low stone boundary wall and palisade fence above. The intention is to keep the continuity of the stone wall along the Church boundary with a stone wall base. Any salvaged stone from the old wall will be reused.
- CoCT does not support the proposal. CoCT advises that an alternative be explored to repair and maintain the existing stone wall as it contributes to the significance of the property and the HPOZ.
Feedback from structural engineer:
 - The wall needs to be rebuilt (based on principle);
 - From an architectural point, it is preferred that more panels and smaller bays be used (6 meter is a long way and then no columns are a bit bland and not keeping in with tradition);
 - Recommendation: is for columns and infill panels (the talk is sound you cannot raise the columns without rebuilding the wall so my preferred look would also require re-building)
- On 14 May, HOMs had further requirements for the applicant to consult client on an alternative design that includes columns and infill panels that are more in keeping with traditional look of the boundary wall.
- Revised drawings were provided and noted in section 4 of the heritage report. The alternative proposal addressed the length of the panels, the stepping of the wall and the introduction of columns to indicate the entrance and on two corners to frame the boundary wall and fence.

DECISION

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

CH

13.2 Erf 33, 3 Coronet Mansions, 6 Military Road, Tamboerskloof, S34-Minor Works

Case No: HWC24061004SJ0708

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

Work has not started.

Proposal is for a new Clear-Vu fence on front boundary, alteration to existing front steps, roof over the entrance and a new front door.

CoCT EHM: support.

RA: support

Outstanding information received on 25 July 2024.

DECISION

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

SJ

13.3 Erf 1995, 20 Angus Avenue, Constantia, S34-Additions & Alterations

Case No: HWC24071215SJ0715

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- The work has not started.
- Proposal is for the extension of the footprint on the south side of the property to include a new self-contained guest suite and a new external staircase to access the living room and roof deck above the existing tasting room and gym. The main house will remain untouched.
- Proposed NCW by practitioner.
- CoCT EHM: support
- CRRA: no objection
- Outstanding information received on 23 and 25 July 2024.

DECISION

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

SJ

13.4 Portion 17 of Farm 486, Nieuwe Drift, Boland Cellars, Dros, Windmeul Road, Agter Paarl, Paarl, S34-Additions & Alterations

Case No: HWC24072303SJ0712

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- The work has not started.
- Proposal is for existing Dros restaurant and wine tasting room to be remodelled and enlarged.
- DHAC: no objection on condition: row of trees to be planted on southern boundary below the existing residential buildings, landscaping and landscaping maintenance plans must be submitted to HSS before occupation certificate, landscaping must be completed before occupation.
- DHF: no objection.
- Paarl300: supported.
- Outstanding information received on 24 July 2024.

DECISION

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

SJ

13.5 Erf 17599, 139 Highway Street, Fish Hoek, S34-Additions & Alterations

Case No: HWC24071115SJ0719

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- Outstanding information received on 27 July 2024.
- Graded NCW
- Falls outside HPOZ
- CoCT supports the proposal
- FHVRRRA supports the proposal

DECISION

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

SJ

13.6 Erf 253, 37 Plein Street, Stellenbosch, S34-Minor Works

Case No: HWC24011806KB0118

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- Graded IIIB
- Falls inside HPOZ
- The work has not started.
- Proposal is for the addition of solar panels on concealed roof.
- Outstanding information received on 29 July and 02 August 2024.

DECISION

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

SJ

13.7 Erf 1933, 156 St George Street, Oudtshoorn, S34-Additions & Alterations

Case No: HWC23091403KB1212

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- The work has not started.
- Proposal is the renovation of an outbuilding to be used as a guest cottage.
- Heritage Oudtshoorn Erfenis: stamped plans, support.
- Oudtshoorn Municipality: support
- Ungraded
- Outstanding information received on 01 August 2024.

DECISION

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

SJ

13.8 Erf 938, 15 Trafalgar Square, Sea Point, S34-Additions & Alterations

Case No: 21061109XM0618E

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- Graded IIIC
- Falls outside HPOZ
- The work has not started.
- The proposal is for a first-floor extension toward the rear of the property.
- Further Requirements (as per 17 August 2021 minutes): Applicant to circulate the revised drawings including 3D rendering drawings to I&APs and provide two weeks for I&APs to comment.
- Applicant only circulated revised proposal to EHM and CTHF as they are the only I&APs who commented.

- CTHF and SFA comments are issued by same person.
- CoCT EHM: support but notes that better integration with the resource would have been preferred (2024).
- CTHF: support revised plans (2024)
- SFB comments on revised proposal: applicant indicates SFB did not comment on the first proposal thus believes revised proposal does not need to be circulated to them.

COMMENT

The committee requests the revised proposal to be circulated to all I&APs in the area, including SFB.

SJ

13.9 Erf 114836, 39 Greatmore Street, Woodstock, S34-Deviation

Case No: HWC24051415SJ0520

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- The work has started.
- Graded IIIC.
- Falls outside an HPOZ.
- Proposal is for deviation to lapsed permit (27 July 2018). The proposal remains the same for internal reconfiguration and additional storeroom. The previously approved loft area is not to be constructed. The internal works previously approved and replacement of windows have been completed. The external storeroom is still to be completed.
- CoCT EHM: email support, after 30-days.
- Salt River Heritage Society: no response within 30-days.
- Woodstock Residents Association: no heritage comments
- Woodstock Aesthetics Advisory Body (WAAB): rejected as the works were conducted prior to building plan approval; proposed fenestration treatments are not in keeping with the layout and proportions of a heritage buildings of an HPOZ.

DECISION

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

SJ

13.10 Table Mountain, Tafelberg Road, Cape Town (Trademark Application), S27-Other

Case No: HWC24071204SJ0711

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- Graded II.
- Worldwide Fund for Nature o.b.o. Table Mountain Fund would like to use a styled illustration of an outline of Table Mountain. This is subject to the permission being obtained from Minister of Trade and Industry.
- For a trademark application for a Provincial Heritage Site, HWC may permit the proposals as triggering Section 27 (23) of the NHRA.
- Require permission to register trademark application nos. 2019/21088-91 TABLE MOUNTAIN FUND & Device in classes 35, 36, 41 and 42.
- CoCT EHM: support.
- SANParks: consent granted.

DECISION

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

SJ

13.11 Erven 2177-Re & 157932, 60 & 58 Loop Street, Cape Town, S34-Additions & Alterations

Case No: HWC24062809SJ0717

Ms. Sneha Jhupsee introduced the item.

Jonè Kros was present and took part in the discussion.

DISCUSSION

- Graded: 60 Loop: IIIB; 58 Loop: IIIA
- Central City HPOZ.
- The work has not started.
- Proposal is for the conversion of the corner building into residential accommodation. The second building will retain parking spaces and it is proposed to add 12 floors above to accommodate 171 residential units. Two more floors will be added to the building facing onto Bree Street.
- CoCT EHM: not supported.
- CIBRA: not supported.
- CTHF: no comment received.
- Outstanding information received on 31 July 2024.

REFERRAL

The committee resolved to refer the application to BELCom on 28 August 2024 due to the objections received by I&APs.

SJ

13.12 Erven 153- Re, 151-Re & 318, Sea Point Pavilion Building, Beach Road, Sea Point, S34-Minor Works

Case No: HWC24073003SJ0719

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- Graded IIIA
- Falls outside HPOZ.
- The work has not started.
- Proposal is for maintenance and upgrades to various sections of the Sea Point Pavilion complex.
- The conditional assessment has information missing or not stipulated - the assessment is for entire complex, while the scope of works is solely for the entrance building.
- Outstanding information required: City Resolution letter for CoCT Parks and Recreation.
- Questions pertaining to the layout and planning of the site, as well as priority areas of maintenance, and the future masterplan.
- The civic nature of the site requires further investigation, public consultation and collaborative effort from all stakeholders at all levels of governance.

FURTHER REQUIREMENTS

The committee resolved to undertake a site inspection. All HOMs officials to attend, if possible.

SJ

13.13 Erf 160176, 32A Main Road, Cavanmore Cottage, St James, S34-Additions & Alterations

Case No: HWC24050202SB0722

Ms. Stephanie Barnardt introduced the item.

DISCUSSION

- Graded NCW
- Falls inside HPO
- Work has not started,
- The main house, 20th century, is undergoing minor internal upgrades to the guest bedroom en-suite and the addition of a new deck on the Southwest side to create a sunny outdoor area.
- The existing ground floor structure, hidden at the back, is the oldest section.
- The contemporary house with a flat vaulted roof has no impact on the public realm.
- The proposed improvements have no socio-economic impact, are compatible with the surrounding houses, do not require additional sewer services, and do not affect safety or heritage grounds.
- Approval has been obtained from City for the proposed work.
- Comments from the Kalk Bay & St James Historical Conservation Society support.

DECISION

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

SB

13.14 Erf 278, Unit 5, Chatsworth Building, 67 Regent Road, Sea Point, S34-Minor works

Case No: HWC24053117SB0613

Ms. Stephanie Barnardt introduced the item.

DISCUSSION

- Proof of payment received 31 July 2024.
- Graded NCW
- Falls inside HPO
- Proposed minor internal works that included convert the enclosed balcony to an ensuite, remove toilet to increase room size, enclose external door and convert storage room to pantry with sink.
- All work completed as per the latest email dated 5 August 2024.

DECISION

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

SB

13.15 Erf 2526, 18 Willow Way, Pinelands, S34 – Additions & Alterations

Case No: HWC23112312EJV0619

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- Information received on the 16th and 23rd July 2024.
- Ungraded
- Falls outside
- Extension of the existing dwelling and addition of a carport
- CoCT support; PRRA have no objection
- Work has not started

DECISION

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

EJV

13.16 Erf 668, 46 Sedgemoor Road, Camps Bay, S34 – Additions & Alterations

Case No: HWC24052007EJV0523

Ms. Sneha Jhupsee introduced the item.

Mr John Wilson Harrison was present.

DISCUSSION

- Information received 5th of July & 1st of August 2024
- Work has not started
- Ungraded
- Falls outside
- Removal and replacement of the roof to accommodate extensions of the first and second floor. Internal reconfigurations and redesign of the garden.
- CoCT support; CBCRA have no objection

DECISION

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

EJV

13.17 Erven 32103; RE 6300, Old Paarl Road, Bellville, S38(8) - NID

Case No: 20070811ND0812E

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- In 2020, HOMs requested a S38(4) HIA with specialist comparative study of other institutional buildings including the related built environment, and a social study focusing on the historical analysis with an assessment of the impact to the built environment and surrounding context on the proposed medium density development of institutional, social, office, and residential property on the northern portion of the original Stikland Hospital site.
- The development footprint has now expanded to an additional unutilised portion of Erf 6300 RE and thus triggers NEMA. The applicant wishes to expand the geographic scope of the HIA and list it as a S38(8) rather than a S38(4). The site is located in an area the majority of which has been NHRA exempted.

DECISION

The committee resolved to reissue the RoD as a Section 38(8) and approve the incorporation of the expanded development footprint into the HIA.

EJV

13.18 Erven 9834; 9835, 9 Norton Street, Beaconvale, S38(8) - NID

Case No: HWC24062704EJV0715

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- Information received 24th and 25th of July 2024

- Graded NCW
- Falls outside
- The proposal is for the demolition of existing buildings, construction of new offices, and expansion of an existing liquid petroleum gas (LPG) depot in Parow by 500 000 litres in an aboveground storage tank, triggering Listed Activity 51 of Listing Notice 1, onto erf 9835 from the existing Oryx Energies site on erf 9834 (no consolidation at this stage). The extent of the two erven is over 5000m², and the proposed activity is in line with the land use rights of the property, within the existing footprint, and in keeping with the highly industrial character of the area. The SAHRIS palaeo-sensitivity map indicates low sensitivity. The site is located just outside the Parow Station Precinct which has been exempted from the NHRA processes. The first structure on site is visible in the 1958 imagery; however, this historic structure was demolished at some point as is evident from more recent imagery and as such there are no structures older than 60 years on the site. From the historical imagery you can also see clearly that the erven have been in industrial use for parking or warehouses since the 1960s. The site has evolved a lot since then, while maintaining its industrial character, and any heritage value has been erased by that evolution.

COMMENT

Letter of no trigger to be issued.

EJV

13.19 Erf 14179, 103 Chamberlain Street, Woodstock, S34 – Additions & Alterations, Minor Works

Case No: HWC24061324CSI0606

Ms. Chiara Singh introduced the item.

DISCUSSION

- Additional information received on the 20th and 30th of July
- Information received for proof of payment, SG diagram, locality map, title deed, and comments from CoCT, WAAC, and WAAB
- Work applied for has not started.
- Graded IIIB
- Outside HPO
- Proposed addition is for a garage
- Woodstock Aesthetics Advisory Board has provided comment and support the application with conditions, WRA have provided comment and support the application. CoCT do not support the application and have stated: ""Notwithstanding the attempt to incorporate stylistic historic elements to provide a 'heritage compatible design', E&HM is principle not supportive of the introduction of garages in front of heritage buildings as it impacts negatively on the heritage value of the resource as well as the street interface.

COMMENT

Refer to BELCom 28th August 2024 due to the objections raised by CoCT.

CSI

13.20 Erf 318, 79 Beach Road, Gordons Bay, S34 – Additions & Alterations

Case No: HWC24071213CSI0718

INCOMPLETE APPLICATION

Title deed details on application form are incorrect.

CSI

13.21 Erf 3491, 15 St Paul's Street, Denneoord, George, S34 – Additions & Alterations

Case No: HWC24060608CSI0702

Ms. Chiara Singh introduced the item.

DISCUSSION

- The matter was heard at last week's HOMs
- The Committee resolved that the work completed needed to be indicated on the plans
- Work applied for has been completed.
- Ungraded
- Completed work was for the internal reconfiguration of the space.

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

13.22 Erf 5006 & Sandkraal, Sandkraal, off Tabata Street, Thembalethu, George, S38(8) - NID

Case No: HWC24071808CSI0719

Ms. Chiara Singh introduced the item.

DISCUSSION

- Additional information received 30th July
- Information received for signed PoA
- Proposed development is for installation of bulk gravity sewer pipeline
- No reports of archaeological material in Thembalethu have been reported. While the proposed sewer line extends to the Skaapkop River, with its caves and rockshelters, these are unlikely to be impacted by the development.
- Palaeo sensitivity on the SAHRIS palaeo map is nil to low
- There are no anticipated impacts on the cultural landscape or built environment.

DECISION

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

CSI

13.23 Erf 54, 16 Malherbe Street, Klein Brak River, S34 – Additions, Alterations, & Partial Demolition

Case No: HWC24062810CSI0702

INCOMPLETE APPLICATION

Heritage Mossel Bay and Great Brak Museum comment required

CSI

13.24 Erf 56830, 16 Upper Angelina Avenue, Bishopcourt, S34 - Additions & Alterations

Case No: HWC24071801CSI0702

Ms. Chiara Singh introduced the item.

DISCUSSION

- Additional information received 29th of July
- Information received for PoP, CoCT comment and streetscape photographs
- Work applied for has not started
- Graded NCW

- Outside HPO
- Proposed work is for the addition of a new storey to the current dwelling
- 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

13.25 Erf 689, 62 Forest Drive, Service Road, Pinelands, S34 – Additions & Alterations

Case No: HWC24040411CSI0628

Ms. Chiara Singh introduced the item.

DISCUSSION

- Information received 26th and 31st July
- Information received for new application form, all photos, plans, and comment from PRRA
- Work applied for has been completed
- Graded IIIC
- Inside Pinelands HPO
- Completed work was for an enclosed braai area and pool
- CoCT and PRRA have provided comment and supports the application

DECISION

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

CSI

13.26 Erf 98403, 4 Muir Road, Rondebosch, S34 – Additions & Alterations

Case No: HWC24060605CSI0606

Ms. Chiara Singh introduced the item.

DISCUSSION

- Additional information received on the 1st of August
- Information received for streetscape photographs
- Work applied for has not started
- Graded NCW
- Outside HPO
- Proposed work is for a covered entrance, extension to the existing outbuilding, new en-suite bathroom, extension to the existing workshop, pergola, and pool area
- CoCT and the Rondebosch Community Improvement District 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

13.27 Erf 15612, 8 Coleridge Road, Salt River, S34-Additions, Alterations & Partial Demolition

Case No: HWC24051502CN0524

HELD OVER

Held over to HOMs on 12th August 2024.

CN

13.28 Erf 237-RE, 27 Nuwe Street, Elim, S34-Additions & Alterations

Case No: HWC23080709CN0826

HELD OVER

Held over to HOMs on 12th August 2024.

CN

14 NEW MATTERS

14.1 Erf 1065, 39 Avenue Disandt, Fresnaye, S34 – Additions & Alterations, Minor Works

Case No: HWC24061311CSI0726

INCOMPLETE APPLICATION

All owners need to be listed on the application form and sign it accordingly as listed on the title deed

CSI

14.2 Erf 1451, Unit 4, Anmar Mansions, 2 Seymour Avenue, Vredehoek, S34 – Additions & Alterations

Case No: HWC24061806CSI0725

INCOMPLETE APPLICATION

Reference number on PoP is not HWC reference number

CSI

14.3 Erf 18798,7 Gluckman Street, Brooklyn, S34 - Additions & Alterations

Case No: HWC24071119CSI072

INCOMPLETE

Comment from CoCT E&HM branch required, clarification as to whether this work is for a total demolition

CSI

14.4 Erf 2408-RE, Main Road, Hout Bay, S38(8) - NID

Case No: HWC24052718CSI0725

Ms. Chiara Singh introduced the item.

DISCUSSION

- Proposed development is for tourist facilities and a wellness facility including a wolf sanctuary, reception area, restaurant, veterinary practice and managers office. The wellness facility will comprise of medical consulting rooms (6) and a yoga studio and parking area.
- No impact is expected on any historic settlements or the landscape.
- There are no known archaeological resources present on site
- Palaeo sensitivity is green on the SAHRIS palaeo map

DECISION

Under investigation – Applicant to consult with palaeontologist regarding the sensitivity of the site.

CSI

14.5 Erf 29876, 49 Elgin Road Sybrand Park, S34 – Additions & Alterations, Minor Works
Case No: HWC24071720CSI0723

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

14.6 Erf 46109,13 Lovers Walk, Rondebosch, S34 Additions & Alterations, Minor Works, Deviation
Case No: HWC24071107CSI0723

Ms. Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Graded IIIC
- Inside HPO
- Proposed work is for a deviation from an existing permit for a bathroom, lounge, and internal alterations and additions
- CoCT supported the previous proposal

DECISION

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

CSI

14.7 Erf 48545,71 Palmboom Road, Newlands, S34 - Additions & Alterations
Case No: HWC24072516CSI0726

INCOMPLETE APPLICATION

New application form

CSI

14.8 Erf 57411, 23 Washington Road, Claremont, S34 - Additions & Alterations
Case No: HWC24072519CSI0726

Ms. Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Graded NCW
- Outside HPO
- Proposed work is for converting the living room into a kitchen and dining area

- CoCT has 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

14.9 Erf 57476, 30 Ranelagh Road, Rondebosch, S34 - Additions & Alterations Case No: HWC24070308CSI0726

Ms Chiara Singh introduced the item

DISCUSSION

- Work applied for has not started
- Graded NCW
- Outside HPO
- Proposed work is for the addition of a study
- CoCT and GLCA 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

14.10 Erf 63493, 28 Rosedon Road, Lansdowne, S34 - Additions & Alterations Case No: CSI0723

INCOMPLETE APPLICATION

PoP, owner to mark all completed work on the plan

CSI

14.11 Erf 7430,12 Maree Street, Bellville, S34 - Additions & Alterations Case No: HWC24072220CSI0726

INCOMPLETE APPLICATION:

Comment from CoCT

CSI

14.12 Erf 91697, 19 Douglas Road, Wynberg, S34 - Total Demolition Case No: CSI0729

INCOMPLETE APPLICATION:

PoP, comment from Wynberg East Civic Association

CSI

14.13 Portion 10, Farm 502, Annandale Road, Stellenbosch, S38(8) - NID Case No: HWC24072517CSI0726

Ms. CSI introduced the item.

DISCUSSION

- Proposed development is for the installation of solar panels and associated infrastructure which will be completed in two phases.

- An HIA with AIA was conducted in May 2019 by CTS heritage for the site
- Based on the results of the field assessment, the proposed development is unlikely to impact on significant archaeological or palaeo resources.
- The palaeo sensitivity on the SAHRIS palaeo map is unknown

COMMENT

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

CSI

**14.14 Erf 191, 26 Jeffcoat Avenue, Bergvliet, S34-Additions & Alterations
Case No: HWC24071909XM0724**

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- Graded NCW
- Falls outside
- CoCT supports

DECISION

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

XM

**14.15 Erf 28915, 16 Malleson Rd, Mowbray, S34-Minor Works
Case No: HWC24072509XM0725**

INCOMPLETE APPLICATION:

SG Diagram
Annotated Internal, External & Streetscape photographs

XM

**14.16 Erf 29381, 7 Hilton Road, Mowbray, S34-Additions & Alterations
Case No: HWC24072223XM0723**

INCOMPLETE APPLICATION:

Contextual internal, external and streetscape photographs

XM

**14.17 Erf 31530,6 Langton Road, Mowbray, S34-Additions & Alterations
Case No: HWC24072208XM0725**

INCOMPLETE APPLICATION:

New application form
Power of Attorney
Locality Map
RAMPAC comment

XM

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

Case No: HWC24080630XM0722

INCOMPLETE APPLICATION:

Proof of Payment

PRRA comment

XM

14.19 Erf 51446, 11 Ave De Mist, Claremont, S34-Minor Works

Case No: HWC24072222XM0725

INCOMPLETE APPLICATION:

Motivation

XM

14.20 Erf 68812, 3a Kent Road, Wynberg, S34-Minor Works

Case No: HWC24072507M0726

INCOMPLETE APPLICATION:

Streetscape photographs

XM

14.21 Erf 72938, 122 Chudleigh Road, Plumstead, S34 - Additions & Alterations

Case No: HWC24072902XM0729

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- Graded NCW
- Outside
- CoCT support
- Work has started

DECISION

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

XM

14.22 Erf 73639, 91 Chudleigh Road, Plumstead, S34 - Additions & Alterations

Case No: XM0724

INCOMPLETE APPLICATION:

Proof of payment

XM

14.23 Erven 1041-Re & 1042, Villa Lutzi, 6 Rosmead Avenue, Oranjezicht, Cape Town Oranjezicht, S34-Minor Works

Case No: HWC24071504SJ0724

INCOMPLETE APPLICATION:

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

Company/Trust Resolution

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

SJ

14.24 Erf 126494, 119 Chapel Street, Zonnebloem, S34-Additions & Alterations

Case No: HWC24072521SJ0725

INCOMPLETE APPLICATION:

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

Power of Attorney

Locality Map

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

14.25 Erf 149294-Re, Boat Shed (Cape Union Mart), 19 Dock Road, V&A Waterfront, S34-Minor Works

Case No: HWC24071810SJ0725

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- Graded IIIIC
- Falls outside an HPOZ.
- The work has not started.
- Proposal is for shopfitting.

DECISION

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

SJ

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

Case No: HWC24071816SJ0726

DISCUSSION

HOMs deemed the work as Minor.

INCOMPLETE APPLICATION:

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

SJ

14.27 Erf 179757, 3 Royal Road, Muizenberg, S34-Additions & Alterations

Case No: SJ0729

INCOMPLETE APPLICATION:

POP/Reference Number (hwc.hwc@westerncape.gov.za) - incorrect HWC number.

SJ

14.28 Erf 192, La Cantina, 5 Queen Victoria Street, Stanford, S31-Additions & Alterations

Case No: HWC24072213SJ0723

INCOMPLETE APPLICATION:

Title Deed

SJ

14.29 Erf 234, 8 Rocklands Street, Hermanus, S34-Additions & Alterations

Case No: HWC24072307SJ0724

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- Ungraded
- Falls outside HPOZ.
- The work has been completed.
- Proposal is to regularize as-built drawings to show the 1992 approved renovation that was not undertaken as well as indicate use of the outbuilding. Additionally, there is an adjustable louvred pergola added on to the sunroom.
- OHAC: supported.

DECISION

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

SJ

14.30 Erf 268, Die Fort, 12 Barry Street, Montagu, S34-Additions & Alterations

Case No: HWC24072505SJ0726

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- Graded IIIIC
- Within 'Heritage Area' of Montagu
- The work has started.
- Proposal is for deviations to a previous permit approval that has expired.
- The previous permit approval granted 10 September 2018 and work was carried out but not completed. The permit lapsed before the work could be completed.
- There is a new application with alterations to the previously approved plan.
- MHA: support
- Langeberg Municipality: applicant to obtain approved permit from HWC.

DECISION

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

SJ

14.31 Erf 4563, 53 Duiker Street, Northcliff, Hermanus, S34-Additions & Alterations

Case No: HWC24071814SJ0724

INCOMPLETE APPLICATION:

SG Diagram
Locality Map
Motivation

SJ

14.32 Erf 723, Unit 2 Florentia, 329A Beach Road, Bantry Bay, S34-Additions & Alterations

Case No: HWC24072203SJ0723

INCOMPLETE APPLICATION:

Locality Map

SJ

14.33 Erf 723, Unit 9 Florentia, 329A Beach Road, Bantry Bay, S34-Minor Works
Case No: HWC24072202SJ0729

INCOMPLETE APPLICATION:

Locality Map

SJ

14.34 Erf 968, 80 Vlei Street, Greyton, S34-Addition
Case No: HWC24071507SJ0725

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- Graded IIIA
- The work has not started.
- Proposal is for an addition comprising a glazed connecting link to a new accommodation component with 2 bedrooms and living, dining and kitchen areas under a pitched roof, with a single car garage and a pergola. The addition along with the existing mature oak trees seek to form a courtyard space.
- Is there a change in character for the site approximately 7000sqm? No perceived change in character to the site or environs.
- Theewaterskloof Municipality: The motivation points can be viewed as sufficient, especially considering the minimal impact the proposal will have on the facade of Vlei street and views to the existing historical cottage. It is also recommended that the height of the addition not exceed the height of the existing cottage as it would defeat the purpose of preserving the current streetscape/view of the cottage from the street.
- GCS: support on condition that the north facing sliding doors would be improved by splitting the frame with centre mullions or making use of multi-slide or stacking doors. GCS approves of the plans on the condition that they address modifications to the horizontal aspect of the north facing sliding doors.
- Streetscape: rural landscape and informal road to the rear of the property.
- The north facing sliding door is a wide opening to allow natural light into the new residential component allowing heat gain in winter and allows for a positive interaction with the 'courtyard' space being framed by the combination of oak trees and historic and new elements.

DECISION

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

SJ

14.35 Farm 950-Re, Vrede & Lust Farm, Simondium, S34-Addition
Case No: HWC24071907SJ0726

Ms. Sneha Jhupsee introduced the item.

Ms Uryke du Preez and Mr Clive Tennyson, were present and took part in the discussion.

DISCUSSION

- Graded IIIA
- Falls inside Simondium Slopes Special Character Protection Zone.
- The work has not started.
- Proposal is for the replacement of the existing tented roof structure located adjacent to the historic cellar, with a new roof structure.
- The applicant states the design is consistent with modern design additions found elsewhere on the Vrede & Lust werf.

- DHAC: objection, multiple recommendations.
- DHF: no objection; "this proposal does not complement the existing buildings. It overwhelms the historical werf in scale and proportion. The pitch of the roof is inappropriate. Modern material can be used but must complement the thatch roof and continue the flow of the werf".
- Paarl300: supported.
- The applicant has responded to I&AP comments (pg. 55).

REFERRAL

Refer to BELCom 28th August 2024.

SJ

**14.36 Erf 1166,19 Panorama Drive, The Link, Somerset West, S34- Deciation
Case No: HWC24072217SB0724**

Ms. Stephanie Barnardt introduced the item.

DISCUSSION

- Graded NCW
- Outside HPO
- Previous approval(S51) (HWC2212130MS0213).
- Proposing new timber pergola in place of a steel pergola, Pergola in a different position from previous approval. Garage will not be built, Wine cellar built in an existing space under the previously approved deck, the walls were approved but the doors and windows are new, New Carport.

FURTHER REQUIREMENTS

A plan showing the deviation from the previous permit.

SB

**14.37 Erf 21594,13 Klaat Street, Kraaifontein, S38(8)-NID
Case No: HWC24070205SB0723**

Ms. Stephanie Barnardt introduced the item.

DISCUSSION

- Proposed Increase in Petroleum Products Storage Capacity at The Moov Fuel And Lubricants Facility In Kraaifontein Industrial.
- Palaeontological low according to SAHRIS
- Archaeological resource unlikely according to the screener report and finding.
- 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.

SB

**14.38 Erf 3160,12 Symonds Lane, George, S34- Additions
Case No: HWC24071811SB0723**

INCOMPLETE APPLICATION:

SG Diagram & Comments from municipality and conservation bodies required.

SB

14.39 Erf 3801, 15 & 17 de laan, Mossel Bay, S34-Alteration

Case No: HWC24072302SB0726

CASE TRANSFER

Case transferred to CH as the previous case officer.

SB

14.40 Erf 5789,34 Jan Van Riebeeck Street, Wellington, S34- Additions & Alterations

Case No: HWC24072501SB0726

Ms. Stephanie Barnardt introduced the item.

DISCUSSION

- Graded IIIC
- Inside HPO
- Drakenstein Municipality
- Wellington Heritage Foundation don't support
- Work has not started,
- Proposed extension including deck, carport.
- DHF objects to the scale,
- Drakenstein municipality no objections but notes that the work is completed.
- WHF/WES don't support and comments on illegal building work, parking and fire requirements which is not heritage comments.
- Unauthorised work is marked on the plans.

FURTHER REQUIREMENTS

Applicant to provide the reason why the comments were negative and contextual streetscape photographs required.

SB

14.41 Erf 721, Stassen Street, Calitzdorp, S38(4)-NID

Case No: HWC24072604SB0729

INCOMPLETE APPLICATION:

Revised NID form required.

SB

14.42 Re-18, 91 Long Street, McGregor, S34-Minor Works

Case No: HWC24072207SB0723

Ms. Stephanie Barnardt introduced the item.

DISCUSSION

- The committee noted that the applications is minor works.
- Graded IIIB
- The McGregor Heritage Society supports the proposed alterations to the existing heritage resource. Most of the alterations are to newer existing work which, if altered, will have no negative impact. The proposed alterations to the existing heritage fabric have been sensitively designed, and thus will have little to no negative impact.
- The proposed alterations include opening up walls, replacing internal stairs, and making cosmetic updates such as painting and replacing doors. Importantly, the report emphasizes that these changes will not negatively impact the building's heritage significance.

DECISION

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

SB

14.43 Erf 672 & Erf ER/557, off Muir Street, northwest of Heidelberg, Heiderberg, S38(8)-NID Case No: HWC24072513SB0726

Ms. Stephanie Barnardt introduced the item.

DISCUSSION

- The Hessequa Municipality plans to build a Water Treatment Works on erven 672 and RE/557 near the Bloekombos Dam in Heidelberg, Western Cape. Water will be pumped from the dam, treated at the works, then pumped along a new pipeline running through Muir Street, underneath the railway line, and ending at Kleinhans Street.
- The proposed site is accessible from Muir Street and will cover approximately 0.5ha. The area where development is planned has indigenous vegetation, mapped as ESA2, and is near a non-perennial watercourse.
- The site has undergone significant transformation in the past, including the presence of Eucalyptus trees.
- The DEA Screening Tool identified the area as having high paleontological sensitivity due to past disturbances from construction. However, it is not expected that any undisturbed paleontological features will be affected during construction of the water treatment infrastructure. The Chance Fossil Finds Procedure will be implemented as a precaution. The area also has high sensitivity to Archaeological and Cultural Heritage, but the proposed water treatment works will not impact a nearby Grade II Heritage Site. An existing dilapidated water treatment works building nearby will not be impacted by the new developments. Consultant recommends no further studies.
- Since there is no reason to believe that heritage resource will impact.

DECISION

The Committee resolved that no further studies are required.

SB

14.44 Portion 3 of Farm No. 1471, Stellenbosch RD (T85557/2005), Off M12, Stellenbosch, S38(8)-NID Case No: HWC24072219SB0729

Ms. Stephanie Barnardt introduced the item.

DISCUSSION

- Constructed Buildings within 32m of the Watercourse and Clearance of Vegetation. (S24G) Palaeontological MODERATE according to SAHRIS however underlain by Granite from the Kuils River Batholith Formations which has insignificant or zero palaeontological sensitivity. proposed for development has been subject to intense agriculture for many years and as such, it is unlikely that significant archaeological heritage will be impacted by the proposed development. Consultant recommends no further studies.
- Since there is no reason to believe that heritage resource has been impacted.

DECISION

The Committee resolved that no further studies are required.

SB

14.45 Farm 187/9 & 189/3, Northwest of the TR8501 and the R27, Malmesburg, S38(8)-NID

Case No: HWC24071718SB0724

INCOMPLETE APPLICATION

Revised NID form is required.

SB

14.46 Erven 15390, 2001/0 & 19759, ptn of Erf 9268, 9440, 12400, 19274, Louis Fourie Road, R102, off the N2, Mossel Bay, S38(8)-NID

Case No: HWC24051448SB0729

Ms. Stephanie Barnardt introduced the item.

DISCUSSION

- Mossel Bay local municipality proposed Louise Fourie Precinct Corridor, mixed housing project.
- Previous studies indicated MSA, ESA tools in the area, archaeology likely to be impacted.
- Palaeontologist indicated that highly sensitive area and possible impacts
My concern visual as well given the scale and will be visible from N2
Consultant recommends HIA – PIA, AIA
- Since there is reason to believe that heritage resource has been impacted.

FURTHER REQUIREMENTS

An HIA consisting of a PIA, AIA and a VIA(VIA on CLA)

SB

14.47 Brakfontein 80RE, Brakfontein 81RE, Klipfontein 139/6, Klipfontein 139RE, Driehoeks Fontein 176R, East of R27, Saldanha Bay & Berg Rive, S38(8)-NID

Case No: HWC24071203SB0729

Ms. Stephanie Barnardt introduced the item.

DISCUSSION

- Proposed grid and Infrastructure include a 132kV switching substation and power line corridor. The project aims to contribute to South Africa's renewable energy portfolio.
- No significant heritage resources were identified in the proposed West Coast One Wind Energy Facility area. Nearby significant archaeological sites include Kasteelberg and others near Vredenburg will not be impacted. The Saldanha Bay area has been thoroughly assessed, indicating low archaeological significance. Palaeontological sensitivity is evaluated based on fossil maps and geological background is low.
- Consultant recommends no further studies

DECISION

The Committee resolved that no further studies are required.

SB

**14.48 Portion 1 of the Farm Drieheuwels 106, Portion 5 of the Farm Drieheuwels 106, Portion 3 of the Farm Drieheuwels 106, Portion of the Farm Groeneveld 108, Portion 3 of the Farm Groeneveld 108, Portion 1 of Farm 107, Remaining Extent of Farm 107, Portion 11 of the Farm Wegloperheuwel 116, Remaining Extent of the Farm Wegloperheuwel 116, Portion 1 of the Farm Grootvlei A 122, Farm Doornfontein A 118, Farm Kruispad 120, Remaining Extent of Farm 1052, Portion 1 of Farm 1052, Portion 1 of Farm 1051, East of R28, Saldanha Bay & Berg River, S38(8)-NID
Case No: HWC24071203SB0726**

UNDER INVESTIGATION.

HO to obtain clarification from the heritage consultant regarding the recommendation in the screener report and NID form.

SB

13. OTHER MATTERS

14. ADOPTION OF RESOLUTIONS AND DECISIONS

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

15. CLOSURE

11:36

16. DATE OF NEXT MEETING

Monday, 12 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

ASAPA - Association of Southern African Professional Archaeologists
ABHC - Associated Bibbys 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

GLCA- Greater Lynfrae Civic Association
GPARRA - 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
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

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
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