

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING
Held on Monday, 7 October 2024 at 08:30,
via MS Teams**



1. Opening and Welcome

The Chairperson, Ms. Chane Herman officially opened the meeting at 08:30 and welcomed everyone present.

2. Attendance

Members

Ms. Chane Herman (CH)	(Chairperson)
Ms. Corne Nortje (CN)	(Heritage Officer)
Ms. Sneha Jhupsee (SJ)	(Specialist Heritage Officer)
Ms. Stephanie Barnardt-Delport (SB)	(Specialist Heritage Officer)
Ms. Chiara Singh (CSI) <i>..left at 9:10</i>	(Heritage Officer)
Emily Jane Vowles (EJV)	(Heritage Officer)
Ms. Xola Mwandle (XM)	(Heritage Officer)
Mr Ruan Brand (RB)	(Specialist Heritage Officer)

Staff

Ms. Aneeqah Brown (AB)	(Secretariat)
Ms. Nosiphiwo Tafeni (NT)	(Admin)
Ms. Waseefa Dhansay (WD)	(Assistant Director: Professional Services)

Legal Advisor

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

None

Visitors

Dr Peter Nilssen
Ms Janine Sieberhagen
Mr Jonathan Stockton
Mr David Pike
Mr Dhiraj Nariandas
Mr Paul Boshoff
Ms Lielie Fourie
Mr Marius Liebenberg
Mr Robbie
Mr Lodewyk J Coetzee

3. Apologies

None

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

7 October 2024. The Committee resolved to approve the agenda with minor edits.

CN moves to adopt the agenda and EJV seconds.

6. Approval of Minutes of the Previous Meeting

6.1. 30 September 2024. The Committee resolved to approve the minutes. CN moves to adopt the agenda and XM seconds.

6.2. 30 September 2024. The Committee resolved to approve the minutes. CN moves to adopt the agenda and EJV seconds. – Confidential minutes

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

None.

9.3. Site Inspection Reports

None

9.4. Preparation for upcoming Committee meetings

None

9.5. Tribunal updates (Legal)

None

9.6. Interim and Close out Reports

9.6.1 Erf 178088, 28 Rhodes Drive, Kirstenbosch - HWC23070313SJ0718 (CH)

- The Committee resolved to endorse the close out report prepared by Ms Claire Abrahamse.

9.7. Incomplete Applications

13.25, 13.32, 14.1, 14.3, 14.6, 14.7, 14.10, 14.11, 14.12, 14.13, 14.14, 14.15, 14.16, 14.17, 14.18, 14.19, 14.20, 14.23, 14.27, 14.29, 14.30, 14.31, 14.32, 14.33, 14.34, 14.35, 14.36, 14.37, 14.38, 14.39, 14.40, 14.41, 14.42, 14.43, 14.46, 14.47, 14.48, 14.49, 14.51, 14.52, 14.53, 14.54, 14.56, 14.57, 14.59, 14.60, 14.62, 14.63, 14.64, 14.65, 14.68

9.8. Archaeological Matters

9.8.1 Erf 3706, 1 Higgs Road, Oranjezicht, S34 and S35 – Total Demolition; Excavation (EJV)

- Applicant to submit both s34 and s35 applications for total demolition and excavation under one reference number and one payment in order to ensure compliance to the NHRA.

9.8.2 Farm 186/37 (DR1609 & DR1625) Proposed Road upgrades along DR01609/DR01625, Sedgfield, Eden (RB)

- Mr Peter Nilssen provided a presentation and took part in the discussion.
- Section 35 application to be submitted for stabilisation, analysis of the shell midden.
- Shell midden to be placed on the register and Grade 3(local) and geographic location recorded on SAHRIS.

9.9. Illegal Works Database (Stop works orders)

None

9.10. Permit deadline.

8 October @ 13h00

10. Administrative Matters

10.1 S51 Notice (PM)

- Notice to be discussed at the MM meeting and a feedback to be provided.

10.2 Erf 3715, St Cyprians School, Gorge Road, Belmont House, Oranjezicht.

- Letter to be issued including recommendations made by BELCom. The committee supports Type 2: Clear Pyro-Cote Burnstop.

11. Monitoring by practitioner

None

12. Discussion of the agenda

MATTERS TO BE DISCUSSED

13. MATTERS ARISING

13.1 Remainder Farm 34 and Portion 7 of Farm 34, Elsenburg Farm, Muldersvlei Road, Stellenbosch, S38(8)-NID

Case No.: HWC24070211CH0906

Ms. Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 2 October 2024
- Proposal is to install a water main pipeline on site. The pipeline will connect the Marienthal Experimental Farm with an existing Municipal connection situated along the Muldersvlei Road and will be used for their fire-fighting requirements. The depth of excavation will be 1.5m deep. Site is approximately 3.7ha in extent.
- There are a number of sites identified in close proximity to the area proposed for development which are associated with the historic Elsenburg Farm. These include the Elsenburg Pear Grove (Grade IIIC), Elsenburg Pluimvee Proefplaas (Grade IIIA) as well as the Elsenburg Farm Werf (Grade II). The farm Elsenburg Farm itself was declared a national monument in 1992. The proposed water pipeline will not negatively impact the PHS nor any other significant heritage resources.
- The heritage statement identifies the overall Cape Winelands as being archaeological sensitivity however stating that the area 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 pipeline development.
- The pipeline will run a moderate palaeo sensitive area. The area is underlain by alluvium and as such, it is very unlikely that the proposed development will impact on significant palaeontological heritage resources. According to the Palaeotechnic Report for the Western Cape (Almond and Pether, 2008), alluvium has a very low sensitivity for impacts to significant palaeontology and as such no further assessment of impacts to palaeontological heritage is recommended.
- The proposed pipeline forms part of the agricultural activities associated with the Elsenburg Farm. In addition, the proposed pipeline is located within 500m of the Muldersvlei Road which has been identified as a significant scenic route in the SMHS. However, as the proposed development constitutes a buried water pipeline that runs along an existing farm road and through cultivated fields, it is not anticipated that the proposed development will have a negative impact on the cultural landscape or on any significant built heritage resources.

COMMENT

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

CH

13.2 Erf 52357-RE, 22 Selous Road, Claremont, S34- Additions & Alterations Case No: HWC24082104CH0821

Ms. Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 1 October 2024
- Graded IIIC
- Outside HPO
- Proposal is for internal alterations, alterations to windows and doors, the addition of a covered terrace, bathroom and two fireplaces.
- Work has not started.
- CoCT supports.
- GLCA did not comment within 30 days.

DECISION

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

CH

13.3 Erf 562, 12 Orchard Way, Pinelands, S34- Additions & Alterations Case No: HWC24082904CH0830

Ms. Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 30 September 2024
- Proposal is for the addition of an entertainment room and a carport.
- Work has not started.
- Graded IIIB
- CoCT supports.
- PRRA supports and stamped the drawings.

DECISION

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

CH

13.4 Rietfontein Farm 299, Overstrand, S34-Partial Demolition Case No.: HWC24093005CH0920

Ms. Chane Herman introduced the item.

Mr. Dihraj Nariandas was present and took part in the discussion.

DISCUSSION

- Outstanding information was received 25 September 2024 and 2 October 2024.
Background:
- In 2024, there was a fire that damaged two buildings and a large portion of the national park.

The Rietfontein farmstead itself has historical significance however the buildings are not original as they were destroyed by a fire on two occasions (in 2003 and 2009). The buildings are located in an area that is prone to runaway fires due to the fynbos vegetation of the area. SANParks rebuilt the structures to resemble as much of the original as possible in a costly exercise. SANParks believes that the continuous circle of destruction and reconstruction of the structures does not serve any heritage purpose as the original fabric of the structures has been lost and there is no intended culturally significant use of the structures that can give at least some values to justify their reconstruction. Furthermore, due to the physical location and the fire history of the Complex, it will not be feasible to renovate the building.

Proposal:

- Partial demolition of the structure specifically the removal of the centre roof partitions.
- Unstable lintels, plaster, large stone blocks that have no support will be removed and repurposed within the complex. All loose rubble will be removed, and the space will be neatened out by removing burnt and damaged material from the immediate environment.
- Interpretive signage boards is also proposed. The signage will be developed using the Parks archival history of Rietfontein and be in line with SANParks Branding. The intent is to leave the building in a ruin state essentially as a shell and use the building as a tourist attraction.
- Work has not started.

FURTHER REQUIREMENTS

The Committee resolved to request further requirements:

1. Public consultation with the municipality and registered conservation body.
2. Additional photographs of the structures.
3. Information regarding the history of the site and the structures.
4. Clarity regarding whether the centre roof partitions will be removed or stabilised and a methodology on how the work will be done.

CH

13.5 Erf 1042, 28 Buitekring Road, Dalsig, Stellenbosch, S34-A&A & Partial Demolition Case No: HWC24082204CN0814

Ms. Corne Nortje introduced the item.

DISCUSSION

- Outstanding information received on 27 September 2024.
- The proposal is extensive and includes partially demolishing the single storey existing house and to replace the existing Open plan Living Area with a larger Open plan Living Area more usable for a large family of 6. Enlarge the bedroom wing on the Eastern side by adding another two bedrooms, one on the ground storey level and the other (Main Bedroom with Dresser and Ensuite) on the new First storey level. To maintain the scale of the building as low as possible it was decided to incorporate an accessible concrete roof between the two new double storey wings with pitch roofs, i.e East facing Bedroom wing and the West facing domestic utility area (kitchen, garage, store WC, Staff room) and with a new apartment on Second storey level.
- Ungraded
- Stellenbosch Municipality supports
- SIG has no objection
- SHF has no objection

DECISION

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

CN

13.6 Erf 1086, 2 By Way, Pinelands, S34-Minor Works

Case No: HWC23111618KB1123

Ms. Corne Nortje introduced the item.

DISCUSSION

- The proposal is for internal alterations and adding stacking doors to the kitchen.
- Minor works application
- Graded IIIC
- Outside HPO
- Work has not started.

DECISION

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

CN

13.7 Erf 116120, 36C Burg Street, Cape Town, S34-A&A Minor Works

Case No: HWC22101910CN1021

Ms. Corne Nortje introduced the item.

Mr. David Pike was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 27 Oct 2022, 23 Oct, 11 Dec and 20 Dec 2023
- HOMS on 18 Jan requested a Heritage Statement that included documenting all unauthorised work, impact of the proposed steel balustrade, engineering report and I&AP comments.
- The proposal initially was for one balcony, but due to the lengthy process of compiling the heritage statement, the HP added the second balcony, on the same floor level, as part of the proposal. Amended application form and information has been submitted. The repair work to these balconies will restore them to their original design.
- The precast concrete balustrade to the balcony has become unsafe due to spalling of the concrete ring beam and uprights.
- An emergency application was approved at HOMS on 19 March for stabilisation and propping of the one balcony
- According to the Structural Engineer, the reinforced floor slab of the Balcony is still structurally sound, but the problem at present is
 - deteriorating steel and plaster work to the Balcony walls.
- The heritage statement lists all authorised and unauthorised external and internal alterations and additions, except for the unauthorised steel pergola for which a stop works order was issued on 18 April 2024.
- The structural engineers confirmed that the balcony is adequate and safely propped, so that repairs can be safely carried out. The repairs are urgently required to remove any loose concrete spalled sections, and to reinstate the balcony's structural integrity.
- CIBRA supports
- CoCT concur with the conclusions as per the heritage statement and support
- CIFA provided praise for the report and recommend that a condition be attached to the approval or the monitoring of the work by both a
 - heritage specialist and an engineer and that a closing report be submitted.

DECISION

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

1. The applicant is to appoint a suitably qualified consultant with the appropriate heritage experience to oversee the proposed work
2. Close out report to be submitted within 30 days of practical completion.
3. The owner is to enter into a Mitigation Agreement with HWC regarding all unauthorised work, as noted in the report and any additional work that was undertaken after the heritage statement was actioned.

CN

13.8 Erf 2806, 16 Church Street, Tulbagh, S27-Minor Works
Case No: HWC24091136CN0912

Ms. Corne Nortje introduced the item.

Mr. Marius Liebenberg was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 27 September 2024.
- The proposal is for the erection of a ClearVu fence to close the front garden for security purposes.
- The owners' states in the motivation that various other work has been undertaken to the property. The work is deemed to be unauthorised, as no permits were obtained and include the removal of tress, window and door repairs, new thatch roof, painting, and drainage.
- An application was submitted in 2012 for a palisade fence. This application was referred to BELCOM and subsequently refused.
- Whilst HWC acknowledges the challenges faced by the community, it must be noted that safety and security is not a heritage concern. HWC's mandate is the management of heritage resources. The ClearVu fence has negatively impacted the heritage resource.
- The Committee expressed concerns regarding the type of fence that was erected. Heritage and design indicators should have been developed with an appropriate fence design that respects the heritage resource and the sensitive character of Church Street.
- A stop works order was issued on 5 September 2024 and HWC officials were informed that the unauthorized work would continue irrespective of the stop works order.
- HWC issued a letter to the owner dated 1 October 2024 that stated:
 - Heritage Western Cape has been made aware that the Stop Works Order as issued and dated 5 September 2024 is not been complied with. Work is to stop with immediate effect as per the existing Stop Works order, failure in which will result in criminal charges been laid. Confirmation of work having been stopped to be provided to Heritage Western Cape within 48 hours of receipt of this letter.
- The NHRA does not allow HWC to condone work. Option to refer to BELCOM. It's a significant heritage resource. BELCOM to determine impact to heritage resource in order to decide and to assess the way forward.

REFERRAL

The Committee resolved to refer the application to BELCom on 23 October to assess if the proposal impacts the PHS, and if charges should be laid due to the non-compliance of a stop work order and completing the work.

CN

13.9 Erf 56676, 11 Bertha Avenue, Bishopscourt, S34 – Additions & Alterations

Case No: HWC24090415CSI0905

Ms. Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on the 20th and 23rd of September and 1st of October for reference number on PoP provided, clarification regarding if work has started, streetscape photographs, internal photographs, external photographs taken by the owner/applicant and not from the internet
- Work applied for has been completed
- Graded NCW
- Outside HPO
- Proposed work is for a double door garage
- CoCT provided comment and support the application

DECISION

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

CSI

13.10 Erf 63493, 28 Rosedon Road, Lansdowne, S34 – Additions & Alterations

Case No: HWC24091115CSI0723

Ms. Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on the 18th and 28th of September 2024.
- Work applied for has started
- Graded NCW
- Outside HPO
- Proposed work is for the conversion of the garage into a living space and an extension to the lounge
- 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

13.11 Erf 718, 4 Bond Street, Tamboerskloof, S34 – Additions & Alterations, Minor Works

Case No: HWC24092615CSI0722

OUTSTANDING INFORMATION:

The internal alterations are to be coloured up on the plans.

CSI

13.12 Erf 95744-RE, 4 Scott Street, Gardens, S34 – Additions & Alterations, Minor Works

Case No: HWC24091619CSI0823

OUTSTANDING INFORMATION:

Clarity with regards to what is being proposed.

CSI

13.13 Portion 8 of Farm 59, Farm Kliphoek, Velddrif, S38(4) – NID

Case No: HWC24091107CSI0913

Ms. Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on the 1st of October for clarification regarding the rezoning and NEMA trigger
- Application made in terms of NEMA 24G for rectification
- Development was for 10 camping sites and 2 1000l water conservancy tanks
- Palaeo sensitivity is green on the SAHRIS palaeo map
- No significant impacts to archaeology or palaeontology would have occurred.

DECISION

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

CSI

13.14 Erf 4690, 20 Upper Plein Street, Lemoenkloof, S34 - Partial Demolition; Additions & Alterations

Case No: HWC24031503EJV0816

Emily Jane Vowles introduced the item.

DISCUSSION

- Demolition of the existing single garage, laundry and carport and construction of a double garage with loft studio apartment. Alterations to the existing kitchen and living room.
- IIC
- Inside Special Character Protected Area Overlay Zone of Paarl
- Work has not started
- DHF have no objection; Paarl 300 do not support on the basis that the new building is too unsympathetic to the main house and the proposal must be explored in terms of the proportions, openings and roof design; Drakenstein Municipality has no objection
- In response to Paarl 300: Since submitting the sketch plans to Paarl 300, further design details were explored and added to the new building in order to contribute to its sensitivity and heritage appropriate design approach. This has been achieved through the use of similar opening types and proportions used in the existing main house. These details now compliment the existing dwelling and expresses a similar dialog traditionally found in Cape Dutch homes. Furthermore, the addition of plaster bands around the garage door and two windows on the western façade, dormer windows on the Northern façade and two parapet walls at the long ends of the building, finished off with a cement coping, contribute to the fusion of traditional Cape Dutch aesthetic with modern necessities. It is important to note that the new addition will not be visible from the street. This means that the main heritage façade of the existing dwelling will remain unsoiled and untouched. This is due to the addition being positioned to the rear of the erf, lowering the impact on the main dwelling's street façade. The work proposed to be done recognizes the significance of preserving and honouring the cultural, historical, and architectural heritage of this location. I strongly believe that these adjustments will positively contribute to the enhancement of the building's architectural and functional attributes and not negatively impact its heritage value.

DECISION

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

EJV

13.15 Erf 52827, Barkley House, Claremont High School, 52 Harfield Road, Claremont, S34 – Total Demolition

Case No: HWC24082708EJV0902

Emily Jane Vowles introduced the item.

DISCUSSION

- HWC23081001 S38(4) - NID was resolved with no further studies for the proposed development of a school hall, classrooms and science lab; however, required the submission of a separate S34 application for the demolition of the structures on site to accommodate the proposed development.
- IIIC
- Outside HPO
- Work has not started
- CoCT support

DECISION

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

EJV

13.16 Erf 1061, 12 Main Road, Hout Bay, S34 – Partial Demolition

Case No: HWC24092507EJV0820

Application withdrawn by applicant on 3 October 2024

EJV

13.17 Erf 16567, Unibell Station, Bellville, S38(8)-NID

Case No: HWC24072221SB0812

Ms. Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed develop a mixed-use project on 2.1354 Ha of ERF 16567 in Bellville, near Unibell Station in Cape Town.
- The three-storey building will include amenities such as ablution facilities, retail spaces, and residential units, located 25km from the city centre.
- According to the screener tool archaeology is high, Palaeontology low to moderate sensitive and site has previously been disturbed, hence impact low.
- Consultant recommends no further studies.

DECISION

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

SB

13.18 Erf 175, Cooper Street, Swellendam, S38(4)-NID

Case No: HWC24091601SB0917

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed rezoning and subdividing for group housing.
- Property is current vacant.

- The historical settlement pattern has been disturbed and is not long seen as feasible to retain in Swellendam.
- Consultant recommends no further studies.

DECISION

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

SB

13.19 Erf 2248, 42A Long Street, Cape Town, CBD, S35-Excavation **Case No: HWC24100402SB0925**

Ms. Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Minor works, some work started but been stopped.
- Pop has been waived previously.
- The excavation will focus on specific areas exposed during restoration work on the building.
- It aims to uncover materials that may provide insights into the site's historical context.
- Rescue excavation material will be used and incorporated into the museum exhibition.
- Additional information was received 7 October 2024.

DECISION

The Committee resolved to endorse the Section 35 application.

SB

13.20 Erf 2248-RE, 42A Long Street, Cape Town, S34-Minor Works **Case No: HWC24090406SB0904**

Ms. Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Minor works, some work started but been stopped by HWC.
- Pop has been waived.
- Gordons Hardware rented the Pakhuis Building annex for 92 years but left in November 2022 due to disputes with the current owner, SASG Trust, regarding the building's condition.
- Extensive remedial work was needed to make the building habitable and compliant with municipal codes, including plumbing repairs, removal of drywall, restoration of ceilings, painting, window replacement, and electrical installations.
- In November 2023, an agreement was made to establish the Tevolution Museum in the annex, focusing on visual media technology. The museum's installation will be done sensitively to preserve the heritage structure. An archaeological permit will be sought for any necessary excavations.
- Method statement received on 25 September 2024
- In assessing water damage at the Sendinggestig Pakhuis, it was found that water entered through the South Elevation wall, saturating it and causing plaster delamination. This led to potential structural instability. The repair process involved removing old waterproofing, sealing roof screws, and applying rubberized waterproofing. Dehydration of the walls was done by installing a Plastic "Jacket" and using a dehumidifier to remove water.
- Acrylic wash was applied to strengthen brick joints, followed by lime plaster and primer.
- Repairs included fixing ceiling boards, ornate laminate, cornices, and floor screed.
- The result was a restored and polished space with improved structural integrity.
- Majority of the work and maintenance has been completed except for the museum exhibition (dry walling that will not impact the original fabric)
- Additional info received 7 October.

DECISION

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

SB**13.21 Erf 580, 29 Hof Street, Piketberg, S34-Restoration, Additions & Alteration
Case No: HWC24081934SB0830**

Ms. Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Work has not started,
- proposed new outside bathroom, lapa, garage, shade port and some new windows and doors. The owner plans to replace steel windows and doors on the west side with aluminium, including patio doors for access to the outdoor area with a new pool.
- Timber windows on the north side will be replaced to match, and a face brick wall will be replaced with a steel balustrade.
- According to the photographs some piping related work has started.
- Applicant confirmed that only piping and maintenance started however no structure work took place. Structural work still be completed – garage. Etc as per the plans.
- Additional information received on 17 and 16 September,
- Bergrivier municipality did not object.

DECISION

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

SB**13.22 Erf 7300, 13 De Villiers Street, Bellville, S34-Additions
Case No: HWC24072510SB0731**

Ms. Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Outstanding information on 2 October 2024
- Work has not started.
- Proposed application includes main house extension and carport conversion to habitable space without negative impact on cultural or heritage significance.
- CoCT supports.
- Not graded
- Outside HPO

DECISION

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

SB

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

Case No: HWC24081901SB0823

Ms. Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Outstanding information received on 9 September 2024.
- Proposed internal alternation and enclosing of balcony.
- Grade IIIC,
- Previously there was S51 in March 2024 and continued with more illegal work however there is no impact to heritage.
- City recommends S51 letter.
- Work has been completed.

DECISION

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

SB

13.24 Erf 887, 3 Rawson Street, Montagu, S34-Restoration

Case No: HWC24082709SB0903

Ms. Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Outstanding information received on 1 October 2024.
- Proposed restoration for north side facing wall to stabilize and strengthen (Minor works).
- Work started but stopped by municipality and HWC.

FURTHER REQUIREMENTS

The committee resolved to request further requirements:

1. Applicant to submit revised plans that indicates the traditional lime render mortar render to be used in a mix of 1 part lime to 3 parts washed, well graded sand.

SB

13.25 Erf 90092, 210 Main Road, Kalk Bay, S34-Additions

Case No: HWC24052208SB0823

OUTSTANDING INFORMATION:

More photographs

SB

13.26 Erven 2641 & 2643, Mount Prospect, Constantia, S34-Additions & Alterations

Case No: HWC24070305SJ0704

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

DISCUSSION

- Further requirements received on 27 September 2024.
- Unusual double storey Victorian farmhouse, in an agricultural landscape. One of the few remaining in Constantia that has not been 'restored'. High contextual value as an important part of the Constantia cultural landscape. Clear environmental significance as part of a working agricultural landscape.
- Graded IIIA, outside an HPOZ.

- Abuts Groot Constantia (PHS).
- The work has not started.
- Proposal is for repairs, upgrades and renovations to the existing manor house, cellar and barn and shed.
- CoCT EHM: do not support, HRS is of the opinion that a heritage statement should be submitted prior to any approvals taking place to document the structures, provide indicators, and assess the impact of the proposed work.
- Outstanding information received on 10 September 2024.
- UCRRA did not provide comment within 30 days.
- HOMs 15 September 2024 Further Requirements: The committee requires a heritage statement assessing the impact of the proposed work and a methodology with the material specification to be submitted.
- The restoration approach will follow the principles of the Venice Charter, so the interventions do not detract from the originality and authenticity of the building and its fabric. The proposed work, as per the material specification and methodology, is related to floors, walls, ceilings, roofs, windows and doors. The intention is for the interventions to be similar to existing i.e., like-for-like.

DECISION

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

SJ

13.27 Erf 125795, 31 Princess Alice, Avenue, Brooklyn, S34-Additions & Alterations

Case No: HWC24082613XM0902

Ms. Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 27 Sept and 3 Oct 2024
- The proposal is for deviations, to do a New set of plans including new date, detailing and references (which are not referenced in the S51 Letter). Issued in February 2024
- New proposal is for fire screeners and balcony walls (which were not indicated in the previous 2023 plans).
- Thus, being the only "new work".
- Work has been completed
- Graded NCW
- Outside HPOZ
- CoCT cannot condone unauthorized work.

DECISION

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

XM

13.28 Erf 149294, West Quay Road, Foreshore, S34-Additions & Alterations

Case No: HWC24040911XM0801

Ms. Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information 28.8.24 and 01.10.24
- Work has not started
- Graded IIIC

- Outside HPOZ
- CoCT supports
- The proposal is for new alterations to the existing building, all new external windows and doors will match the existing.

DECISION

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

XM

13.29 Erf 31530, 6 Langton Road, Mowbray, S34-Additions & Alterations

Case No: HWC24072208XM0725

Ms. Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received on 27 September 2024.
- Work has Started
- Proposal: as-built plans an addition of a new covered pergola, patio, new carport, swimming pool and change the door by the patio with a sliding door.
- Graded IIIC
- Outside HPOZ
- CoCT comment: Partial works have already commenced. HRS does not condone unauthorised work on a heritage resource.
- The work shown is of such a nature that it will not have a negative impact on the associated levels of significance of the resource, nor on any nearby resources. supports
- RAMPAC stamped the plan and support.

FURTHER REQUIREMENTS

The Committee resolved to request further requirements:

1. Applicant to submit revised drawings indicate what work is completed and what must still be completed.

XM

13.30 Erf 737, 3 Krige Street, Stellenbosch, S34 - A&A, Minor Works

Case No: HWC24091702XM0919

Ms. Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received on 2 October 2024.
- Proposed restoration and maintenance of the property to make sure no further decay takes place.
- Addition of internal walls with new doors and frameless glass enclosure.
- Graded IIIB
- Outside HPO
- Work has not started

DECISION

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

XM

13.31 Erf 11109, 8 Union Street, Strand, S34-Minor Works

Case No: HWC24090206XM0902

Ms. Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received on 2 October 2024.
The proposal is for the addition of a pool, pre-cast pizza oven and patio cover to the property. Work has been completed.
- CoCT supports the proposal and issuing of S51
- The Committee noted that the proposed work does not touch the fabric older than 60 years.

DECISION

The proposal does not trigger the NHRA. A letter of no trigger to be issued.

XM

13.32 Erf 123333, 15A Bonair Road, Rondebosch, S34-A&A, Partial Demolition

Case No: HWC24080613RB0903

OUTSTANDING INFORMATION:

Internal and streetscape photos required.

RB

13.33 Erf 125595, 100 Princess Alice Avenue, Brooklyn, S34-A&A

Case No: HWC24071719RB0903

Mr. Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received on 1 October 2024.
- Work has not started.
- This is a residential property graded NCW outside of any HPOZ.
- The proposed work involves a massive extension of the dwelling to make it more liveable.
- CoCT HRS in their comment notes that the significance lies within the property's relationship with the settlement pattern and surrounding townscape.
- They further state that the proposal will result in the loss of its original character, form and typology.
- However, due to the low significance of the dwelling architecturally, and the fact that the structures will retain its residential character within the broader townscape, the changes are not foreseen to have a detrimental impact to the Ysterplaat area's heritage.

DECISION

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

RB

13.34 Erf 22847, 18 5th Avenue, Maitland, S34-A&A

Case No: HWC24092508RB0903

OUTSTANDING INFORMATION

External and streetscape photos required.

RB

13.35 Portions 10/716 & 51/716 Farm, Groenfontein, Klapmuts, S38(8)-NID
Case No: HWC24080624RB0911

Mr. Ruan Brand introduced the item.

DISCUSSION

- Outstanding Information received on 30.09.2024
- Pre-application phase NID.
- DEADP is authorising authority (Activity 28 of GNR 983 [2014]).
- Proposed development of agriculture land into industrial plots. Area has experienced rapid growth with demand in the area for industrialisation.
- This specific proposal is for the development of an industrial park with 33 industrial plots with private internal roads.
- The site has been earmarked for future mixed-use developments and the structures on site have already been demolished (due to disuse),
- and a single shed remains (still in use for livestock feed preparation). All structures are/were less than 60 years of age.

DECISION

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

RB

14. NEW MATTERS

14.1 Erf 1918, 22 Graaf Street, Milnerton, S34-Additions & Alterations
Case No: HWC24091802CH0919

OUTSTANDING INFORMATION

Internal photographs, streetscape photographs and FoBCA comments.

CH

14.2 Erf 26234, 10 Bedford Street, Observatory, S34- Additions & Alterations
Case No: HWC24071001CH0916

Ms. Chane Herman introduced the item.

DISCUSSION

- Proposal is for the addition of a timber deck. The timber deck will be above the existing lean-to roof. A temporary timber staircase was constructed to the upper roof area to assess the proposed work and this staircase will be demolished. The proposed work will be to the rear of the structure.
- Graded IIIC
- Inside HPO
- Work has not started.
- CoCT supports
- The Committee deemed the work as minor.

DECISION

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

CH

14.3 Erf 2763, 6 Jackson Road, Simons Town, S34- Additions & Alterations
Case No: HWC24082706CH0917

OUTSTANDING INFORMATION

CoCT comment and company resolution for Ms. Gisela Piercey obo African Twist Travel cc

CH

14.4 Erf 2803, 21 Crassula Way, Pinelands, S34- Additions & Alterations
Case No: HWC24082614CH0917

Ms. Chane Herman introduced the item.

DISCUSSION

- Proposal is for internal alterations, alterations to boundary wall and the addition of a living room, dining room, laundry/scullery, shade port and covered entrance.
- Work has not started.
- CoCT supports
- Not graded
- Outside HPO

DECISION

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

CH

14.5 Erf 327, 61 Upper Mill Street, Gardens, S34- Additions & Alterations
Case No: HWC24091111CH0917

Ms. Chane Herman introduced the item.

DISCUSSION

- Proposal is for the addition of minor internal alterations and the addition of an en-suite bathroom, lobby and garage.
- Graded IIIIC
- Inside HPO
- Work has not started.
- CoCT supports

DECISION

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

CH

14.6 Erf 50689, 14 Water Street, Claremont, S34-Minor Works
Case No: HWC24081910CH0917

OUTSTANDING INFORMATION:

Drawings to reflect the work that has started and the work still to be completed, CoCT comment and GLCA comment required

CH

14.7 Erf 52516-RE, 38 Cook Road, Claremont, S34- Additions & Alterations

Case No: HWC24081524CH0913

OUTSTANDING INFORMATION:

GLCA comment, locality plan, internal photographs, external photographs and streetscape photographs required.

CH

14.8 Erf 725, 18 Bond Street, Tamboerskloof, S34- Additions & Alterations

Case No: HWC24052814CH0913

Ms. Chane Herman introduced the item.

DISCUSSION

- Application is to regularize unauthorized work that was completed by the previous owner.
- The work includes internal alterations and the addition of a timber deck to the rear.
- Work is complete.
- CoCT supports stating that the deck does not detract from the significance of the typology, the terrace grouping and the unit's combination to the streetscape of Bond Street.
- The Committee deemed the work as minor.

DECISION

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

CH

14.9 Erf 2946, NG Kerk, Moedergemeente, Corner of Church Street and George Street, Mossel Bay, S27- Minor Works

Case No: HWC24092608CH1001

Ms. Chane Herman introduced the item.

Mr. Lodewyk J Coetzee was present and took part in the discussion.

DISCUSSION

- Proposal is for maintenance and repair of existing church (Klipkerk) spire/tower.
- The structure is the Dutch Reformed church building, known as the Klipkerk (Stone Church), and is one of Mossel Bay's most prominent historic stone buildings.
- Grade II
- Outside HPO
- The spire/tower was inspected by M. John Wilson Harris and Mr. Lodewyk Coetzee where it was noted that the wood of the spire is rotten and crumbling and requires immediate intervention. Scope of work for repairs includes the following, amongst others:
- For the dome and gable ends, appropriate mortar mix with lime, cement and sand will be used.
- Cracks in the lead of the dome will be sealed with a non-corrosive non-hardening sealer. The dome will be cleaned by hydro blasting and then primed to be repainted, the colour to match existing.
- The timber gables will be hydro blasted, and paint removed from the timber by a paint stripper and sanding. This will be done with care to not damage the detailing in the timber. A few sections have dry rot and replicas will be manufactured and replaced. These are only detailing elements such as corbel and coping details, which is broken.
- The plaster will be carefully inspected to determine where loose and then be removed, only where it is loose and broken. A new stainless-steel expanded metal mesh will then be nailed to the existing timber frame. The existing timber will be treated with Plascon Timber Preservative, clear to stop the

dry rotting and damage. This mesh will then be re-plastered with a mortar mix, as specified by John Willson Harris

- The detailing of the plaster profile will be matched through using a pre-cut template that match the existing profile.
- Work has not started.
- Mossel Bay Heritage supports.

DECISION

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

- | | | |
|--------------|--|-----------|
| | | CH |
| 14.10 | Erf 1125, 9 Julianaveld North Street, Pinelands, S34-Alterations & Additions
Case No: HWC24090210SB0910 | |
| | OUTSTANDING INFORMATION:
Title deed, POA, Locality plan, all photographs (internal, external, streetscape), PRRA comment, SG Diagram, confirmation of what work has start and been completed required. | |
| 14.11 | Erf 13197, 67 Chester Road, Walmer Estate, S34-Alterations, Additions, Restoration and partial demolition
Case No: HWC24091116SB0911 | SB |
| | OUTSTANDING INFORMATION:
Walmer Estate Ratepayers and Residents Association comment, Walmer/University Estate Conservation Action Group comment required. confirmation of what work has start and been completed required. | |
| 14.12 | Erf 1493, 1 Grant Avenue, The Boulders Simon's Town, S34-Alterations & Additions
Case No: HWC24032516SB0910 | SB |
| | OUTSTANDING INFORMATION:
Internal photographs, SG Diagram. Obtain a response to the City of Cape Town objections required. | |
| 14.13 | Portion 2 of farm 40, Main Street, Saron (Tulbegh Division), S34 - Emergency
Case No: HWC24091915SB0923 | |
| | OUTSTANDING INFORMATION:
Application form, plans, streetscape photographs required. | SB |
| 14.14 | Erf 51661, 24 Cleveland Road, Claremont, S34-Alterations & Additions
Case No: HWC24091128SB0916 | |
| | OUTSTANDING INFORMATION:
POA required. | SB |
| 14.15 | Erf 6765, 51 Via Appia Road, Rome Glen, Somerset West, S34-Minor Works
Case No: HWC24090504SB0917 | |
| | OUTSTANDING INFORMATION:
Plans, SG Diagram required. | SB |

14.16 Erf 6981, 74 Old Stellenbosch Road, Somerset West, S34, Alterations & Additions
Case No: HWC24071208SB0715

OUTSTANDING INFORMATION:

Internal photographs, streetscapes, municipality comments, conservation body comments and confirmation if work start required.

SB

14.17 Erf 76472, 71 Tramore Road, Southfield, S34- Additions
Case No: HWC24091604SB0917

OUTSTANDING INFORMATION:

Internal photographs, streetscape photographs and CoCT comments required.

SB

14.18 Erf 860, 292 Beach Road, Sea Point, S34-Minor Work
Case No: HWC24091113SB0911

OUTSTANDING INFORMATION:

Streetscape photographs required

SB

14.19 Erf 1195, 275 Beach Road, Sea Point, S34-Emergency
Case No: HWC24091607SB0917

OUTSTANDING INFORMATION:

Internal photographs required.

SB

14.20 ST681-3, 4 Crodon Avenue, Stellenbosch, S34- Total Demolition
Case No: HWC24091622SB0918

OUTSTANDING INFORMATION:

Locality map, streetscape, municipality and conservation body comments, SG Diagram required.

SB

14.21 Erf 127760, 31 Helliger Lane, Bo-Kaap, S34 - Alterations & Additions
Case No: HWC24091148EJV0912

Emily Jane Vowles introduced the item.

DISCUSSION

- The proposal is for internal wall adjustments to accommodate open plan living, and façade changes.
- Graded IIIC
- Inside Bo-Kaap HPO
- Work has not started
- Bo-Kaap Civic Association does not approve and has concerns with the façade changes on Pentz Street and the use of aluminium.
- Bo-Kaap Youth Movement did not respond in 30 days.
- CoCT identified that the structure is not older than 60 years.

DECISION

The proposal does not trigger the NHRA. A letter of no trigger to be issued.

EJV

14.22 Erf 157, 32 Strand Street, Jongensfontein, S34 - Alterations & Additions
Case No: HWC24091142EJV0912

Emily Jane Vowles introduced the item.

DISCUSSION

- Grading and HPO status unknown
- Internal alteration and extension of the dwelling to the north to accommodate a new bathroom, and extension of the roof to accommodate a patio.
- Work has not started
- Jongensfontein Ratepayers Association have no objection.
- SBCT have no objection.
- Hessequa Municipality requested HWC comment before commenting themselves

DECISION

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

EJV

14.23 Erf 1717, 1 Plein Street, Wellington, S34 - Alterations & Additions
Case No: HWC24091133EJV0912

OUTSTANDING INFORMATION:

Application form; POA if applicable; title deed; streetscape photographs; Drakenstein Municipality and DHF comments required.

EJV

14.24 Erf 2677, 74 Truter Street, Robertson, S34 - Alterations & Additions
Case No: HWC24091132EJV0912

Emily Jane Vowles introduced the item.

DISCUSSION

- Addition of a connection between the cottage and the garage on the first-floor level, and additional structures not attached to the main dwelling
- Work has not started
- Graded IIIB
- HPO status unknown
- Langeberg Municipality supports

DECISION

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

EJV

14.25 Erf 5952, 1 Bree Street, Langebaan, S34 – Minor Works
Case No: HWC24091132EJV0912

Emily Jane Vowles introduced the item.

DISCUSSION

- Reconfiguration of the restaurant to accommodate a bakery, raising of the existing lean-to roof, and replacing of the existing windows to better suite the precedent of windows in the area and amongst the neighbours.

- Work has started and consists only of temporarily boarding up a portion for security reasons and has been indicated on the revised plans
- Grading and HPO status unknown

DECISION

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

EJV

**14.26 Farm 25112, Maastricht, Tygerberg Road, Durbanville, S34 – Deviation; Minor Works
Case No: HWC24091123EJV0912**

Emily Jane Vowles introduced the item.

DISCUSSION

- Minor deviation on the previously approved plans - HWC23100221CH1017.
- Proposal is for new roof ventilators.
- Graded IIIA
- Inside Durbanville Hills Cultural Landscape
- Work has not started
- CoCT support

DECISION

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

EJV

**14.27 Erf 183 Portion 0, Distillery Road, Stellenbosch, S38(8) - NID
Case No: HWC24091102EJV0912**

OUTSTANDING INFORMATION:

Payment with correct reference number; confirmation as to whether installation of a cable triggers S38(1)(a) required.

EJV

**14.28 Erf 37884, 6 St. Bernard Road, Belgravia, S34 - Alterations & Additions
Case No: HWC24092505EJV0918**

Emily Jane Vowles introduced the item.

DISCUSSION

- Additions of a carport and boundary wall
- Graded NCW
- Outside HPO
- Work has not started
- CoCT support

DECISION

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

EJV

**14.29 Erf 46022, 25 Lovers Walk, Rondebosch, S34 - Alterations & Additions
Case No: HWC24081526EJV0918**

OUTSTANDING INFORMATION:

Streetscapes; comment from the Rustenburg Valley Residents Association required.

- EJV**
- 14.30 Erf 1061, 12 Main Road, Hout Bay, S34 – Partial Demolition**
Case No: HWC24091804EJV0818
- OUTSTANDING INFORMATION:**
Revised consultation comment on the full scope of work; revised demolition plan indicating the full scope of work; motivation report for this erf rather than for one in Sea Point required.
- EJV**
- 14.31 Erf 102166, 12 Cannon Street, Newlands, S34 - Alterations & Additions**
Case No: HWC24091119CSI0916
- OUTSTANDING INFORMATION:**
Comment from NRA, all photos, locality map, SG diagram required.
- CSI**
- 14.32 Erf 10419, 38a Beach Road, Fishhoek, S34 - Alterations & Additions**
Case No: HWC24091202CSI0913
- OUTSTANDING INFORMATION:**
Internal and external photographs of the building and the completed work, clarity regarding which plans are for the work completed and completed work must be clearly indicated required.
- CSI**
- 14.33 Erf 118240, 9 Frank Robb Street, Brooklyn, S34 - Alterations & Additions**
Case No: HWC24091814CSI0919
- OUTSTANDING INFORMATION:**
Comment from CoCT, locality map required.
- CSI**
- 14.34 Erf 120353, 23 Sibelius Avenue Steenberg, S34 - Alterations & Additions**
Case No: HWC23110211CSI0819
- OUTSTANDING INFORMATION:**
PoP, all photos must be in colour, full application form required.
- CSI**
- 14.35 Erf 217, 23 Prince Street, Oranjezicht, S34 - Alterations & Additions**
Case No: CSI0919
- OUTSTANDING INFORMATION:**
PoP, streetscape photographs, title deed required.
- CSI**
- 14.36 Erf 3342, 4 Hiddingh Avenue, Model Villa, Oranjezicht, S34 – Additions & Alterations, Minor Works**
Case No: HWC24091805CSI0919
- OUTSTANDING INFORMATION:**
Body corporate letter stating that they have given the applicant permission to apply for the application with all member names and signatures, materials to be used for repair, maintenance, and replacement to be clearly stated required.
- CSI**

- 14.37 Erf 3675, 12 Klein Reservoir Street, Paarl, S34 - Alterations & Additions**
Case No: HWC24091907CSI0923
- OUTSTANDING INFORMATION:**
DHF comment provided but the file is corrupted required.
- CSI**
- 14.38 Erf 524, 5 Ixia Avenue, Devil's Peak, S34 - Alterations & Additions**
Case No: CSI0913
- OUTSTANDING INFORMATION:**
PoP, confirmation if the work has been completed, internal photographs required.
- CSI**
- 14.39 Erf 53827, 52 Harfield Road, Claremont, S34 - Total Demolition**
Case No: HWC24082708CSI0912
- OUTSTANDING INFORMATION:**
Demolition plan required
- CSI**
- 14.40 Erf 735, 11 Diaz Road, Grassy Park, S34 - Alterations & Additions**
Case No: HWC24091110CSI0919
- OUTSTANDING INFORMATION:**
Streetscapes, confirmation if work has started/been completed required.
- CSI**
- 14.41 Erf 10861, Flat 1 Kingston Court, 12 Sunray Road, Fish Hoek, S34 - A&A, Minor Works**
Case No: HWC24081914XM0913
- OUTSTANDING INFO**
Tick on form if work has started/completed, Annotated Internal, External & Streetscape photographs
Motivation required.
- XM**
- 14.42 Erf 1106, 3 Geldenhuys Street, Malmesbury, S34-Alterations & Additions**
Case No: HWC24080136XM0923
- OUTSTANDING INFO**
New Application form, Title Deed, SG Diagram, Annotated Internal, External & Streetscape
photographs, Friends of Blaauwberg Conservation Area (FoBCA) Conservation body and motivation
required.
- XM**
- 14.43 Erf 1964, 3 Main Road, Rosebank, S34-Alterations & Additions**
Case No: HWC24042403XM0913
- OUTSTANDING INFO**
SG Diagram, Annotated Internal, External & Streetscape photographs, Consultation comments:
Conservation bodies in the area, Motivation required.
- XM**

14.44 Erven 4005 and 4006, 261 Long Street, Cape Town, S34 - A&A, Minor Works
Case No: HWC24090204XM0913

Ms. Xola Mlwandle introduced the item.

DISCUSSION

- The proposal is for minor internal work (dry walling) to the existing restaurant
- Work has not started
- Work has started
- Work has been completed
- Graded IIIA
- Inside HPOZ
- CoCT supports
- CIBRA no comment within 30 days

DECISION

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

XM

14.45 Erf 450679, 9 Syfret Road, Rondebosch, S34-Alterations & Additions
Case No: HWC24082302XM0913

Ms. Xola Mlwandle introduced the item.

DISCUSSION

- Additions & alterations to the existing structure.
- Proposal is to enlarge kitchen, proposed new garage
- Work has not started
- Graded IIIC
- Outside HPOZ
- CoCT supports

DECISION

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

XM

14.46 Erf 538 12 Redgum Avenue, Thornton, S34 - A&A, Minor Works
Case No: HWC24082805XM0906

OUTSTANDING INFORMATION

SG Diagram, Annotated Internal Streetscape photographs please provide at least 2 images, Motivation required.

XM

14.47 Erf 7332, 36 Retief Street, Bellville, S34-Alterations & Additions
Case No: HWC24090201XM0906

OUTSTANDING INFORMATION

SG Diagram, Company/Trust Resolution, Power of Attorney, Locality Map, Annotated Streetscape photographs (up and down the road, neighbouring structures, Google images are not accepted), Consultation comments: Local municipality required.

- XM**
- 14.48 Erf 795, 9 Disa Road, Milnerton S34-Alterations & Additions**
Case No: HWC24091105XM0912
- OUTSTANDING INFORMATION**
Annotated Internal & Streetscape photographs, Consultation comments: Local municipality required
- XM**
- 14.49 Erf 9829 ,26 Lincoln Street, Bellville, S34-Alterations & Additions**
Case No: HWC24091711XM0918
- OUTSTANDING INFORMATION**
Motivation required.
- XM**
- 14.50 Erf 64160, D5 Schoongezicht, 264 Main Road, Kenilworth, S34 - A&A, Minor Works**
Case No: HWC24091129XM0912
- OUTSTANDING INFO**
Locality Map, Motivation required.
- XM**
- 14.51 Erf 12531, 35 Worcester Road, Woodstock, S34-A&A**
Case No: HWC24091701RB0819
- OUTSTANDING INFORMATION:**
Internal photographs required.
- RB**
- 14.52 Erf 233 3 Ilkley Crescent, Sea Point, S34-Total Demolition**
Case No: HWC24083004RB0819
- OUTSTANDING INFORMATION:**
Up to date title deed and Company Resolution(s) required.
- RB**
- 14.53 Erf 26254, 19 Anson Road, Observatory, S34-Total Demolition**
Case No: HWC24091609RB0910
- OUTSTANDING INFORMATION:**
Title deed, SG diagram, and, demolition plans required.
- RB**
- 14.54 Erf 3126, 8 La Provence Crescent, Pinelands, S34-A&A Minor Works**
Case No: HWC24071812RB0910
- OUTSTANDING INFORMATION:**
POP required.
- RB**

14.55 Erf 47266, 1 Gables Way, Rondebosch, S34-A&A Minor Works
Case No: HWC24081921RB0910

Mr. Ruan Brand introduced the item.

DISCUSSION

- Work has been completed.
- Graded IIIC
- Outside of a HPOZ but within the proposed Sandown HPOZ.
- Work was done under two HWC approved S34 permits and minor changes in terms of door and window positions, and bathroom and kitchen fittings and layout.
- The larger change involved the addition of an external walled off braai on the terrace for an entertainment area.
- None of these changes are visible from the street and it does not appear as though it has negatively impacted the heritage fabric of the structure.
- CoCT supports.

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.

RB

14.56 Erf 49028-RE, 27 Thibault Avenue, Newlands, S34
Case No: HWC24090402RB0910

OUTSTANDING INFORMATION:

Locality plan or map, and more streetscapes required.

RB

14.57 Erven 66241 & 102671, 143 Wetton Road & 5 Boundary Road, Wetton, S34-TD
Case No: HWC24091603RB0916

OUTSTANDING INFORMATION:

Local authority comment, internal, external, and streetscapes photos, and heritage motivation required.

RB

14.58 RE149294, Cape Town Harbour Foreshore, S38(8)-NID
Case No: HWC24091709RB0923

OUTSTANDING INFORMATION:

Title deed, SG diagram, and Company Resolution required.

RB

14.59 Erf 1142-RE, 19 Queens Road, Tamboerskloof, S34- Additions & Alterations
Case No: HWC24091108CN0911

OUTSTANDING INFORMATION:

Correct TD or Transfer Letter, Locality Plan, external photographs of the rear and SG Diagrams required.

CN

- 14.60 Erf 180, 8 Vrede Street, De Rust, S34-Minor Works**
Case No: HWC24091712CN0923
- OUTSTANDING INFORMATION:**
Signed application form with the current owner's details required.
- CN**
- 14.61 Erf 362, 6 Van Ryneveld Avenue, Vredehoek, S34-Additions & Alterations**
Case No: HWC24091201CN0916
- Ms. Corne Nortje introduced the item.
- DISCUSSION**
- The proposal is for a new covered braai area and entertainment area.
 - CoCT supports
 - Graded NCW
 - Outside HPO
 - Work has not started.
- DECISION**
The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.
- CN**
- 14.62 Erf 3690, 4 Montrose Avenue, Oranjezicht, S34-Minor Works**
Case No: CN0916
- OUTSTANDING INFORMATION:**
POP with correct reference no., Title Deed, Locality Plan, All photos and SG Diagram required.
- CN**
- 14.63 Erf 401-RE, 4 Brompton Avenue, Sea Point, S34-Additions, Alterations & Partial Demolition**
Case No: HWC24091203CN0916
- OUTSTANDING INFORMATION:**
Coloured up elevations, Streetscape photos and Proof of Consultation with SFA required.
- CN**
- 14.64 Erf 4141 (Previous Erf 190-RE), 48 Jacaranda Street, Brackenfell, S34-Total Demolition**
Case No: HWC24091135CN0916
- OUTSTANDING INFORMATION:**
CoCT Comments required
- CN**
- 14.65 Erf 4806, 27 Saldanha Street, Ruyterwacht, S34-Minor Works**
Case No: HWC24071806CN0916
- OUTSTANDING INFORMATION:**
POP required.
- CN**

14.66 Erf 86774, 4 Palmer Road, Muizenberg, S34-Additions & Alterations
Case No: HWC24090202CN0919

Ms. Corne Nortje introduced the item.

DISCUSSION

- The proposal is for a bedroom, lobby and verandah extension to the rear, two bathroom extensions to the side, internal alterations, new roofs of certain areas of the house as well as changes to doors and windows.
- CoCT supports
- Graded IIIC
- Inside HPO
- Work has not started.
- Muizenberg Historical Conservation Society has no objection

DECISION

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

CN

14.67 Erf 87389-RE, 12 Bath Road, Muizenberg, S34-Minor Works
Case No: HWC24091109CN0919

Ms. Corne Nortje introduced the item.

DISCUSSION

- The proposal is for extending the living room area onto the verandah area, with minor alterations to the internal layout and some
- windows being replaced or bricked up.
- Graded NCW
- Outside HPO
- Work has not started

DECISION

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

CN

14.68 Erf 9995, 151 Main Road, Strand, S34-Additions & Alterations
Case No: HWC24090301CN0918

OUTSTANDING INFORMATION:

Outstanding information: Plans & CoCT Comments required.

CN

15. OTHER MATTERS

16. ADOPTION OF RESOLUTIONS AND DECISIONS

XM moves to adopt and SB seconds the adoption of resolutions and decisions.

17. CLOSURE

11:45

18. DATE OF NEXT MEETING

14 October 2024

MINUTES APPROVED AND SIGNED BY:

CHAIR: _____

SECRETARY: _____

Approved

Annexure A – HWC Heritage Officer Meetings

Abbreviations

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