

**Approved Minutes of the Meeting of the Heritage Officers Meeting (HOMs)
of Heritage Western Cape (HWC) held via MS Teams at
08H30 on Thursday, 19 October 2023**



1. Opening and Welcome

The Chair, Ms Sneha Jhupsee, officially opened the meeting at 08:38am and welcomed everyone present.

2. Attendance

Members

Ms Sneha Jhupsee (SJ)(Heritage Officer) (Chair)
Ms Stephanie Barnardt (Heritage Officer)
Ms Muneerah Solomon (MSo) (Heritage Officer)
Ms Corne Nortje (CN) (Heritage Officer)
Ms Chane Herman (CH) (Heritage Officer)
Ms Khanyisile Bonile (Heritage Officer) – Ms Bonile exited the meeting at approximately 8:47am

Staff

Mr Olwethu Dlova (OD) (Admin)
Ms Zikhona Sigonya (ZS) (Admin)
Ms Waseefa Dhansay (WD) (Assistant Director)
Ms Colette Scheermeyer (CS) (Deputy Director)
Ms Cecilene Muller (CM) (Assistant Director)
Ms Nuraan Vallie (Assistant Director)

Legal Advisor

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

Observers

Mr Cahlan Williams
Ms Mabeth (CTS)

Visitors

Ms Claire Abrahamse
Mr Phillipa Duncan
Prof Walter Peters
Mr Arnold Shewan

3. Apologies

Ms Nosiphiwo Tafeni (NT) (Secretariat)

3.1. Absent

None

4. Approval of the Agenda

4.1 Agenda dated 19 October 2023

The Committee resolved to approve the agenda dated 19 October 2023 with minor changes.
CH approved, CN seconds.

5. Approval of Minutes of Previous Meeting

5.1 Minutes dated 9 October 2023

The Committee reviewed the minutes dated 9 October 2023 and resolved to approve them as circulated with amendments.

CN approved, CH seconds.

5.2 Minutes dated 13 October 2023

The Committee reviewed the minutes dated 13 October 2023 and resolved to approve them as circulated with amendments.

CN approved, CH seconds.

6. Disclosure of Interest and acceptance of code of conduct

No disclosure of interest noted.

Noted that “acceptance of code of conduct” will be moved to the opening of the meeting going forward.

7. Confidential Matters

None

8. Standing Items

8.1 Site inspections undertaken

8.1.1 Erf 6726, 20 Oxford Street, Durbanville (CH)

Ms Chane Herman introduced the matter

DISCUSSION:

- A site inspection was conducted on 13 October 2023.
- The site is graded IIIB outside a HPOZ
- The City of Cape Town informed HWC on 10 October 2023 that an application was submitted to their office for a proposed tent structure and awning above the boundary wall. A site inspection was done to determine if a Section 34 application is required for the tent and awning structure.
- The Committee noted that the tent was erected to the rear of the building and has been mounted against the rear façade wall. With regards to the awning, HWC had previously informed the applicant that the boundary wall was not older than 60 years.
- The Committee noted that unauthorized work took place on site since the Section 34 permit was issued on 19 September 2022. This work included deviations from the approved drawings (as noted in the Close Out Report, dated 24 April 2023 as compiled by Rennie Scurr Adendorff Architects) and painting of the street façade walls.

COMMENT:

- The Committee agreed that the tent structure must be included in the Section 34 application along with all previous unauthorized work.
- The case officer is to advise the applicant that the Section 34 application must be submitted by 24 November 2023.

8.2 Proposed Site Inspection

- Proposed Alterations and Additions on Erf 1129, 5 Louwskloof Road, Mamre (CN)

8.3 Site Inspection Reports

8.3.1 Erf 6726, 20 Oxford Street, Durbanville (CH)

This item was tabled at item 8.1.1.

8.4 Preparation for upcoming Committee meetings

- HOMs meeting to be held on 23, 24 and 30 October 2023.
- Lean Management Training on 25 October 2023.

8.5 Interim and Close out Reports

8.5.1 Erf 3666, Oranjezicht, Table Mountain Cableway Lower Station (MS)

COMMENT:

The Committee resolved to endorse the final closeout report dated 10 October 2023, prepared by Frik Vermeulen and Belinda Young.

8.6 Incomplete Applications

8.7 Archaeological Matters

None

8.8 Illegal Works Database (Stop works order)

None

9 Administrative Matters

9.1 Monitoring by practitioner

None.

9.2 Enquiry: Erf 12166, Woodstock (MS)

COMMENT:

The Committee resolved that a heritage practitioner to submit a formal application.

9.3 Email enquiry: Farm 571, Kleinbosch Road, Paarl (CH)

DISCUSSION:

- The enquiry relates to a previous IACom approval dated 22 June 2016 for alterations to the existing function venue facility and additions of a wine cellar, farm stall and the expansion of the yard between the buildings.
- The approved new structures would be constructed behind the werf.
- The applicant/consultant submitted revised plans to Drakenstein Municipality to retain the function venue facility and omit the remaining approved structures from the scope of work.
- The Drakenstein Municipality noted that the current proposals indicated deviations to approved functions venue and enquired if the deviations could be dealt with through a Section 34 application to prevent a revision of the Section 38 Record of Decision.
- The Committee noted that the function venue is a structure older than 60 years.

COMMENT:

The Committee agreed that a Section 34 application can be submitted for the proposed deviations to the function venue facility.

10 Discussion of the agenda

MATTERS DISCUSSED

11. MATTERS ARISING

11.1 Proposed Expansion of Agricultural Land on Portion 10 of Farm 93, Farm Witte Water, Kapteinskloof Valley, Piketberg

Case No: HWC23080204AM0808

This matter was removed from the agenda as incomplete application.

SB

11.2. Proposed Additions and Alterations on Erf 118102, 1 Thelma Road, Claremont, S34-A&A

Case No: HWC23082805CN0911

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received on 11 September 2023.
- The building is a Grade IIIB resource and is situated outside an HPOZ.
- CoCT and UCRRRA did not comment within the 30-day commenting period.

RECORD OF DECISION:

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

CN

11.3. Proposed Additions and Alterations on Erf 13926, 36 Baron van Rheede Street, Oudtshoorn, S34-A&A

Case No: HWC23091404CN0926

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is ungraded and is situated outside an HPOZ. The Committee agreed to grade the building as IIIC.
- Application incomplete - coloured up plans, external and streetscape photos required.
- The proposed work on site has not started.
- The proposal is for the removal of existing sash windows and timber door to be replaced with frameless glass windows and doors.
- Oudtshoorn Municipality supports the proposals.
- The Committee noted the Heritage Oudtshoorn's recommendations
- Heritage Oudtshoorn supports the proposal and suggests that the existing portico's including the precast columns be removed and replaced with minimalist cantilever roof structures to protect the entrances.

RECORD OF DECISION:

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

CN

11.4. Proposed Additions and Alterations on Erf 474, 6 Market Street, Prince Albert, S34-A&A

Case No: HWC23082201CN0826

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received on 26 August 2023.
- The building is a Grade IIIC resource and is situated inside an HPOZ.
- Prince Albert Municipality acknowledged application to HWC.
- Prince Albert Cultural Foundation supports the application.
- SVDSF did not comment within the 30-day commenting period.

RECORD OF DECISION:

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

CN

11.5 Proposed Total Demolition on Erf 1306, 46 Avenue Le Sueur, Fresnaye, S34-TD
Case No.: HWC23082808CH0830

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received on 10 October 2023.
- The building is graded as Not Conservation Worthy and is situated outside an HPOZ.
- The proposal is to demolish the existing structures on site to develop a block of flats.
- CoCT supports the proposal.
- SFA supports the proposal.
- SFB supports the proposal.

RECORD OF DECISION:

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

CH

11.6 Proposed Additions and Alterations on Erf 14238, 50 Palmerston Road, Woodstock, S34-A&A
Case No.: HWC23082104CH0922

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received on 11 and 13 October 2023.
- The building is graded as Not Conservation Worthy and is situated outside an HPOZ.
- The proposal is for small shop addition with care takers cottage above it, demolition of existing single storey service areas and internal reconfiguration.
- All proposed work is to the rear of the building.
- CoCT did not comment within the 30-day commenting period.
- WRA supports the proposal and notes that the boundary wall is not compliant with the City's boundary wall and fencing policy.
- WAAC did not comment within 30 days. Recommendation is for approval.

RECORD OF DECISION:

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

CH

11.7 Proposed Emergency Roof Replacement on Erf 1427, Voortrekker Street, Swellendam, S27-Emergency Case No.: HWC23090502CH0915

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Further requirements were received on 13 October 2023. This Committee previously requested updated photographs and for the applicant is to respond to the suggestions/proposed solutions as per the comment received from the Swellendam Heritage Association regarding the insurance covering the cost of the slate replacement and the exploration of alternative tiles.
- The building is a Grade II resource and is situated inside an HPOZ.
- The proposal is to replace the remaining slate tile roof with corrugated light grey coated roof sheeting. One side of the pitched roof already has corrugated sheeting.
- Swellendam Municipality does not support the roof replacement. The Municipality noted that half of the roof has already been replaced with corrugated sheeting.
- SHA proposed two salutations:
 - 1) That the insurance cover the cost of the tiles or if not, then an alternative tile can be used such as nu-tec slate tiles provided that they are painted the same colour as the slate tiles.
 - 2) Should the insurance not cover the cost of the tiles then corrugated iron can be used provided that it was similar in colour to the existing slate tiles.
- The owner confirmed that the insurance has already covered the claim for the corrugated sheeting.
- The applicant stated that nutec slate tiles is a good alternative, however will not be a suitable option for a roof cover. Applicant provided reasons in support of the corrugated sheeting.
- This Committee had concerns with the precedent being set for grade II heritage resources and is of the opinion that slat roof sheeting is the preferred option.
- The Committee noted previous unauthorized work on site.

COMMENT:

The Committee resolved to refer the matter to BELCom meeting to be held on 9 November 2023.

CH

11.8 Proposed Additions and Alterations on Erf 53848, 6 Wisteria Road, Claremont, S34-A&A Case No.: HWC23092003CH0922

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received on 16 October 2023.
- The building is a Grade IIIC resource and is situated outside an HPOZ.
- Proposal is to convert garage into bedroom and to convert the laundry and veranda area into a sunroom.
- Confirmation was received that the work is complete.
- CoCT supports the proposal

RECORD OF DECISION:

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

CH

**11.9 Proposed Additions and Alterations on Erf 1563, 303 Main Road, Paarl Museum, Bertville, Paarl, S27-A&A
Case No.: HWC23080803CH0913**

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information was received on 16 October 2023.
- The building is a Grade II resource and is situated inside the Special Character Protected Area Overlay Zone of Paarl.
- The proposal is to replace the asbestos roof sheeting with IBR metal roof sheeting as part of the Asbestos Management Plan for the property. Work is also proposed to the main thatch roof.
- Internal walls will be painted with 2 coats of glutone paint.
- Work has not started.

RECORD OF DECISION:

The Committee resolved to approve the application with the condition that a close out report to be submitted to HWC within 30 days of practical completion.

Prior to issuing the permit, HWC requires written confirmation from a Drakenstein Municipality Official (within the heritage department) stating that the proposed work will be monitored.

CH

**11.10 Proposed Additions and Alterations on Erf 71471, 35 Waterford Road, Plumstead, S34-A&A
Case No: HWC23083010KB0911**

HELD OVER:

Application was removed from agenda as operating processes were not followed. Held over, date to be determined.

KB

**11.11 Proposed Additions and Alterations on Erf 8716, 31023 3 Bo Meul Straat, Paarl, S34-A&A, Minor Works
Case No: HWC23100215**

HELD OVER:

Application was removed from agenda as operating processes were not followed. Held over, date to be determined.

KB

**11.12 Proposed Additions and Alterations on Erf 1355, 25 Yeoville Street, Vredehoek: S34-A&A
Case No: HWC23080114KB0806**

HELD OVER:

Application was removed from agenda as operating processes were not followed. Held over, date to be determined.

KB

11.13 Proposed Additions and Alterations on RE of Erf 62515, 74 Sockely Road, Lansdown.S34-A&A

Case No: HWC23072506KB0826

HELD OVER:

Application was removed from agenda as operating processes were not followed. Held over, date to be determined.

KB

11.14 Proposed Minor Works on Erf 1382, 3 Bradwell Road, Vredehoek.S34-Minor Works

Case No: HWC23082108KB0826

HELD OVER:

Application was removed from agenda as operating processes were not followed. Held over, date to be determined.

KB

11.15 Proposed Additions and Alterations on Erf 31861, 2 Kingston Road, Mowbray, S34-A&A.

Case No: HWC23081505KB0822

HELD OVER:

Application was removed from agenda as operating processes were not followed. Held over, date to be determined.

KB

11.16 Proposed Additions and Alterations on Erf 71235, 23 Cannon Street, Plumstead: S34-A&A

Case No: HWC23072701KB0815

HELD OVER:

Application was removed from agenda as operating processes were not followed. Held over, date to be determined.

KB

11.17 Proposed Additions and Alterations on Erf 7932, Somerset West, S34-A&A

Case No: HWC23082405KB0828

HELD OVER:

Application was removed from agenda as operating processes were not followed. Held over, date to be determined.

KB

11.18 Proposed Minor Works on Erf 71371, 2 Atherstone Road, Plumstead: S34-Minor Works.

Case No: HWC23072801KB0809

HELD OVER:

Application was removed from agenda as operating processes were not followed. Held over, date to be determined.

KB

11.19 Proposed Additions and Alterations on Erf 47118, 79 Campground Road, Rondebosch. S34-A&A

Case No: HWC23071003KB0926

HELD OVER:

Application was removed from agenda as operating processes were not followed. Held over, date to be determined.

KB

11.20 Proposed Additions and Alterations on Erf 13942, 79 Fairview Avenue, Woodstock, S34-A&A
Case No: HWC23022309SJ0224

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is Grade IIIC resources and situated inside an HPOZ.
- CoCT does not support the proposal
- Woodstock Aesthetic Advisory Committee does not support
- Woodstock Residents Association supported CoCT comment

RECORD OF DECISION:

The Committee resolved to refer the matter to BELCom meeting to be held on 9 November 2023.

SJ

11.21 Proposed Additions and Alterations on Erf 92, 27 Church Street, Stanford: S34-A&A
Case No: HWC23080306SJ0826

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is ungraded and falls within Stanford Heritage Overlay Protection Zone.
- The information was received on 4 September 2023 and further requirements was received on 26 September 2023.
- Stanford Heritage Committee has no objection to the proposals also noted that the work has been started.

RECORD OF DECISION:

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

SJ

11.22 Proposed Additions and Alterations on Erven 33, 37-38-39 Van Breda Street, Agulhas: S34-A&A (RG)
Case No: HWC23030809RG0308

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIB resource and is situated outside an HPOZ.
- Case officer to investigate further.
- Applicant to clarify if work is additions/alterations, total or partial demolition and plans to be colored up.
- Municipality and Agulhas Heritage Society and Conservation Society comments have left the decision to HWC.
- Information received on 24 August 2023
- Cape Agulhas municipality supports the proposal.

RECORD OF DECISION:

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources. The Committee endorsed the appointment of Paul Boshoff (Urban Concept Architects) to monitor the proposed work.

SJ

11.23 Proposed Additions and Alterations on Erf 446, Farm Schoemanshoek, Off R325, Main Road, Albertinia.S34-A&A

Case No: HWC23090403SJ0905

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Farm has 5000sqm.
- Further SDP, future construction, farm resources and information of demolition to the farm has been submitted.

RECORD OF DECISION:

The Committee resolved S.38 application be submitted as the site is over 5000sqm with an intention to develop.

SJ

11.24 Proposed Additions and Alterations on Erf 2372, 32 Hout Street, Cape Town: S34-Minor Works.

Case No: HWC23092713SJ0927

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIA resource and is situated inside an HPOZ.
- Internal drywalling partitions and fire safety compliance additions.

INCOMPLETE APPLICATION:

New form required.

SJ

11.25 Proposed Additions and Alterations Erf 848, 27 Avenue Disandt, Fresnaye, S34-A&A,

Case No: HWC23082206MS0828

Ms Muneerah Solomon introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource and is situated outside an HPOZ.
- CoCT supports the proposal.
- SFA supports the proposal.
- SFB has no objection.

RECORD OF DECISION:

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

MS

11.26 Proposed Total Demolition Erf 3566, 5 Dennedal East Avenue, Tokai, S34-TD

Case No: HWC23080807MS0815

Ms Muneerah Solomon introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is graded as Not Conservation Worthy and is situated outside an HPOZ.
- CoCT supports the proposals.
- Constantia Ratepayers & Residents Associations supports the proposal.
- Friends Of Constantia Valley Green Belt did not respond within 30-day commenting period.

RECORD OF DECISION:

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

MS

11.27 Proposed Additions and Alterations Erf 23010, Fourth Street, Kensington, S34-A&A

Case No: HWC23091102MS0912

Ms Muneerah Solomon introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is Not Conservation Worthy and located outside HPOZ.
- CoCT supported the proposals.

RECORD OF DECISION:

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

MS

11.28 Proposed Additions and Alterations Erf 187, 30 Jeffcoat Avenue, Bergvliet, S34-A&A (Minor Works)

Case No: HWC23091409MS0914

Ms Muneerah Solomon introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is graded as Not Graded and located outside HPOZ.

RECORD OF DECISION:

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

MS

11.29 Proposed Additions and Alterations Erf 1390, 48 Avenue la Croix, Fresnaye, S34-A&A

Case No: HWC23082106MS0826

Ms Muneerah Solomon introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is Not Conservation Worthy and located outside HPOZ.
- Information received on 4 October 2023
- SFA and SFB had no objection to the proposals.
- CoCT supports the proposals.

RECORD OF DECISION:

The NHRA is not applicable, a letter of no trigger is to be issued.

MS

11.30 Proposed Additions and Alterations Erf 12433, 39 Lever Street, Woodstock, S34-A&A

Case No: HWC23091504MS0915

Ms Muneerah Solomon introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource and located Inside HPOZ
- CoCT supports.
- WERRA and WUECAG did not respond within 30-day commenting period.

RECORD OF DECISION:

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

MS

11.31 Proposed Additions and Alterations on Erf 11180, 5 Riebeeck Street, Malmesbury: S34-A&A

Case No: HWC23081412MS0816

Ms Muneerah Solomon introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIC resource
- Swartland Municipality supports.
- FoBCA did not comment within 30-day commenting period.

RECORD OF DECISION:

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

MS

12. NEW MATTERS

12.1 Proposed Rezoning, Subdivision for Development of Gated Residential Development, Erf 4053, St Helena Bay, S38(4)-NID

Case No: HWC23100306SB1004

Ms. Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Within highly sensitive archaeological area (Evidence from the Archaeological site from Kasteelberg indicate presence on the landscape from between 1600-1800 years ago).
- In urban context it would not have a visual impact even though on a gentle incline.
- The committee noted that application as incomplete due to the NID application form not being complete nor does it assess any of the heritage in the area.

INCOMPLETE APPLICATION:

Completed NID application form that assesses the possible heritage resources on site.

SB

12.2 Proposed Alterations and Additions, Erf 98574, 19 Saxon Road, Rondebosch, S34-A&A

Case No: HWC23100301SB1004

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is Grade IIIA, IIIB and IIIC resources and situated outside HPOZ.
- Work has not started.
- Proposed carport and bathroom.
- CoCT supports the proposal.
- Interior images indicate that the work has started.

INCOMPLETE APPLICATION:

- Incomplete: SG, Title deed, confirm if work has started.

SB

12.3 Proposed Alterations and Additions, Erf 15292, 15293, 15294, 10559, 10560, 10561, 10562, 10615, 10619, 10620, 10621, 176308, 15 Voortrekker Road, Salt River, S38(4)-NID

Case No: HWC23100301SB1004

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Salt River Railways institute Hall graded IIIA
- Civic area adjacent to the Hall graded IIIB
- Former Manager Office graded IIIB
- Market Area graded IIIC
- The site is situated outside the HPO
- Previous NID was submitted to HWC, HOMs committee resolved for HIA in August 2017 however no HIA submitted.
- High local cultural significance (various graded building).
- Proposal multi-level building for high density residential use and low retail and civic use.

- Archaeological - CoCT does not indicate further investigation required, to the north across the railway there was Archaeological study that indicated possible maritime archaeological impact.
- The consultant has recommendation: HIA - Townscape Assessment, Social Historical Study, Visual Impact Assessment
- The Committee is of the opinion that heritage resources will be impacted on.
- SJ to take over case.

RECORD OF DECISION:

The Committee resolved that and HIA with a Townscape Assessment, Socio-historic Study, Visual Impact Assessment, Desktop Archaeological Assessment and Built environment assessment of existing fabric and form is required.

SB

12.4 Proposed Exhumation of Burial on Erf 9698, 37 Perlemoen Crescent, Britannia Reef, St Helena Bay, S35

Case No: HWC23092720SB0927

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Exhumation and removal of accidentally disturbed human remains that was discovered during trenching for housing development of the subject property.
- The remains have been partially disturbed, there may be some remains still *in situ* (undisturbed).
- Methodology is adequate for the circumstance.
- The application mentions sampling and radiocarbon dating.
- Signed and approved repository agreement. Consultation- West Coast Aboriginal Council did not comment in 30 days.
- West Coast Guriqua/Xam Council has support as per letter and wish to be kept informed about the matter (extensive on-going communications as per the emails).
- Saldanha Bay municipality did not comment within 30 days commenting period.

COMMENT:

The Committee resolved to issue a letter of comment and only permit once documentation (reburial plan) has been submitted within 10 working days. The Committee also requested that the CV and monitoring letter be submitted too when received the plan. The Committee resolved that the documents be circulated via email for approval.

SB

12.5 Proposed Development on Erf 1631-04, Groot Drakenstein, Paarl, S38-Workplan

Case No: HWC23100236SB1003

Ms Stephanie Barnardt introduced the case.

UNDER INVESTIGATION:

The Committee requests the case officer to investigate the matter.

SB

12.6 Proposed Alterations and Additions, Erf 18792, The Carpenters Workshop, Somerset West, S34-A&A
Case No: HWC23092712SB0929

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

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

INCOMPLETE APPLICATION:

The Committee request that HRF comment be submitted.

SB

12.7 Proposed Alterations and Additions, Erf 5604, 2 Walters Way, NG Kerk, Constantia, S38(4)-NID
Case No: HWC23082401SB1003

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The proposal is not clear and heritage resources are not adequately assessed.
- Possible site inspection or meeting with applicant.
- The site is not older than 60 years.

UNDER INVESTIGATION:

The Committee requests the case officer to investigate the matter.

SB

12.8 Proposed Total Demolition, Erf 681, 27 Amy Searle Street, Grootbrak, S34-TD
Case No: HWC23071702SB1004

DUPLICATION:

The matter was removed from the agenda as it is duplicated on the case allocation.

SB

12.9 Proposed Telecommunications Mast on Erf 701, 5 Devon Air Close, Noordhoek, S38(4)-NID
Case No: HWC2309111SB1009

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is Grade IIIIC resources
- Proposed subdivide to develop on portion 1 of the subject property a Telecommunications Mast.

- The site is situated in a built-up property however on the boundary of TMNP.
- The will be a small visual impact that won't be overbearing.
- Archaeological there might be isolated stone tools in secondary context therefore impact regarded as low.
- Palaeontological sites are moderate sensitive formation however given the nature of the development unlikely to impact.
- The Committee is of the opinion that no heritage resources will be impacted on.

RECORD OF DECISION:

The Committee resolved that no further studies required.

SB

**12.10 Proposed Alterations and Additions on Erf 845, 1 Firgrove Way, Bergvliet High School, Bergvliet, S38(4)-NID
Case No: HWC23100231SB1003**

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The proposal is for enlarging the entrance and new gate which will not change the character of the site
- The committee noted that the proposed development will not trigger section 38(1) of the NHRA

RECORD OF DECISION:

The Committee resolved that no trigger in terms of section 38(1).

SB

**12.11 Proposed Tourist Accommodation on Erf 824, 826 & 887, Rusty Gate Mountain Retreat, Caledon, S38(8)-NID
Case No: HWC23100220SB1003**

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Proposed tourism accommodation.
- NID form does not adequately assess heritage resources.

INCOMPLETE APPLICATION:

The Committee resolved that the pictures of areas of proposed work and existing structures on site (3 pictures are not enough); SG, Title deed and current built resources to be submitted.

SB

**12.12 Proposed Multi-Purpose Centre on Erf 22727 for the OAC, Farm Joostenburg Vlake, Kraaifontein, S38(4)-NID
Case No: HWC23100246SB1009**

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- POA and Title deed received on the 18 October 2023.
- Palaeontological impact regarded as low

- Archaeology –impact regarded as low due to the heavy transformed land.
- The site is in the Joostenberg Vlake Cultural Landscape however similar developments in the area, impact low.
- The Committee is of the opinion that no heritage resources will be impacted on.

RECORD OF DECISION:

The Committee resolved that no further studies required.

SB

12.13 Proposed Pipelines (upgrade of Wastewater Facility) on Erf 54-Re, 80-Re, 344, 346, 608, 609-Re, 4070, Proposed Wastewater upgrades off St Helena Bay Road, Laingville, S38(8)-NID

Case No: HWC23091112SB1003

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Section has proceeded because of DEA&DP decision.
- The remaining section requires environmental authorisation.
- The pipeline is within a highly sensitive archaeological area, evidence from the Archaeological site from Kasteelberg indicate presence on the landscape from between 1600-1800 years ago. Furthermore, a number of accidental disturbances of human burials have been recorded in recent years.
- The historical structures of the surrounding farms won't be impacted on by the proposed development.
- No impact to the cultural landscape as pipeline below ground.
- A comment was obtained from palaeontologist, note the foredunes are Witzand formation, underlined by Velddrift formation and recommends Fossil Chance Finds Procedure be included in the EMPr due to the possibility of fossil bones be uncovered.
- Consultant recommends NFS with Chance Finds
- The Committee is of the opinion that heritage resources will be impacted on however mitigation would be best suited through Section 35 monitoring application.

RECORD OF DECISION:

Since there is no reason to believe that there will be an impact on heritage resources warrants further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required however Chance Find procedure to be included in the environmental authorization.

The Committee resolved that due to the highly sensitive and possible discovery of human remains in the area, separated S.35 application to be submitted.

SB

12.14 Proposed Alterations and Additions, 85586, 13 Devon Road, Lakeside

Case No: HWC23100414KB1004

HELD OVER:

Application was removed from agenda as operating processes were not followed. Held over, date to be determined.

KB

12.15 Proposed Alterations and Additions, 12486-RE, 76 Ravenscraig Road, Walmer Estate, Cape Town

Case No: HWC23100310KB1004

HELD OVER:

Application was removed from agenda as operating processes were not followed. Held over, date to be determined.

KB

12.16 Proposed Alterations and Additions, Erf 1624, 8 Firmount Road, Somerset West

Case No: HWC23100202KB1004

HELD OVER:

Application was removed from agenda as operating processes were not followed. Held over, date to be determined.

KB

12.17 Proposed Alterations and Additions, Erf 180, 25 Central Avenue, Pinelands

Case No: HWC23080214KB1004

HELD OVER:

Application was removed from agenda as operating processes were not followed. Held over, date to be determined.

KB

12.18 Proposed Alterations and Additions, Erf 2246, NG Kerk Paarl (Strooidak), Paarl

Case No: HWC23092717KB0928

HELD OVER:

Application was removed from agenda as operating processes were not followed. Held over, date to be determined.

KB

12.19 Proposed Alterations and Additions, Erf 23578, 5 Blair Street, Maitland

Case No: HWC23092701KB0928

HELD OVER:

Application was removed from agenda as operating processes were not followed. Held over, date to be determined.

KB

12.20 Proposed Alterations and Additions, Erf 34455, 117 Main Road, Strand

Case No: HWC23100245KB1002

HELD OVER:

Application was removed from agenda as operating processes were not followed. Held over, date to be determined.

KB

12.21 Proposed Alterations and Additions, Erf 3715, St Cyprians, Gorge Road, Oranjezicht

Case No: HWC23092708KB0929

HELD OVER:

Application was removed from agenda as operating processes were not followed. Held over, date to be determined.

KB

12.22 Proposed Alterations and Additions, Erf 41887, 42 Second Avenue, Rondebosch

Case No: HWC23100402KB1004

HELD OVER:

Application was removed from agenda as operating processes were not followed. Held over, date to be determined.

KB

12.23 Proposed Alterations and Additions, Erf 54212, 26 Dunluce Avenue, Claremont

Case No: HWC23091904KB1003

HELD OVER:

Application was removed from agenda as operating processes were not followed. Held over, date to be determined.

KB

12.24 Proposed Alterations and Additions, Erf 611, 12 The Valley Walk, Constantia

Case No: HWC23100205KB1003

HELD OVER:

Application was removed from agenda as operating processes were not followed. Held over, date to be determined.

KB

12.25 Proposed Alterations and Additions, Erf 66788, 57 Waterloo Road, Wynberg

Case No: HWC23100238KB1003

HELD OVER:

Application was removed from agenda as operating processes were not followed. Held over, date to be determined.

KB

12.26 Proposed Alterations and Additions, Erf 68298, 184 Rosmead Avenue, Kenilworth

Case No: HWC23100206KB1003

HELD OVER:

Application was removed from agenda as operating processes were not followed. Held over, date to be determined.

KB

12.27 Proposed Alterations and Additions, Erf 69472, 359 Main Road, Dennekamp, Kenilworth

Case No: HWC23100308KB1003

HELD OVER:

Application was removed from agenda as operating processes were not followed. Held over, date to be determined.

KB

12.28 Proposed Alterations and Additions, Erf 173092, 11 Nares Street, Observatory

Case No: HWC23100224KB1003

HELD OVER:

Application was removed from agenda as operating processes were not followed. Held over, date to be determined.

KB

12.29 Proposed Alterations and Additions on Erf 66083, 16 Alexandra Avenue, Wynberg, S34-A&A

Case No: HWC23092107CH0929

Ms Chane Herman introduced the case.

Ms Claire Abrahamse and Mr Phillippa Duncan were present and took part in the discussions.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is a Grade IIIB resource and is situated inside an HPOZ.
- Proposal is to move the swimming pool closer to the house, landscaping, convert the cottage/coach house into a guest suite, an additional floor above the existing house, update the internal layout of the house, an internal spiral staircase and create an outdoor living and entertainment area between the existing house and the coach house.
- Work has not started.
- CoCT supports the revised proposal in principle however does not support the gable end of the double storey western wing.
- The CoCT has further concerns relating to the balance between the old and new additions, the demolition of an original wall on the western side of the building, the western wing extending in front of the ridge line of the original roof and the number of trees that will be removed.
- WRA noted that no plans were provided of the coach house and requires clarity on the impact of the new roof line on the existing architecture and the surrounds.
- WRA requires confirmation that the proposed removal of the treeline will be replaced with mature indigenous trees to soften the impact and possible visual intrusion of the 2nd floor at the rear on Erf 66803.
- The Ward Councillor did not provide comment within 30 days.
- The architects have responded to the concerns raised by revising the design and providing a written response (noted on pages 37 and 38 the heritage report).

COMMENT:

The Committee resolved to refer the matter to BELCom meeting to be held on 9 November 2023.

CH

12.30 Proposed Alterations and Additions on Erf 1329, 5 Merriman Avenue, Somerset West, S34-A&A

Case No: HWC23092706CH1005

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is ungraded and located outside an HPOZ.
- The proposal is for an addition of a bedroom, lounge, patio, storeroom, gym and bathroom.
- Work has not started.
- CoCT indicated that a final comment will be provided after the HWC permit is obtained.
- HRF supports the proposal.

RECORD OF DECISION:

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

CH

**12.31 Proposed Alterations and Additions on Erf 141675, 9 Upper Chamberlain Street, Salt River, S34-A&A
Case No: HWC23091411CH0928**

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is Not Conservation Worth and located outside an HPOZ.
- The proposal is to relocate the bathroom and rearrange the kitchen layout.
- All work is proposed within the footprint of the existing structure and is proposed to the rear.
- Work has not started.
- CoCT supports the proposal.
- WAAC supports the proposal.
- WRA supports the proposal.

RECORD OF DECISION:

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

CH

**12.32 Proposed Alterations and Additions on Erf 1797, 31 Malherbe Street, Paarl, S34-A&A
Case No: HWC23091920CH1002**

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is ungraded and is located outside an HPOZ.
- Proposal is for internal alterations, addition of a braai room, bedroom and extension of an existing room.
- All work is proposed to the rear of the building.
- The work applied for has already been completed.
- Drakenstein Municipality supports the proposal.
- DHF supports the proposal.
- Paarl300 does not support the proposal given that the work is complete.
- The Committee noted that the unauthorized work did not negatively impact the heritage resource.

RECORD OF DECISION:

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

CH

12.33 Proposed Alterations and Additions on Erf 2015, 65 Rose Street, Bo-Kaap, S34-Minor Works

Case No: HWC23100243CH1003

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is Grade IIIC resources and located inside an HPOZ.
- The proposal is to change the width of the front door, internal alterations to walls and change the roof material from waterproof concrete to long span diamond dek steel sheeting.
- Work is currently underway on site (and was approved by HWC).
- The work applied for in this application has already been completed.
- Deviations took place during construction.

RECORD OF DECISION:

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

CH

12.34 Proposed Alterations and Additions on Erf 4483, 15 Batavia Way, Ruyterwacht, S34-A&A

Case No: HWC23092105CH0929

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is Not Conservation Worth and located outside an HPOZ.

INCOMPLETE APPLICATION:

The Committee resolved that new application form required.

CH

12.35 Proposed Alterations and Additions on Erf 5394, 3 St Georges Street, Bellville, S34-A&A

Case No: HWC23081815CH0928

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is Not Conservation Worth and located outside an HPOZ.

INCOMPLETE APPLICATION:

The Committee resolved that the applicant is to sign form, additional external, internal photographs and streetscape photographs required.

CH

12.36 Proposed Alterations and Additions on Erf 6119, 64 Marine Drive, Old Harbour, Hermanus, S27-A&A
Case No: HWC23072703CH1002

HELD OVER:

The matter was held over with the request of the applicant.

CH

12.37 Proposed Alterations and Additions on Erf 62006, 14 Lacre Road, Lansdowne, S34-A&A
Case No: HWC23100412CH1005

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is Not Conservation Worth and located outside an HPOZ.
- The proposal is for minor internal alterations and alterations to the boundary wall, addition of a double garage, bedroom, kitchen, entertainment area and pool.
- Work has not started.
- CoCT supports the proposal.

RECORD OF DECISION:

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

CH

12.38 Proposed Alterations and Additions on Erf 6784, 86 Meyer Street, George, S34-Minor Works
Case No: HWC23032402CH1003

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is graded IIIC.
- Minor works application for two covered canopies above the existing driveway, pergola, braai area and internal alterations.
- Work has not started.

RECORD OF DECISION:

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

CH

12.39 Proposed Alterations and Additions on Erf 689, Arcadia, 3 Hall Road, Sea Point, S34-Minor Works
Case No: HWC23092009CH1003

DISCUSSION:

Amongst other things, the following was discussed:

- The building is Grade IIIB resources outside HPOZ.
- Minor works application for the replacement of the existing asbestos roof with slate tiles.

- Work has not started.

RECORD OF DECISION:

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

CH

12.40 Proposed deviations on Erf 847, Corner Suidwal & 1 Koch Street, Stellenbosch, S34-Deviations

Case No: HWC23100248CH1004

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is Not Conservation Worthy
- Application is for deviations from the previously approved plans (dated 13 Dec 2022).
- The deviations are listed in Annexure A.
- Work has not started.
- The form and massing of the building remains in accordance with what HWC approved.
- The minor deviations do not negatively impact the heritage resource.

RECORD OF DECISION:

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

CH

12.41 Proposed Alterations and Additions, Erf 5457, Imhoff Farm, Kommetjie Main Road, Kommetjie, S34-A&A

Case No: HWC23100208CH1005

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is Grade IIIA resources outside HPOZ.
- The proposal is for alterations to the roof of two buildings on the werf namely the Umami restaurant and the Smithy barn building. The existing corrugated asbestos cement flat roofs will be replaced with pitched corrugated "Victorian profile" roofs. A deck and pergola are also proposed to the restaurant building.
- Work has not started.
- CoCT supports the proposal and recommends that the work be monitored to ensure that the use of compatible materials is used where appropriate and that a close out report be provided.
- No comment was received from the Ward Councillor, Kommetjie Heritage Society, Cape Institute for Architecture, SvDS Foundation and The Vernacular Architecture Society of SA.

RECORD OF DECISION:

The Committee resolved that to approve the application on condition that the work be monitored by a suitably qualified practitioner with heritage experience and for a close out report to be submitted to HWC within 30 days of practical completion.

In order for Heritage Western Cape (HWC) to issue a permit, the following is required:

1. The applicant is to appoint a suitably qualified consultant with the appropriate heritage experience to oversee the proposed work.

2. HWC is to be provided with the details of the consultant and their CV confirming suitability to oversee the work
3. A letter of appointment to be signed by the applicant and consultant

Once the above has been fulfilled, HWC will provide the required permit.

CH

12.42 Proposed Alterations and Additions on Erf 1191-Re, 33A Buxton Avenue, Oranjezicht, S34-Minor Works

Case No: HWC23092721CH0929

Amongst other things, the following was discussed:

- The building is Not Conservation Worth resources and is situated outside an HPOZ.

INCOMPLETE APPLICATION:

The Committee resolved that internal and streetscape photographs are required.

CH

12.43 Proposed Additions on Erf 91202-Re, 1 Standard Lane, Wynberg, S27-Minor Works

Case No: HWC23071207CH0929

Ms Chane Herman introduced the case.

Mr Phillipa Duncan was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is Grade II resources inside HPOZ.
- The proposal is for a new metal railing fence and security gate.
- The Committee deemed the proposed work as minor.
- Work has not started.
- CoCT supports the proposal.

RECORD OF DECISION:

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

CH

12.44 Proposed Maintenance, Erf 149294-RE, Dock House Annex, Portswood Precinct, V&A Waterfront: S34-Minor Works

Case No: HWC23100911SJ1012

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIA.
- Outside HPOZ
- Maintenance wall cracking and dampness on north west wall and inside of building, as well as roof; damaged pointing between stonework; replacement of rotten bargeboard with like-for-like.

RECORD OF DECISION:

The Committee resolved to approve the application.

SJ

**12.45 Proposed Maintenance, Erf 149294-RE, Life Grand Café, Pierhead Precinct, V&A Waterfront: S34-Minor Works
Case No: HWC23100906SJ1009**

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Grade IIIA
- Outside HPOZ
- Maintenance and redecoration: wall repair, resealing of windows, cleaning of roof sheets and valleys, fixing of eaves boards, repair of rusted iron gutters, repair of timber elements that have rotted.
- Areas of work clearly identified, and methodology is accepted as appropriate heritage practice.

RECORD OF DECISION:

The Committee resolved to approve the application.

SJ

**12.46 Proposed Solar Panel Installation, Erf 3154, Leeuwenhof Estate, Hof Street, Gardens: S27-Minor Works
Case No: HWC23101809SJ1016**

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is Grade II resources and situated inside an HPOZ.

RECORD OF DECISION:

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

SJ

**12.47 Proposed Alterations and Additions, 1A Uitsig Street, Wupperthal: S31-A&A
Case No: SJ1011**

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is situated in a heritage area.
- Plans needed approval stamp off as they want to be brought into compliance with HWC report.

RECORD OF DECISION:

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

SJ

**12.48 Proposed Alterations and Additions on Erf 1129, 5 Louwskloof Road, Mamre, S34-A&A
Case No: HWC23100411CN1005**

Ms Corne Nortje introduced the case.

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection.

CN

12.49 Proposed Alterations and Additions on Erf 1184, 99 Beach Road, Strand, S34-A&A

Case No: HWC23091306CN0928

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is Grade IIIIC resources and situated outside an HPOZ.
- The proposed work on site has not started.
- The proposal is to internally renovate the building for an Ocean Basket restaurant.
- HRF supports the proposals.

RECORD OF DECISION:

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

CN

12.50 Proposed Alterations, Additions and Partial Demolition on Erf 31193, 4 Mignon Close, Paarl, S34A&A

Case No: HWC23100244CN1002

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is Grade IIIIC resources and situated inside an HPOZ.
- The proposed work on site has not started.
- The proposal is to remove internal walls on the ground floor, renovate bathrooms and kitchen, creation of a loft, and converting existing garage and loft to a formal double garage.
- Drakenstein Municipality has no objection
- DHF has no objection
- Paarl 300 supports

RECORD OF DECISION:

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

CN

12.51 Proposed Alterations and Additions on Erf 41627, C.O Drommedaris and Skoenmaker Streets, Spilo Business Park, Paarl, S34-A&A

Case No: HWC23091124CN0929

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is ungraded and situated outside an HPOZ.
- The proposed work on site has been completed.
- The proposal was for internal alterations to the warehouse
- Drakenstein Municipality has no objection to the proposal
- DHF has no objection to the proposal
- Paarl 300 supports the proposal

RECORD OF DECISION:

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

CN

12.52 Proposed Alterations and Additions on Erf 4925, Drommedaris Street, Spilo Business Park, Paarl, S34-A&A

Case No: HWC23081411CN0929

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is ungraded and situated outside an HPOZ.
- The proposed work on site has been completed.
- The proposal was for internal alterations to the warehouse
- Drakenstein Municipality has no objection to the proposal
- DHF has no objection to the proposal
- Paarl 300 supports the proposal

RECORD OF DECISION:

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

CN

12.53 Proposed Alterations and Additions on Erf 509, 13 Arum Street, Vredehoek, S34-A&A

Case No: HWC23091802CN1002

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is Not Conservation Worth resources and is situated outside an HPOZ.
- The proposed work on site has not started.
- The proposals are for internal renovations, additions to the rear, new boundary walls, pedestrian gates, garage doors and street boundary timber deck.
- CoCT supports the proposal
- GVHAG has no objections to the proposal

RECORD OF DECISION:

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

CN

12.54 Proposed Alterations and Additions on Erf 5369, 159 3rd Avenue, Parow, S34-A&A

Case No: HWC23100230CN1002

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is Not Conservation Worth resources and is situated outside an HPOZ.
- The proposed work on site has not started.
- The proposals are for internal renovations, additions to the rear, new boundary walls, pedestrian gates, garage doors and street boundary timber deck.
- CoCT supports the proposal.

RECORD OF DECISION:

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

CN

12.55 Proposed Alterations and Additions on Erf 56796, 5 Noreen Avenue, Claremont, S34-A&A

Case No: HWC23033104CN1004

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is Grade IIIC resources and is situated outside an HPOZ.
- The proposed work on site has not started.
- The proposal is for extensive alterations and additions to the house.
- CoCT supports the proposal
- UCRRA did not indicate support or non-support and comments that they strongly recommend that this go through an HWC application first, especially as there are proposed changes to the fenestration of the house and streetscape. Furthermore, they comment that the tree on the road should be retained.

RECORD OF DECISION:

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

CN

12.56 Proposed Alterations and Additions on Erf 715, 8 Belladonna Avenue, Vredehoek, S34-A&A

Case No: HWC23091902CN1002

DISCUSSION:

Amongst other things, the following was discussed:

- The building is Not Conservation Worth resources and is situated outside an HPOZ.

INCOMPLETE APPLICATION:

The Committee resolved that CoCT comments required.

CN

12.57 Proposed Alterations and Additions on Erf 91994, 26 Silverlea Road, Wynberg, S34-A&A

Case No: HWC23100415CN1006

DISCUSSION:

Amongst other things, the following was discussed:

- The building is Grade IIIB resources and is situated outside an HPOZ.

INCOMPLETE APPLICATION:

The Committee resolved that streetscape photos to be submitted to HWC.

CN

12.58 Proposed Total Demolition on Erven 19157 and 19158, 85 Bergriver Boulevard, Paarl, S34-TD

Case No: HWC23100217CN1002

DISCUSSION:

Amongst other things, the following was discussed:

- The building ungraded and is situated outside an HPOZ.

INCOMPLETE APPLICATION:

The Committee resolved that completed application form, company resolution and SG diagram to be submitted to HWC.

CN

12.59 Proposed Alterations and Additions on RE of Erf 8928, C.O Textile and Moni Streets, Paarl, S34-A&A Minor Works

Case No: HWC23100242CN1003

DISCUSSION:

Amongst other things, the following was discussed:

- The building ungraded and is situated outside an HPOZ.

INCOMPLETE APPLICATION:

The Committee resolved that the streetscape photos to be submitted to HWC.

CN

12.60 Proposed Alterations and Additions on Erf 109 and 110-Re, 57 Victoria Road, Clifton, S34-A&A

Case No: CN1006

DISCUSSION:

Amongst other things, the following was discussed:

- The building ungraded and is situated outside an HPOZ.

INCOMPLETE APPLICATION:

The Committee resolved that the completed application form, POP with reference no., Locality Plan, Internal photos, external photos, streetscape photos, CoCT comments, Clifton-on-Sea and District Bungalow Owner's Association to be submitted to HWC.

CN

12.61 Proposed Alterations, Additions and Partial Demolition on RE of Farm Villiera No. 399, Paarl, S34-A&A

Case No: HWC23092716CN0928

Ms Corne Nortje introduced the case.

Prof Walter Peters and Mr Arnold Shewan were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is ungraded and situated outside an HPOZ. The Committee supported grading of the building is Not Conservation Worthy.
- The proposed work on site has been completed.
- The proposal was for a new detached double garage with a storeroom and ablutions was to be built at the rear of the house.
- To accommodate this, accreted structures of inferior blockwork construction and lean-to corrugated iron roofs were demolished, and a rear entrance court was created at the level of the homestead with stairs descending from the new garage building.
- Drakenstein Municipality has no objection to the proposal.
- DHF shas no objection to the proposal.
- Paarl 300 does not support the application as they cannot comment on work already completed without a permit.

RECORD OF DECISION:

The Committee resolved that a S.51 letter to be issued and recommend a grading of NCW.

CN

13. OTHER MATTERS

13.1 Folder colour system: Turn folder colour to red to indicate an incomplete case.

13.2 Permits are to be loaded for signature and stamping on Tuesday, 24 October 2023, by 14:00.

14. ADOPTION OF RESOLUTIONS AND DECISIONS

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

SB adopted, CH seconds.

15. CLOSURE

The meeting closed at 13:42.

16. DATE OF NEXT MEETING: 23 October 2023

MINUTES APPROVED AND SIGNED BY:

CHAIR:

DATE:

SECRETARY:

DATE:

Annexure A – HWC Heritage Officer Meetings

Abbreviations

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