

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING
Held on Friday, 13th of October 2023 at 08:30
Via MS Teams**



1. OPENING AND WELCOME

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

2. ATTENDANCE

Members of Committee

Ms Stephanie Barnardt-Delport (SB) (Heritage Officer)
Ms Corne Nortje (CN) (Heritage Officer)
Ms Sneha Jhupsee (SJ) (Heritage Officer)
Khanyisile Bonile (KB) (Heritage Officer)
Ms Chane Herman (CH) (Heritage Officer)

Members of Staff

Ms Xola Mwandile (XM)
Ms Zikhona (ZS)(Admin)

Legal Advisor

Ms. Naushina Rahim (NR)
Ms. Penny Meyer (PM) (Legal Advisor)

Visitors

Stephen Dugmore and Karin Dugmore Storm: Item 12.9
Ursula Rigby: Item 12.49

3. Apologies

Ms Muneerah Solomon (MS) (Heritage Officer)
Ms Nosiphiwo Tafeni (NT) (Secretary)

Absent

None

4. Approval of Agenda

- 4.1** 13th of October 2023. The Committee resolved to approve the agenda with minor edits and additions.
CH moves to adopt the agenda and CN seconds.

5. Approval of Minutes of the Previous Meeting

5.1 Minutes dated 09th of October 2023

The Committee reviewed the minutes dated 09th of October 2023 and resolved to hold them over to the 19th of October.

6. Disclosure of conflict of interest

None

7. Confidential matters

None

8. Standing Items

None

8.1. Site inspections undertaken

None

8.2. Proposed Site Inspection

8.3. Site Inspection Reports

8.3.1. Erf 1548, 8 Military Road, Tamboerskloof (CN)

CN provided feedback on the site inspection undertaken on 3 October 2023. IIIB building inside the HPO. The committee supports the actions as contained in the report – refer to minutes of 9 October 2023 relating to the stop works order issued.

8.4. Preparation for upcoming Committee meetings

IACOM: 18 October 2023

HOMs: 19 October 2023

8.5. Interim and Close out Reports

8.5.1. Erf 9998, Standard Bank Building, 13 Adderley Street, Cape Town – Interim Reports (SJ)

COMMENT

7 August 2023, 1 September 2023 and 2 October 2023 reports prepared by Bridget O'Donoughe were tabled. Work carried out involves the waterproofing of the roof as well as water disposal systems currently being improved and installed. See reports for further information. The committee noted the reports and endorsed the ongoing interventions in accordance with the existing HWC permit.

8.6. Incomplete Applications

8.7. Archaeological Matters

8.7.1. None

8.8. Illegal Works Database (Stop works order)

9. Administrative Matters

9.1 Monitoring by practitioner:

9.1.1 RE of Erf 176, 30 Church Street, Tulbagh (CN)

COMMENT

There was confusion regarding the letter of appointment and work has commenced on site. The applicant has appointed Mr Henry Aikman to monitor the work. The committee endorses the appointment of Mr Henry Aikman to undertake the heritage monitoring of the work.

9.1.2 Erf 15668, Wallenberg Centre, 8 Marais Road, Stellenbosch (SJ)

COMMENT

The applicant has appointed VKDB Architecture and Design to monitor the work as the principle agents on site. The committee endorses the appointment of VKDB Architects to undertake the heritage monitoring of the work to ensure that the plans and heritage design indicators as approved by HWC are adhered to.

9.1.3 Portion 6 of Farm 153, Old Bethlehem Farm, Banghoek Conservancy, Stellenbosch (SJ)

COMMENT

The barn and stable building are graded IIIB in a IIIA werf setting.

The applicant has appointed Mr Mike Scurr, Rennie Scurr Adendorff, to monitor the work as the principle agents on site.

The committee endorses the appointment of Mr Mike Scurr, Rennie Scurr Adendorff to undertake the heritage monitoring of the work.

10. Discussion of the agenda

MATTERS TO BE DISCUSSED

11. MATTERS ARISING

11.1 Proposed minor works on Erf 32710, Bokmakierie Primary School, 1st Avenue, Hazendal. S34-MW Case No: HWC23083101CH0906

Miss Chane Herman introduced the item.

DISCUSSION

- Information received on 3 October 2023.
- Not graded
- Outside HPO
- The committee notes a previous application was before HWC, case: HWC22102705CN112

DECISION

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

CH

11.2 Proposed alterations and additions, deviation on Erf 66747-RE, 21 Wolfe Street, Wynberg. S34-A&A, Deviation Case No: HWC23072805CH0801

Ms Chane Herman introduced the item.

DISCUSSION

- Information received on 4 October 2023.
- Graded PHS
- Falls Inside HPOZ
- Old Wynberg Civic Association signed the drawings
- CoCT has not provided a formal comment in the NHRA process, will comment within the LUMS process.
- WRRRA supports the proposal

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources. The committee requires a close out report to be submitted within 30 days of practical completion.

CH

11.3 Proposed alterations and additions on Erf 7746, 5 Midhurst Wy, Constantia. S34 A&A Case No: HWC23073108CH0822

Ms Chane Herman introduced the item.

DISCUSSION

- Information received on 4 October 2023.
- Graded IIIC
- Outside HPOZ
- CRRA supports the proposal
- CoCT supports the proposal
- FCGBV 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

11.4 Proposed minor works on Farm 1904, Groot Drakenstein Cultural Centre, Watergat Road, Simondium, S34-MW Case No.: HWC23072006CH

Ms Chane Herman introduced the item.

DISCUSSION

- Information received 4 Oct 2023
- Not Graded
- Caption images provided indicating the proposed floor replacement

DECISION

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

CH

11.5 Proposed consolidation of 24, 28 & 30 Lauda Road, Milnerton, 22479, 20097 & 20096. S38(4)-NID Case No: HWC23081704SB0822

Ms Stephanie Barnardt introduced the item.

DISCUSSION

- Information received 21 Sept 2023
- The original development was established over the 3 sites being 24, 28 & 30 Lauda Road.
- The building Plans were approved for a Warehouse in 1995.
- The site was established 28 years ago.
- There are no heritage structures or artifacts on the site.
- The current owner purchased the same 3 sites.
- Appear to be one property as all 3 erven are fence together
- The site is situated in an industry and urban context, unlikely to impact on heritage resource.
- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

Since there is no reason to believe that there will be an impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.

SB

11.6 Proposed alterations and additions on Erf 7485, 17 Andriese Pretorius Street, Glenlily, Parow, S34-A&A Case No: HWC23081007SB0815

Ms Stephanie Barnardt introduced the item.

DISCUSSION

- Information received 13 Oct 2023
- Graded NCW
- Falls outside HPOZ
- CoCT supports the proposal
- The committee has confirmation that the work has not commenced on site.

DECISION

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

resources.

SB

**11.7 Proposed minor works on ERF 1444-Re, 11 Protea road, Durbanville, S34-A&A-
Case No: SB0826**

Ms Stephanie Barnardt introduced the item.

INCOMPLETE APPLICATION

Durbanville Heritage Society comments and streets scape images required.

SB

**11.8 Proposed additions and alterations on Erf 94854, 69 Kloof Street, Gardens: S34-A&A
Case No: HWC23090507SJ0915**

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Information received 3 Oct 2023
- Graded NCW
- Falls inside HPOZ
- CoCT supports the proposal
- CIBRA did not comment within 30 days

DECISION

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

SJ

**11.9 Proposed additions and alterations on Erf 51109, 78 Cook Street, Claremont: S34-A&A
Case No: HWC23091101SJ0914**

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Information received 5 Oct 2023
- Graded NCW
- Falls outside HPOZ
- GLCA supports the proposal
- CoCT supports the proposal
- Confirmation has been received that work has taken place, windows have been replaced, furthermore no further interventions have taken place on site.

DECISION

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

SJ

**11.10 Proposed additions and alterations on Erf 50679, 3 New Park Road, Claremont: S34-A&A
Case No: HWC23091417SJ0915**

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Information received 9 Oct 2023
- Graded IIIC

- Falls outside HPOZ
- GLCA supports the proposal- roofing to be a flat profile. The committee notes the comments of GLCA and notes these will not affect heritage resources .
- CoCT supports the proposal

DECISION

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

SJ

11.11 Proposed additions and alterations on Erf 88223, 3 Carisbrooke Steps, St James: S34-A&A Case No: HWC23091310SJ0914

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Information received 6 Oct 2023
- Graded IIIC
- Falls inside HPOZ
- KSTRRA did not comment within 30 days
- Extensive work has commenced on site.
- The site contributes to the historic nature of the streetscape.
- CoCT supports the proposal

COMMENT

Given the extensive nature of the unauthorized work and the proposed interventions, the matter is referred to BELCom on 9 November 2023.

SJ

11.12 Proposed additions and alterations on Erf 5452, 97 Harrington Street, Cape Town: S34-A&A Case No: HWC23082313SJ0905

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Information received 4 Oct 2023
- Graded NCW
- Falls inside HPOZ
- CIBRA supports the proposal
- CoCT supports the proposal
- Work has been completed on site – there has been two previous submissions on site. Addition of another storey is deemed to be extensive however has not impacted the streetscape.

DECISION

HWC cannot support unauthorized work. A S51 letter to be issued.

SJ

11.13 Proposed additions and alterations on Erven 93 and 665, 35 Church Street, Tulbagh: S27-A&A Case No: HWC23081501SJ0822

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Information received 11 Oct 2023
- Graded PHS
- Falls inside HPOZ

- Witzenberg Municipality supports the proposal
- Tulbagh Valley Heritage supports the proposal

DECISION

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

SJ

11.14 Proposed additions and alterations on Erf 14776, 197 Main Road, Somerset West, S34-A&A Case No: HWC23052412AM

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received 10 Oct 2023
- Graded IIIC
- Falls outside HPOZ
- HRF supports the proposal
- CoCT supports the proposal

DECISION

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

CN

11.15 Proposed additions and alterations on Erf 13153, 1 Golders Green Road, Woodstock, S34-A&A Case No: HWC23060501CN0607

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 18 September and 8 October 2023.
- Graded NCW
- Falls outside HPOZ
- WRRRA and WAAC support the proposal
- CoCT supports the proposal
- The committee notes the work has commenced on site however it has not negatively impacted a heritage resource.

DECISION

HWC cannot support unauthorized work. A S51 letter to be issued.

CN

11.16 Proposed additions and alterations on Erf 50581, 19 St. Thomas Road, Claremont, S34-A&A Case No: HWC23091406CN0914

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received 29 September and 9 October 2023.
- Graded NCW
- Falls outside HPOZ
- GLCA supports the proposal
- CoCT supports the proposal

DECISION

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

CN

11.17 Proposed additions and alterations on Erf 645, 45 Church Road, Prince Albert. S34-A&A
Case No: HWC23072810MS0806

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received 27 Sept 2023
- Graded IIIB
- Falls inside HPOZ
- PACF supports the proposal
- SvDF Southern Cape supports the proposal

DECISION

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

MS

12. NEW MATTERS

12.1 Proposed additions and alterations on Erf 51049, 48 Keurboom, Claremont. S34-MW
Case No: HWC23091207CH0919

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIC
- Falls outside HPOZ
- GLCA supports the proposal
- CoCT supports the proposal

DECISION

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

CH

12.2 Proposed additions and alterations on Erf 110542, 25 Wellington Road, Wynberg, S34-A&A
Case No.: CH0919

Ms Chane Herman introduced the item.

INCOMPLETE APPLICATION

Streetscape and internal photographs and Wynberg Residents and Ratepayers Association comments required.

CH

12.3 Proposed additions and alterations on Erf 26708, 29 Duke Street, Observatory: S34-A&A
Case No.: HWC23091910CH0920

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIC
- Falls inside HPOZ

- OCA supports the proposal
- CoCT supports the proposal on condition that the existing timber floors be retained and repaired where necessary. The CoCT stated that the construction notes indicate that floors will be replaced with timber where required however the drawings do not specify which floors will be replaced. CoCT also states that the existing timber doors and windows be re-used.
- The Committee noted that the captioned photographs indicate that only the kitchen (linoleum floor) and the bathroom (concrete floor) will be replaced with timber. The re-use of existing windows and doors has been specified in the architect's statement in the heritage report (page 36).

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources. The heritage report is to be read conjunction with the building plans.

CH

12.4 Proposed additions and alterations on Erf 3712, 9 Camp Road, Pinelands, S34-A&A Case No: 22040404CH1005

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIC
- Falls outside HPOZ
- PRRA supports the proposal
- CoCT supports the proposal

DECISION

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

CH

12.5 Proposed additions and alterations on Erf 14238, 50 Palmerston Road, Woodstock.S34-A&A Case No: HWC23082104CH0922

Ms Chane Herman introduced the item.

INCOMPLETE APPLICATION

Streetscape photographs and WAAC comments required

CH

12.6 Proposed additions on Erf 153743, Victory Road, Wynberg. S34-A&A Case No: HWC23091811CH0922

Ms Chane Herman introduced the item.

DISCUSSION

- Graded NCW
- Falls inside HPOZ
- WECA supports the proposal
- CoCT supports the proposal

DECISION

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

CH

12.7 Proposed alterations on Erf 47266, 1 Gables Way, Rondebosch. S34-A&A
Case No: HWC23091906CH0922

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIC
- Falls outside HPOZ
- CoCT supports the proposal
- No conservation body comments required

DECISION

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

CH

12.8 Proposed additions on Erf 53848, 6 Wisteria Close, Claremont. S34-A
Case No: HWC23092003CH0922

INCOMPLETE APPLICATION

New application form, SG diagram and confirmation if the work has started/is complete

CH

12.9 Proposed additions and alterations on Erf 56031, 16 Mountain Road, Claremont. S34-A&A
Case No: HWC23083103CH0922

Ms Chane Herman introduced the item. Stephen Dugmore and Karin Dugmore-Storm were present and took part in the discussion.

DISCUSSION

- Graded IIIC
- Falls outside HPOZ
- UCRRA supports the proposal however provided recommendations with regards to the roof sheeting and fenestration of the living room extension.
- CoCT supports the proposal

DECISION

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

CH

12.10 Proposed additions and alterations on Erf 86799, 15 Palmer Road, Muizenberg. S34-A&A
Case No: HWC23090601CH0918

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIC
- Falls inside HPOZ
- MHCS supports the proposal
- CoCT supports the proposal

DECISION

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

CH

12.11 Proposed minor works and alterations on Erf 925, 285 Beach Road, Sea Point. S34-A&MW
Case No: HWC23091118CH0918

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIB
- Falls inside HPOZ
- SFB supports the proposal

DECISION

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

CH

12.12 Proposed partial demolition, additions and alterations on Erf 97001, 3 Glendale Crescent, Claremont. S34-PD, A&A
Case No: HWC23092004CH0922

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIB
- Falls outside HPOZ
- GLCA did not comment within 30 days
- CoCT supports the proposal

DECISION

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

CH

12.13 Proposed additions and alterations on Erf 10050, 72 4th Avenue, Boston, S34-A&A
Case No: HWC23091304CN0919

Ms Corne Nortje introduced the item.

DISCUSSION

- Not Graded
- Falls outside HPOZ
- CoCT notes that no application to HWC is required due to the proposals not touching the old fabric. The case officer has a discussion with the applicant and there are two instances where old fabric is touched by the new proposals. Thus, the NHRA applies, and The City's comments are regarded as support.

DECISION

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

CN

12.14 Proposed alterations on Erf 130719, 10 Shell Road, Steenberg, S34- A&A
Case No: HWC23091808CN0922

Ms Corne Nortje introduced the item.

DISCUSSION

- Not Graded
- Falls outside HPOZ

- Work completed prior to the structure having been older than 60 years, there is no NHRA trigger.

COMMENT

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

CN

12.15 Proposed alterations and additions on Erf 13926, 36 Baron van Rheede Street, Oudtshoorn, S34-A&A Case No: HWC23091404CN0926

Ms Corne Nortje introduced the item

INCOMPLETE APPLICATION

Plans, external and streetscape photos required

CN

12.16 Proposed additions and alterations on Erf 25446, 4 Tennant Street, Paarl, S34-A&A Case No: HWC23091501CN0919

Ms Corne Nortje introduced the item

DISCUSSION

- Graded NCW
- Falls outside HPOZ
- DHF has no objection
- Drakenstein Municipality supports the proposal

DECISION

A S51 letter to be issued. HWC cannot support unauthorized work.

CN

12.17 Proposed alterations on Erf 3696, 19 De Villiers Street, Strand, S34-MW Case No: HWC23091125CN0921

Ms Corne Nortje introduced the item

INCOMPLETE APPLICATION

Internal and external photos and SG diagram required

CN

12.18 Proposed additions and alterations on Erf 414, 7 De Goede Street, Westcliff, Hermanus, S34-A&A Case No: HWC23091921CN0920

Ms Corne Nortje introduced the item.

DISCUSSION

- Not Graded
- OHAC did not indicate support or non-support and suggest that the applicant reconsider the proposed fenestration. Vertical or square proportioned openings would be preferred. The committee does not regard the comments received as having an impact on the heritage resource.

DECISION

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

CN

12.19 Proposed new dwelling house on Erf 4907, Bo-Lang Street, Paarl, S38(4)-NID Case No: HWC23091805CN0918

Ms. Corne Nortje introduced the item
Mr Clive Theunissen was present and took part in the discussion.

DISCUSSION

- The applicant has identified Archaeo low, chance finds possible
- Palaeo low
- No other heritage resources were identified.
- Mr Theunissen notified the committee that the site bordered the HPO and may need to be considered in terms of development impacts on the cultural landscape.
- The NID form does not fully identify heritage resources on site nor within its context

FURTHER REQUIREMENTS

1. The applicant is to provide a completed NID submission which identifies the heritage resources on site, the surrounding cultural landscape and assessment in terms of the development impacts on these resources.
2. The applicant is to provide a full consolidated case history, along with a Site Development Plan identifying past approvals and current submissions before HWC – as well as work that is currently ongoing on site.
3. This information is to be provided to the case officer by 31 October 2023 as not to impede current applications before HWC.

CN

12.20 Proposed total demolition on Erf 65501, 10 Rowan Road, Kenilworth, S34-TD Case No: HWC23091909CN0920

Ms Corne Nortje introduced the item

DISCUSSION

- Graded IIIC
- Falls outside HPOZ
- CoCT supports the proposal

DECISION

The committee resolved to approve the demolition, as there is insufficient heritage significance to warrant retention.

CN

12.21 Proposed alterations on Erven 1999 and 2341, 23 Belladonna Avenue, Vredehoek, S34-MW Case No: HWC23092212CN0928

Ms Corne Nortje introduced the item

INCOMPLETE APPLICATION

SG diagram, external and internal photos required.

CN

12.22 Proposed additions and alterations on RE of Erf 165, 165 Addy Road, Wellington, S34-A&A Case No: HWC23092008CN0921

Ms Corne Nortje introduced the item

INCOMPLETE APPLICATION

Internal photos required

CN

12.23 Proposed alterations on RE of Erf 31049, 16 Main Road, Rosebank, S34-MW Case No: HWC22052512CN0920

Ms Corne Nortje introduced the item

DISCUSSION

- Graded IIIC

- Falls inside HPOZ
- Work completed

DECISION

A S51 letter to be issued. HWC cannot support unauthorized work.

CN

12.24 Proposed additions and alterations on RE of Erf 832, 33 Avenue des Huguenots, Fresnaye, S34-A&A **Case No:** HWC23081507CN0918

Ms Chane Herman introduced the item.

DISCUSSION

- Graded NCW
- Falls inside HPOZ
- SFB did not comment within 30 days
- CoCT supports the proposal
- SFA stated that they do not comment on NCW buildings

DECISION

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

CN

12.25 Proposed additions and alterations on Erf 69, 2 Forest Drive Road, Pinelands.S34-A&A **Case No:** HWC23091912KB0918

Ms Khanyisile Bonile introduced the item.

INCOMPLETE APPLICATION

All photographs, CoCT and PRRA comments required, locality plan

KB

12.26 Proposed additions and alterations on Erf 977, 11 and 13 Virginia Avenue, Vredehoek. S34-A&A **Case No:** HWC23092007KB0918

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Site 13 Graded NCW
- Site 11 graded - IIC
- Falls inside proposed HPOZ
- CoCT supports the proposal
- CIBRA does not support
- GVRRA does not support

COMMENT

Referred to BELCom 9 November 2023 given the previous case history.

KB

12.27 Proposed additions and alterations on Erf 1912, 47A Belleview Street, Gardens. S34-A&A **Case No:** HWC23083009KB0918

Ms Khanyisile Bonile introduced the item.

DISCUSSION

The committee does not deem the work as proposed to be minor as submitted to HWC.

INCOMPLETE APPLICATION

CIBRA comments required

KB

- 12.28 Proposed additions and alterations on Erf1641, 21 Bellair Road, Vredehoek. S34-MW**
Case No: HWC2309101KB0919

Ms Khanyisile Bonile introduced the item.

INCOMPLETE APPLICATION

Streetscape (google images has been supplied) and internal photographs required

KB

- 12.29 Proposed additions and alterations on Erf 2495, 18 Meerlust Street, Pinelands. S34-A&A**
Case No: HWC23091912KB0919

Ms Khanyisile Bonile introduced the item.

INCOMPLETE APPLICATION

Streetscape photographs required

KB

- 12.30 Proposed minor works, additions and alterations on Erf 1015, 6 Du Plessis Street, Paarl. S34-A&A,**
Case No: HWC23091919KB0920

Ms Khanyisile Bonile introduced the item.

INCOMPLETE APPLICATION

Internal photographs required

KB

- 12.31 Proposed additions and alterations on Erf 63885, 20 Mains Avenue, Kenilworth. S34-A&A**
Case No: HWC23091120KB0920

Ms Khanyisile Bonile introduced the item.

INCOMPLETE APPLICATION

Streetscape and external photographs required.

KB

- 12.32 Proposed additions and alterations on Erf 2160, 13 Chelsea Ave, Vredehoek. S34-A&A**
Case No: HWC23092007KB0921

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded IIIB
- Falls inside HPOZ
- COCT Support
- GVHAG did not comment within 30 days
- Work completed

DECISION

A S51 letter to be issued. HWC cannot support unauthorized work.

12.33 Proposed additions and alterations on Erf 10246, 31 Market Street, Parow. S34-A&A
Case No: HWC23091414KB0921

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded NCW
- Falls outside HPOZ
- COCT supports the proposal

DECISION

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

KB

12.34 Proposed additions and alterations on Erf 12669, 10 Grand Vue Road, Woodstock. S34-A&A
Case No: HWC23091503KB0926

Ms Khanyisile Bonile introduced the item.

INCOMPLETE APPLICATION

Streetscape photographs, CoCT and WERRA comments required.

KB

12.35 Proposed additions and alterations on Erf 2059, 26 Clydebank Road, Green Point. S34-A&A
Case No: HWC23092210KB0926

Ms Khanyisile Bonile introduced the item.

INCOMPLETE APPLICATION

Internal images of where the work is proposed, CoCT and GPRRA comments required

KB

12.36 Proposed additions and alterations on Erf 47118, 9 Campground Road, Rondebosch. S34-A&A
Case No: HWC23071003KB0926

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded IIIB
- Falls inside proposed HPOZ
- CoCT does not support the proposal
- GLCA does not support
- HOMS is not in agreement with the CoCT grading of IIIB.
- Needs clarity on the objections raised by the CoCT on heritage grounds

COMMENT

Referred to HOMS 19 October 2023 given the objections raised by the CoCT - applicants and I&APS to be invited.

KB

12.37 Proposed additions and alterations on Erf 317, 10 Pinehaven, Simons Town, S34-A&A
Case No: HWC23092703SB0916

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded IIIB
- Falls outside HPOZ- however, HOMs questioned the grading and the significance of the site.
- CoCT supports the proposal
- Simons Town Historical Society does not support the proposal

DECISION

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

SB

12.38 Proposed additions and alterations on Erf 115411, 17 Barton St, Woodstock, S34-A&A Case No: HWC23091806SB0919

Ms Stephanie Barnardt introduced the item.

INCOMPLETE APPLICATION

SG, Title deed, all photos, map, CoCT comment required

SB

12.39 Proposed additions and alterations on Erf 178537, 78 Loop Street, Cape Town, S34-A&A Case No: HWC23091804SB0919

Ms Stephanie Barnardt introduced the item.

DISCUSSION

- Graded NCW
- Falls inside HPOZ
- CoCT supports the proposal
- CIBRA supports the proposal
- CTHF did not comment within the 30 days commenting period.

DECISION

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

SB

12.40 Proposed minor works on Erf Re-557, 68 Lochner Street, Strand, S34-MW Case No: HWC23091914SB0920

Ms Stephanie Barnardt introduced the item.

INCOMPLETE APPLICATION

Additional streetscapes photos showing the full context and locality plan required

SB

12.41 Proposed additions and alterations on Erf 410, 30 Sedgemoor Road, Camps Bay, S34-A&A Case No: HWC23082416SB0920

Ms Stephanie Barnardt introduced the item.

INCOMPLETE APPLICATION

SG and Additional streetscapes photos, confirm the HPO status

SB

12.42 Proposed additions and alterations on Erf 11101-RE, 2 Disa Ave, Fish Hoek, S34-A&A Case No: HWC23091415SB0920

Ms Stephanie Barnardt introduced the item.

INCOMPLETE APPLICATION

Fish Hoek Conservation Body comments required

SB

- 12.43 Proposed additions and alterations on Erf 49970, 5 Orange Street, Newlands, S34-A&A**
Case No: HWC23091305SB0920

Ms Stephanie Barnardt introduced the item.

INCOMPLETE APPLICATION

SG diagram required

SB

- 12.44 Proposed additions and alterations on Erf 2578, 12 Poplar Way, Pinelands, S34-A&A**
Case No: HWC23091905SB0921

Ms Stephanie Barnardt introduced the item.

INCOMPLETE APPLICATION

CoCT and PRRA comments, SG, Title deed, all photos required

SB

- 12.45 Proposed minor works on ERF 1385, 6 Yeoville Road, Vredehoek, S34-MW**
Case No: HWC23080712SB0912

Ms Stephanie Barnardt introduced the item.

DISCUSSION

- Graded IIIC
- Falls outside HPOZ
- CoCT supports the proposal

DECISION

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

SB

- 12.46 Proposed additions and alterations on Erf 20510, 15 Poole Street Brooklyn, S34-A&A**
Case No: HWC23091201SB0927

Ms Stephanie Barnardt introduced the item.

DISCUSSION

- Graded IIIC
- Falls outside HPOZ
- CoCT supports the proposal

DECISION

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

SB

- 12.47 Proposed Total Demolition on Erf 23851-RE, 1 Beach Road Maitland, Cape Town, S34-TD**
Case No: HWC23092703SB0927

Ms Stephanie Barnardt introduced the item.

DISCUSSION

- Graded IIIC
- Falls outside HPOZ
- CoCT supports the proposal

DECISION

Insufficient heritage significance to warrant retention.

SB

12.48 Proposed additions and alterations on Erf 824, 13 Days Walk, Pinelands, S34-A&A
Case No: HWC23092704SB0927

Ms Stephanie Barnardt introduced the item.

INCOMPLETE APPLICATION

PRRA Comments required and the applicant to provide detailed plans including the landscaping features in order to address the comments of CoCT.

SB

12.49 Proposed minor works on Erf 149294-RE, Time Out Market (Old Power Station & Pump House), Dock Road, V&A Waterfront: S34-Minor Works
Case No: HWC23091405SJ0928

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Graded IIIA
- Falls outside HPOZ
- CoCT supports the proposal

COMMENT

The committee is supportive of the proposed interventions. 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.

SJ

12.50 Proposed total demolition on Erf 9253, 69 George Rex Drive, REXFORD, Knysna: S34-TD
Case No: HWC23070410SJ0927

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- The site is larger than 5000sqm
- The demolition of the property and redevelopment of the site is deemed to be a change in character and triggers the provisions of Section 38 of the National Heritage Resources Act.
- The Section 34 process is not the appropriate mechanism.

COMMENT

The committee requires a Section 38 Notification of Intent to Develop Application to be submitted to HWC.

SJ

12.51 Proposed internal alterations on Erf 2372, 32 Hout Street, Cape Town: S34-Minor Works.

Case No: HWC23092713SJ0927

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Graded IIIA
- Falls Inside HPOz

INCOMPLETE APPLICATION

Internal photographs

SJ

**12.52 Proposed maintenance on Erf 95135, Companys Garden, Queen Victoria Street, Cape Town: S27-Maintenance
Case No: HWC23071307SJ0926**

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Graded II
- Falls Inside HPO
- Document does not detail management or methodology. It reads as a preamble to a CMP.

COMMENT

Case officer to meet with applicants to determine proposed interventions.

SJ

13. OTHER MATTERS

14. ADOPTION OF RESOLUTIONS AND DECISIONS

The committee resolved to adopt the decisions – KB moves and CH seconds.

15. CLOSURE

The committee closed off at 13:15.

16. DATE OF NEXT MEETING

19th October 2023

Chairperson.....

Secretariat:

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 Bibeys 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
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 Worthly	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 - Oudshoorn 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	