

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING
Held on Monday, 28 October 2024 at 08:30,
via MS Teams**



1. Opening and Welcome

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

2. Attendance

Members

Ms. Corne Nortje (CN)	(Chairperson)
Ms. Sneha Jhupsee (SJ)	(Specialist Heritage Officer)
Ms. Stephanie Barnardt-Delport (SB)	(Specialist Heritage Officer)
Ms. Chiara Singh (CSI)	(Heritage Officer)
Emily Jane Vowles (EJV)	(Heritage Officer)
Ms. Xola Mlwandle (XM)	(Heritage Officer)
Mr Ruan Brand (RB)	(Specialist Heritage Officer)

Staff

Ms. Aneeqah Brown (AB)	(Secretariat)
Ms. Zahraa Ismail (ZI)	(Admin)
Ms. Colette Scheermeyer (CS)	
Ms. Cecilene Muller (CM)	
Mr. Jonathan Windvogel (JW)	

Legal Advisor

None

Observers

Mr Zwelibanzi Shiceka
Ms Nazeema Obrey

Visitors

Ms Ursula Rigby	Mr Bruce Wilson
Mr Stuart Burnett	Ms Cindy Postlethwayt
Mr Alberto Marcelloni	Ms Bridget O'Donoghue
Ms Lauren Klingenberg	Ms Claire Abrahamse
Mr Philip Smith	Ms Nicole Visser
Ms Jone' Kros	Mr Kobus van Wyk
Mr. Martin van Eeden	Mr Johan Cornelius
Ms Jenise Janse van Rensburh	Mr Johan Malherbe

3. Apologies

Ms. Penelope Meyer (PM)	(Deputy Director: Legal)
Ms. Waseefa Dhansay (WD)	(Assistant Director: Professional Services)
Ms. Chane Herman (CH)	(Heritage Officer)

Absent

None

4. Acceptance of the Code of Conduct

Members and staff raised hands in the MS Teams platform to indicate acceptance of the Code of Conduct.

5. **Approval of Agenda**

The Committee resolved to approve the agenda of 28 October 2024. EJV moves to adopt the agenda and RB seconds.

6. **Approval of Minutes of the Previous Meeting**

6.1. The Committee resolved to approve the minutes of 21 October 2024. XM moves to adopt the agenda and RB seconds.

7. **Disclosure of conflict of interest**

None.

8. **Confidential matters**

None.

9. **Standing Items**

9.1. Site inspections undertaken.

- 9.1.1. Erf 1622, Wellington Blockhouse, off R44, Wellington (HWC24071011SB0812): 24 October 2024 (SJ)
The committee notes the site inspection undertaken on 24 October 2024
- 9.1.2. Erf 46042, 29 Stanley Road, Rondebosch (HWC24100708RB0910): 24 October 2024 (RB)
The committee notes the site inspection undertaken on 24 October 2024

9.2. Proposed Site Inspection

None.

9.3. Site Inspection Reports

- 9.3.1. Erf 46042, 29 Stanley Road, Rondebosch (HWC24100708RB0910): 24 October 2024 (RB)
- Reason for Site Inspection: Heritage Western Cape (HWC) official, Ruan Brand conducted a site inspection on Thursday, 24 October 2024 after HWC received an email following up on an emergency Section 34 application. The applicant stated that the structure's veranda was falling apart and posed a danger to pedestrians and nearby vehicles. However, to determine whether it was an emergency based on heritage grounds or a general safety emergency, a site inspection was conducted.
 - Findings on site: The HWC official met the architect, Jack van der Lecq, on site and walked around the veranda of the subject building. The inspection involved close examination of the state of the current veranda roof and support pillars. The structure has two stories, with the ground floor being used as a residence for two students and the top floor having a multi-use function and being bounded by the damaged veranda on its west and northern elevations. The veranda supports had clear signs of beetle infestation and structural damage. The support pillars have started cracking and the asbestos roof has already collapsed in one section. The veranda supports are incorporated into the wall of the structure, and as the veranda has collapsed, this has caused damage to the structure's walls. The YMCA precinct, which this structure forms a part of, is graded as IIIC. Although the structure has some local significance, being colloquially known as the 'bare-foot house', the structure itself is not architecturally significant. Its significance is derived from its context and association via its location and open nature for students. It is the only building on Stanley road that opens directly onto the sidewalk of Stanley road, with the rest of the road's properties having higher boundary walls or being further set back. It is located opposite the Japonica walk/Summer House Provincial Heritage Site (PHS), and as such it acts as a buffer between the 'open space' created by this PHS and the start of the higher walled and closed-off suburban neighbourhood. The CoCT map viewer also notes the campus requires a conservation management plan (CMP).
 - The HWC official discussed the application process with the architect, who had already submitted an emergency application to HWC for the proposed repairs. As the entire veranda is on the verge of collapsing, the proposed repair is not a short-term intervention for stabilization, but rather a long-term intervention to ensure that the structure can maintain

its function as an inviting space for students on the top of Stanley road. The proposed repairs would result in changes, such as the round support columns becoming square and the veranda's roof colour changing to grey as the asbestos roof would be replaced with a material like kip lock. It must be noted that the roof of the main structure was damaged during the UCT fires of 2021, and this was repaired 'like-for-like' under an HWC permit. Moreover, historical satellite imagery shows that the veranda roof's colour changed from grey to its current red sometime between 2013-2015. However, the pitch of the veranda roof is only 3 degrees, and it is the main structure roof that is generally visible from the open space of the nearby PHS and elevated surrounds. The proposed works are however not of a 'like-for-like' replacement nature and as such, cannot be treated as minor works. Furthermore, the application is missing a comment from the registered conservation body for the area, the Rustenburg Valley Resident's Association (RVRA). The HWC official made contact with Ursula Rigby of the Rustenburg Valley Resident's Association (RVRA) later in the day and confirmed that they can attend HOMs on Monday the 28th of October during the admin session to provide input into the application as otherwise, their input would be omitted if it were treated as an emergency application or alternatively, if not treated as an emergency, the delay in waiting for a comment might result in further damage to the structure with the veranda collapsing further.

- Recommendations:
 - The site inspection be tabled at HOMs on the 28th of October 2024.
 - The site inspection report be tabled at HOMs on the 28th of October 2024.
 - The Rustenburg Valley Resident's Association be given an opportunity at HOMs on the 28th of October 2024 to provide a comment on the proposed work.
 - The submitted application be treated as an 'emergency' application at HOMs on the 28th of October to expedite the application procedure process.
 - The owners of the YMCA precinct, the South African National Council of Young Mens Christian Association should liaise with the CoCT regarding the compilation of the CMP proposed by the CoCT in the City Map viewer.
- Ms Ursula Rigby was present and took part in the discussion.
- Item will be heard under new matters.
- The committee endorses the report and its recommendations.

9.4. Preparation for upcoming Committee meetings

9.4.1. Inventories, Grading and Interpretation (IGIC) Committee Agenda 8th of November 2024.

CM, JW and CS discussed the agenda with the committee. SJ & SB provided input to the agenda.

9.5. Tribunal updates (Legal)

None.

9.6. Interim and Close out Reports

9.6.1. Erf 754, 8 Cheviots Place, Green Point, CT (Report 3) - 19102335SB1106E (SB)

- The Committee resolved to endorse the Bimonthly report number 3 prepared by Chris Snelling dated 21 October 2024

9.6.2. Erf 8331, 130 Chapel Street, District Six, Cape Town - 22082514CN0830E (CN)

- The Committee resolved to endorse the interim / close-out report titled Close Out Report, dated 8 October, and prepared by Thorold Architects, as having met the conditions of the HWC issued permit, dated 7 September.

9.7. Incomplete Applications

Matters Arising: 13.13, 13.24, 13.31, 13.32, 13.40, 13.43, 13.45,

New Matters: 14.2, 14.4, 14.5, 14.9, 14.16, 14.19, 14.20, 14.21, 14.22, 14.24, 14.27, 14.28, 14.29, 14.30, 14.32, 14.33, 14.36, 14.37, 14.38, 14.39, 14.43, 14.44, 14.45, 14.46, 14.47, 14.49, 14.50, 14.51, 14.52, 14.53.

9.8. Archaeological Matters

9.8.1 Elands Bay Cave Vandalism

- The committee noted that management will discuss the way forward with regards to mitigation and prevent further impact to the heritage resources on site.

9.9. Illegal Works Database (Stop works orders)

None

9.10. Permit deadline.

29 October 2024 @ 13h00

10. Administrative Matters

10.1. Erf 166779-RE, 45 (31) Klipfontein Road, Mowbray - HWC24082720CN0828 (CN)

- HWC issued a permit on the 25 September 2024 with conditions of appointment of Mr. Nazeegh Long to monitor the work and for a close out report to be submitted within 30 days of practical completion.
- The monitoring practitioner is requesting clarity on the use of clear brick seal on the stone wall so that sand/dust do not fall onto food internally.
- The committee resolved that approve the use of clear sealant on the internal stone walls. The committee notes that the sealant used must be noted on the close out report.

10.2. Erf 55860, 5 Bishoplea Road, Claremont – Mitigation Agreement - HWC22102601TZ1209 (CN)

- Minor deviations have taken place from the signed mitigation agreement dated 27 November 2023.
- The committee noted the deviations that have taken place.
- Deviations to be discussed with PM.

11. Monitoring by practitioner

11.1. Erf 10129, 19 Helliger Lane, Bo-Kaap, S27 – Additions and Alterations (EJV)

- The Committee endorses the appointment of Ms Ursula Rigby as the monitoring practitioner.

12. Discussion of the agenda

12.1. Erven 2595, 2596, 2599, 2610 and 2611, Hope Street, Victoria Street, Bousfield Street, George, S34-Total Demolition (EJV)

- While the current applicant is incomplete, the committee determined that the applicant needs to submit five Section 34 applications for the interim additions and alterations. A Section 38 NID is required for the development of the larger site, which will include consolidation, rezoning and total demolition.

MATTERS TO BE DISCUSSED

13. MATTERS ARISING

13.1 Erf 114-RE, 19 Queens Road, Tamboerskloof, S34-Additions & Alterations

Case No: HWC24091108CN0911

Ms Corne Nortje introduced the item.

DISCUSSION

- Outstanding information received on 18 October 2024
- The proposal is for an extension to the rear on the ground, 1st and 2nd storey.
- CoCT supports
- CIBRA supports
- Some significance on Map Viewer and IIIC on CoCT Comments

- Inside HPO
- Work has not started

DECISION

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

CN

13.2 Erf 142434, 25 Silvertree Street, Silvertown, S34-Additions & Alterations Case No: HWC24091813CN0923

Ms Corne Nortje introduced the item.

DISCUSSION

- Outstanding information received on 23 October 2024
- The proposal is for internal alterations and an extension on the ground floor as well as a first storey addition.
- CoCT supports
- Ungraded on Map Viewer
- NCW on City comments
- Outside HPO
- Work has not started

DECISION

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

CN

13.3 Erf 272, 7 Chepstow Road, Green Point, S34-Deviation Case No: HWC24090409CN081

Ms Corne Nortje introduced the item.

Mr Stuart Burnett was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 19 October 2024.
- The proposal is for extensive alterations and additions, demolition of the roof and adding a flat concrete roof and balconies. This application is for a deviation from the previously approved case vide reference no. HWC23072406RG0802. The original application did not include any alterations to the existing garage on ocean view road. This new
- application includes alterations and additions to this structure. There were also changes to the original applications' proposed changes to the main dwelling on the property. Originally these were going to be converted into individual dwelling units, this proposal is for one dwelling.
- Graded IIIC
- Outside HPO
- Work has not started

DECISION

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

CN

13.4 Erf 38, 6 Bennington Road, Tamboerskloof, S34-Deviation Case No: HWC24092517CN0927

Ms Corne Nortje introduced the item.

DISCUSSION

- The proposal is for alterations and additions to house which was approved on 19 June 2024. Deviations are now proposed due to the BDM process and include Stair from garage to garden removed, Existing pergola retained and partially covered with roof sheeting, Window to Flat 3, main bedroom increased, Window to Flat 3, second bedroom added, Windows removed from stairwell, Portion of deck converted to planter and Screens added to west façade of deck.
- Inside HPO
- Graded as some significance on CoCT Map Viewer.
- Work has not started

DECISION

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

CN

13.5 Erf 768, 6 Pleasant Place, Pinelands, S34-Deviation Case No: HWC24060706CN0607

Ms Corne Nortje introduced the item.

DISCUSSION

- Outstanding information received on 23 October 2024.
- The proposal is for a carport conversion to a garage. The covered patio and internal alterations to the outbuilding was approved via a previous application.
- PRRA has no objection but requested that the carport material be changed timber and set back further from the street. The requests were adhered to by the applicant.
- Graded IIIB
- Inside HPO
- Work has not started

DECISION

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

CN

13.6 Erven 51, 52 & 56, 13 Horne Street, Albertinia, S34-Minor Works Case No: HWC24070312CN0704

Ms Corne Nortje introduced the item.

DISCUSSION

- Outstanding information received on 8 October 2024.
- The proposal is for maintenance and repair to the Albertina High School's roofed areas, gutters and downpipes - all made of asbestos, replacement of wooden windows with aluminium to match existing. CH previous processed and an application with the same proposal, however, this is a deviation, to include window replacements.
- HOMs graded IIIB

DECISION

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

13.7 Farm 34-RE, Muldersvlei Road, Stellenbosch - Eslenburg Agricultural Training Institute, S34-Minor Works
Case No: HWC24090209CN0916

Ms Corne Nortje introduced the item.

DISCUSSION

- Outstanding information received on 22 October 2024.
- The proposal is to re-thatch the existing thatch roof - it will be a like for like replacement.
- The plans only note the thatch to be replace - there are no other specs or methods.
- Graded IIIC
- Outside HPO
- Work has not started
- The committee notes that there are numerous applications being submitted for this large site.

DECISION

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

CN

13.8 Erven 2745, 5 Glen Avon Close, Constantia, S34-Additions & Alterations
Case No: HWC24082108CH0821

Ms Corne Nortje introduced the item on behalf of CH.

DISCUSSION

- Outstanding information received on 6 September, 9 and 17 October 2024.
- Proposal is for the addition of a sunroom, lift with a small lobby and a water feature.
- Work applied for has not started. This was confirmed via email.
- Graded IIIC
- Outside HPO
- CoCT supports and notes that some minor work related to doors and windows have already been undertaken.
- CRRRA supports.

DECISION

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

CH

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

Ms Corne Nortje introduced the item on behalf of CH.

DISCUSSION

- Outstanding information received on 2 and 4 October 2024.
- Proposal is for internal alterations to existing dwelling, repair structural issues, new small dining room extension toward the rear of property, reinstate original exterior architectural detail of the dwelling and replace damage water goods.
- Work has not started.
- Graded IIIB

- Inside HPO
- CoCT supports.
- Ward Councillor supports.
- Simons Town Historical Society stamped the plans

DECISION

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

CH

13.10 Erf 96170, 14 Wandel Street, Gardens, S27-Minor Works

Case No.: HWC23101105CH1026

Ms Corne Nortje introduced the item on behalf of CH.

DISCUSSION

- Minor works application to repair cracks by inserting helical pins as proposed by the structural engineer and to paint walls, windows and the roof. These pins shall be “Thor Helical” 12mm diameter stainless steel structural ties. Trial holes should be dug adjacent to the walls at the rear corners of Units 22 and 24 to establish the nature of the soils below foundation level. The internal cracks in the walls can be repaired in the conventional manner using proprietary fillers.
 - The work has not started.
 - Graded PHS
 - Inside HPO
 - The Structural engineer surveyed the building to determine the extent and cause of the cracks in the division walls between the various units and the north facing facade wall as well as to provide remedial recommendations.
- Structural engineer’s findings:
- The cracks of concern are between the divisional walls and the northern facade wall.
 - These cracks were most probably caused by differential settlement of the internal and external “foundations” which could have been caused by changes in the moisture content of underlying soils.
 - The cracks in the walls are not of such an extent that the north wall under wind load is in danger of collapse. However, if the cracks were to migrate downward towards the ground-floor then the situation changes significantly and stability under wind load cannot be assured.
 - The settlement of the rear of Units 22 and 24 is probably due to leakage or blockage of the sewer and/or stormwater pipes on that side of the building.
 - The structural engineer recommends that the connection of the north facade wall to the cross walls be reinstated. This should be done by means of pins inserted from the outside of the building into the cross walls.
 - CIBRA supports the proposal.
 - The applicant has written to HWC motivating for a compulsory repair order. The reason for this motivation is due the delay of maintenance since 2018 and non-compliance from trustees and owners to undertake the required repair work. No further progress has been made in this regard and applicant only seeks approval for proposed interventions.
 - On 13 November 2023, the HOMs Committee resolved that a site inspection be undertaken to determine the following:
 1. The extent of the work required as proposed in the structural engineer’s report dated 23 January 2023 i.e., the condition of the division walls between the various units and the north facing façade wall.
 2. Inspect all units on site as the Committee (HOMs) was informed of possible unauthorized work without approval from HWC.
- Internal: Each unit/section was inspected. It is evident that the sections have been modernized to accommodate the owners’ desired use. No internal cracks were noted in the division walls as

this may have been masked by plaster and paint work. Not all owners of the various sections were present on the day of the site inspection. The staff employed in the retail/business spaces could not confirm if any internal work was done. Only one owner (section 18) confirmed that HWC approval was obtained for internal alterations and renovations.

External: The more severe cracks have emanated from the first-floor units and are noticeable on the northern façade walls, the pillars and balconies. Due to cracks within the front pillars, the pillars have started to separate from the northern wall. The exterior of the units is painted in a two-toned neutral stone colour. Regarding the condition of the northern wall, as stated by the structural engineer, the wall is currently not in danger of collapsing. It must be noted that the maintenance to the façade/exterior of the building is the responsibility of the body corporate.

- On 25 January 2024, HOMs had FR:
A heritage statement to be compiled assessing the proposed interventions and its impacts to the fabric and condition of the building. The heritage statement must include a list of any previous HWC approvals and provide an assessment of any unauthorized work on Erf 97160. The heritage statement must be compiled by a suitably qualified architect with heritage experience.
- The heritage statement/report provided an assessment of the current state of each unit as well as highlighting any unauthorized work that must be regularized. With regards to the facade wall, a number of units are affected by the facade wall that is pulling away. The report notes that the work must be implemented as soon as possible, the work is of a specialist nature and therefore only qualified and experienced contractors are to be used and the work must be monitored by a structural engineer.
- On 21 October 2024, HOMs referred the matter to BELCom on 23 October 2024 to obtain advice from structural perspective. BELCom agreed and supported the proposed interventions noting its appropriateness for the heritage resource.

DECISION

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

1. The applicant is to appoint a suitably qualified consultant and structural engineer both with the appropriate heritage experience to oversee the proposed work.
2. HWC is to be provided with the details of the consultants and their CVs confirming suitability to oversee the work.
3. A letter of appointment/s to be signed by the applicant and consultants

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

CH

13.11 Erf 990, 33 Musson Street, Eastcliff, Hermanus, S34-Additions & Alterations

Case No.: HWC24061104CH0729

Ms Corne Nortje introduced the item on behalf of CH.

DISCUSSION

- Outstanding information received on 27 August 2024 and 24 October 2024.
- Ungraded
- Outside HPO
- Proposal is for the addition of a double garage and to convert the existing garage into a bedroom.
- OHAC supports.
- Work has not started and according to the applicant, all work indicated in yellow has already been built.

DECISION

HWC cannot condone illegal work. The committee resolved to issue a Section 51 letter, as the proposed

work did not negatively impact the heritage resource.

CH

13.12 Erf 10370, Van Riebeeck Road, Kuils River, S38(4)–NID
Case No: HWC24090302CSI0913

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on 22 October for site photographs. Applicant signature in application form. Company resolution and power of attorney.
- Proposed development is for the rezoning of the erf and commercial and retail usage with associated infrastructure
- The proposed area for development is in a fairly built environment therefore there is minimal visual impact expected
- There are no known archaeological resources present
- The palaeo sensitivity on the SAHRIS palaeo map is low

DECISION

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

CSI

13.13 Erf 18467, 19 Verster Avenue, Land en Zeezicht, S27–Minor Works
Case No: HWC24092513CSI1003

OUTSTANDING INFORMATION

Clarity regarding whether work has started.

CSI

13.14 Erf 3342, Model Villa, 4 Hiddingh Avenue, Oranjezicht, S34–Minor Works
Case No: HWC24091805CSI0919

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on received on 24 October for a more detailed methodology with better photos and description of specs.
- Item was heard at HOMS last week
- Work applied for has not started
- Graded IIIB
- Inside HPO
- Proposed work is for the repair of the Grade IIIB fragment of the street elevation of the building. The verandah roof, verandah pressed metal ceiling, and wrought iron lattice are amongst some of the items that have suffered degradation requiring replacement and/or repair.
- Applicant has not submitted plans, only as built as they believe the photographic record and report would suffice for the maintenance and repair work proposed

DECISION

The Committee resolved to approve the application, as the proposal does not negatively impact on heritage resources. Approval is given on condition that:

1. A close-out report must be submitted to HWC within 30 days of practical completion.

CSI

13.15 Erf 4739, 16 Richmond Street, Epping Garden Village, Ruyterwacht, S34–Additions & Alterations
Case No: HWC24090411CSI0905

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on 21 October for CoCT comment and SG diagram
- Work applied for has not started
- Graded NCW
- Outside HPO
- Proposed work is for the addition of a carport, granny flat, and extension of the main dwelling
- CoCT did not provide comment within 30 days

DECISION

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

CSI

13.16 Erf 6266, 16 Dorothy Street, Bellville, S34-Additions & Alterations
Case No: HWC24081529CSI0719

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on 23 October for PoP, all photographs, locality map, SG diagram, comment from CoCT
- Work applied for has not started
- Not Graded
- Outside HPO
- Proposed work is for new roof, new braai area, games room, storeroom, and car ports.
- CoCT provided comment stating that an application must be submitted to HWC

DECISION

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

CSI

13.17 Erf 735, 11 Diaz Road, Grassy Park, S34–Additions & Alterations
Case No: HWC24091110CSI0919

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on 22 October for streetscape photographs and clarification regarding shade cloth.
- Work applied for has not started
- Graded NCW
- Outside HPO
- Proposed work is for a new carport and extension to the existing dwelling
- CoCT provided comment and support the application

DECISION

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

13.18 Erf 77510, 151 Pluto Road, Plumstead, S34–Additions & Alterations**Case No:** HWC24070803CSI0708

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on received on 22 October for both owners' details and signatures to be included on application form, CoCT comment and streetscape photographs.
- Work applied for has not started
- Graded NCW
- Outside HPO
- Proposed work is for the addition of a second dwelling and the extension to the main dwelling
- CoCT provided comment and support the application.

DECISION

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

CSI

13.19 Erf 86852, 11 Alexander Road, Muizenberg, S34–Minor Works**Case No:** HWC24093014CSI1001

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on 23 October for plans to reflect all proposed work and to be coloured up accordingly
- Work applied for has not started
- Graded IIIB
- Inside HPO
- Proposed work is for the replacement of clay roof tiles with concrete tiles to match existing colour, solar panels, like for like replacement timber windows, rear balcony replaced by a dormer window, and internal alterations to the main dwelling and a new covered stoep to the cottage
- Muizenberg Historical Conservation Society stated that they have no objections to the proposal on the condition that the concrete tiles chosen to replace the existing clay tiles closely match the clay tile colour and profile. Similarly, should existing wooden windows require replacement in the restoration process, new wooden windows of the same profile and design should be used.

DECISION

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

CSI

13.20 Erf 915, 31 Olivier Street, Strand, S34–Additions & Alterations**Case No:** HWC24062103CSI0606

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on 23 October for plans to reflect all work completed
- Work applied for has been completed

- Graded NCW
- Outside HPO
- Proposed work is for a new entertainment area, covered area, tool shed, and maid's quarters
- CoCT and HRF provided comment and support the application.

DECISION

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

CSI

13.21 Erf 46022, 25 Lovers Walk, Rondebosch, S34-Additions & Alterations

Case No: HWC24081526EJV0918

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding information received on 22 October 2024.
- Addition of a first storey to accommodate a bedroom, sitting room, storeroom, and bathroom
- Graded IIIB
- Inside the Upper Rondebosch HPO
- Work has not started
- CoCT support
- Rondebosch Community Association have no objection
- RVRA have no objection

DECISION

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

EJV

13.22 Erf 574, 32 Huguenot Street, Franschhoek, S34—Minor Works

Case No: HWC24091913EJV0926

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding information received on 22 October 2024.
- Reconfiguration of the internal layout of the Nedbank building to improve operations. No façade changes are proposed.
- Ungraded and outside HPO
- Franschhoek Heritage and Ratepayers Association supports the proposal.
- Along the scenic route
- Work has not started

DECISION

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

EJV

13.23 Erf 76071, 241 Victoria Road, South Field, S34-Additions & Alterations

Case No: HWC24091708EJV0930

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding information received on 22 October 2024.
- Extension of the ground floor lounge and addition of a new first storey
- Ungraded
- Outside HPO
- Work has not started
- CoCT support

DECISION

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

EJV

13.24 Erf 1273, Van Ryn's Distillery, Van Ryn Road, Vlottenburg, Stellenbosch, S34-Additions & Alterations **Case No: HWC23082501SJ0901**

OUTSTANDING INFORMATION

Locality plan and response to emails as requested.

SJ

13.25 Erf 52152, 5 Basset Road, Claremont, S34-Total Demolition **Case No: HWC24012307SJ0124**

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Outstanding information received on 2 February, 28 June and 10 & 21 October 2024.
- Work has not started.
- Existing structure is presently in a state of disrepair, necessitating its demolition.
- Proposal is for the existing building to be demolished and a replacement structure of 5 storeys with 8 apartments. Each apartment will be a 2-bedroom apartment with the required parking and a refuse room.
- CoCT EHM: support
- Ungraded
- Outside HPOZ

DECISION

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

SJ

13.26 Erf 4173-RE, 50 Hout Street, Cape Town, S34-Minor Works **Case No: HWC24071915SJ0722**

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Outstanding information received on 14 and 21 October 2024.
- The work has not started.
- Proposal is to clean and repaint the façade by jet washing the façade, mechanically removing any loose cement, repairing patches, cracks or mouldings with cement based or epoxy resins and then the facade will be painted.
- Consult: N/A

DECISION

The Committee resolved to approve the application, as the proposal does not negatively impact on heritage resources. Approval is given on condition that:

1. A close-out report must be submitted to HWC within 30 days of practical completion.

SJ

13.27 Erf 4210, 5 Joubert Street, Paarl, S34-Additions & Alterations **Case No: HWC24073001SJ0805**

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Outstanding information received on 15 and 21 October 2024.
- The work has been completed.
- Works are unauthorised enclosure of 2 existing covered stoeps with frameless glass on the east facade and framed glazing on the south facade.
- DHAC: objection as requested revised drawings indicating existing glazing on front facade. Drawings submitted to HWC shows the glazing. DHAC has since confirmed that the drawings have been resubmitted and have offered no objection.
- DHF: does not condone illegal building work but would not object to the work.
- Paarl300: not supported, as work completed.
- Graded IIIC
- Inside Special Character Protected Area Overlay Zone

DECISION

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

SJ

13.28 Erven 65105, 65107 & 65108, Cedar House School, 5 Ascot Road, Kenilworth, S38(4)-NID **Case No: HWC24091806SJ0925**

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Outstanding information received on
- Trigger: 3 erven.
- The work has not started.
- Previous applications to HWC were not pursued further.
- Proposal is for the construction of an infill classroom building that will run across the back of the 3 erven and connect the existing structures. This includes demolition of the garages on 3 erven, 2 pools (65107 & 65108) and wendy house (65108). The 3 structures will also undergo internal renovations to repurpose the structures for new use as places of instruction. The common boundary walls between the properties will be demolished, as well as the back boundary wall between Ascot House and the 3 erven. There is an SDP for future development that intends to consolidate the 3 erven and link the infill building to another proposed structure on Erf 65106 which is known as Ascot House, a PHS. Essentially the long-term vision is to combine the Acot House PHS property with the 3 subject erven to form a combined campus. The plan is to now break the submission down for phasing and funding reasons
- This was previously submitted to HWC as an entire application in 12.23 and HOMs requested a HIA with Townscape and VIA. The application did not proceed. The practitioner recommended an HIA with Townscape and VIA. Practitioner is same as this application. (See 08.12.23 - CH - MA)
- Unlikely archaeological or paleo resources to be found. Blue Paleo zone.
- Anticipated impacts on heritage resources will be visual and architectural. Visual impacts will be

on Bray Rd mainly, although there will be a marginal impact on Goldbourne Rd and even less on Ascot Rd. None of these impacts are considered to be negative.

- To note: Erf 65108 - no internals provided as limited access as it is currently being let.

DECISION

The Committee resolved to require an HIA which complies with S38 (3) of the NHRA, and which includes the following:

1. Townscape Assessment
2. Visual Impact Assessment

SJ

13.29 Erf 56353, International School of Cape Town, 4 Edinburgh Drive, Claremont, S38(4)-NID Case No: HWC24091610SJ1003

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Outstanding information received on 19 October 2024.
- Trigger > 5000sqm & rezoning > 10000sqm.
- The work has not started.
- Proposal is for a new indoor sports facility (indoor sports hall, indoor swimming pool, exam room) in southeast area of site, parallel to the Greenfields Estate development. A new building is also proposed on the southwest corner adjacent to Edinburgh Drive and Hillwood Road for 8 classrooms, extra-curricular spaces, and 2 administrative offices. The main vehicular access and egress will be from Edinburgh Drive, with 51 parking bays provided onsite. The site is within the residential area of upper Claremont and the proposed development has applied for rezoning of the site from Single Residential Zone (SR1) to Community Zone (CO1).
- Detailed tree survey and VIA included.
- Practitioner does not recommend HIA.

DECISION

The Committee resolved to require an HIA which complies with S38 (3) of the NHRA, and which includes the following:

1. Visual Impact Assessment

SJ

13.30 Erf 113874, 39 York Street, Woodstock, S34-Additions & Alterations Case No: HWC240708111XM0815

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding info received on 25 September and 19 October 2024
- Proposal is for a second-floor addition to the single-storey building
- Work has not started
- The Salt River Heritage Society has no objections to the proposed alterations
- CoCT did not provide comment within 30 days
- Grading IIIC
- Outside HPOZ

DECISION

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

XM

13.31 Erf 150036, 124 Sussex Road, Wynberg, S34-Additions & Alterations
Case No: HWC24082002XM0823

OUTSTANDING INFORMATION

Confirmation of ownership required.

XM

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

OUTSTANDING INFORMATION

Streetscape photos required.

XM

13.33 Erf 50515, 12 Redgum Avenue, Thornton, S34-Minor Works
Case No: HWC24082805XM0906

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding info received on 17 October 2024
- Proposal is for additions and alteration; playroom, extension to the kitchen and staff quarters to provide more space
- Graded NCW
- Outside HPO
- CoCT supports
- Work has not started

DECISION

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

XM

13.34 Erf 96988, 4 Leith Street, Rondebosch, S34-Additions & Alterations
Case No: HWC24072914XM0820

Ms Xola Mlwandle introduced the item.

Ms Lauren Klingenberg was present and took part in the discussion.

DISCUSSION

- Outstanding info received on 4 October 2024.
- Proposal for renovations to the existing dwelling for lounge, dining study, patio, bathroom and kitchen and extensions to the scullery and laundry to create more space. Proposed pergola structure.
- Graded IIIB
- Outside HPO
- Work has not started
- GLCA has no objection
- CoCT does not support
- The Committee is in support of the application irrespective of the non-support from CoCT.
- The Committee supports the integration of the lounge element by extension of the front stoep area.

DECISION

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

XM

13.35 Erf 9829, 26 Lincoln Street, Bellville, S34-Alterations & Additions

Case No: HWC24091711XM0918

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding info received on 9 October and 17 October 2024.
- Proposed new additions to the existing dwelling
- Work has not started
- Graded NCW
- Outside HPO
- The space that are proposed are not new works in terms of extending the building footprint. These are existing spaces which have been internally altered to create better or enhanced spaces to better accommodate the occupants' spatial needs and requirements as time has passed. The building is not conservation worthy neither is established in a heritage overlay zone of significant. The existing house does not have any original architectural style instead can be considered as an interpretation with some of its elements.
- CoCT comment: The proposal is supported by the City's E&HM Branch. The applicant can therefore proceed with an application to HWC without formal comment from the City.

DECISION

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

XM

13.36 Erf 1964, 3 Main Road, Rosebank, S34-Alterations & Additions

Case No: HWC24042403XM0913

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding info received on 11 and 22 October 2024
- The proposed works include the creation of a new master suite on the first floor, including and new master bedroom, new bathroom and new dressing rooms. the proposed additions will be created within the existing space of the roof and will not increase the effective height of the existing structure. The ground floor will be slightly reconfigured to include a new staircase to the proposed first floor master suite.
- Work has not started
- Graded IIIB
- Inside HPO
- CoCT supports- HRS believes that the proposed work will not have a negative impact on the associated levels of significance of the resource and supports the proposal
- RAMPAC did not provide comment within 30 days

DECISION

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

XM

13.37 Erf 13756, 15 Brickfields Road, Salt River, S34-Minor Works

Case No: HWC24101708XM1002

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding info received on 23 October 2024
- The proposal is for; addition of a new goods lift, partial enclosure of the 2nd floor balcony, and additional windows on the second floor.
- Work has not started
- Graded NCW
- Outside HPO

DECISION

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

XM

13.38 Erf 41951, Vosmaar Street, Paarl, S34-Deviation

Case No: HWC24101416XM0906

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding info received on 14 October 2024.
- This project involves the re-use of an existing warehouse structure in Paarl, Western Cape, for which the exterior work includes maintenance, repair, and redecoration, while
- internal works involve subdividing large areas to accommodate smaller rental spaces, redecoration, and ensuring regulatory compliance. Works proposed consist of relocating a structural column, adding conduiting for the purpose of electrical reticulation in the surface bed, the addition of foundations for additional mechanical plant not included in initial planning. The gas store will be repurposed, and gas lines will be installed.
- Work has been completed.
- Graded NCW
- Outside HPO

DECISION

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

XM

13.39 Erf 50515, 38 Ranelagh Road, Rondebosch, S34-Additions & Alterations

Case No: HWC24082615XM0902

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received on 21 October 2024
- The proposal is for upgrade and maintenance on the property for additional living space.
- CoCT supports
- Graded NCW
- Outside HPO
- Work has not started
- GLCA has no objection

DECISION

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

XM

13.40 Erf 1493, 1 Grant Avenue, The Boulders, S34-Additions & Alterations **Case No: HWC24032516SB0910**

OUTSTANDING INFORMATION:

Coloured up plans and revised comments from CoCT required.

SB

13.41 Erven 340, 341-RE, 10 & 12 Braemar Road, Green Point, S34-Total Demolition **Case No: HWC24092610SB0930**

Ms Stephanie Barnardt-Delport introduced the item.

Mr Bruce Wilson and Ms Joné Kros was present and took part in the discussion.

DISCUSSION

- Outstanding info received on 24 and 25 October 2024
- Proposed total demolition and replacement of structures at 10 and 12 Braemar Road in Green Point, Cape Town. The existing houses are over 60 years old. The proposed replacement is an apartment block, aligning with the high-density residential buildings in the area. The design aims to blend with the surrounding high-rises and lower-scaled buildings, enhancing the streetscape with visual permeability and landscaping. The architectural features include face brick, arches, steel, plaster, and paint, while considering setbacks and window placements in relation to neighbouring properties.
- 10 Braemar Road – IIC
- 12 Braemar Road – NCW
- City of Cape Town- Unconditional Demolition Not Supported: Proposed height does not adequately transition between high-rise and low residential structures; The massing drawing inaccurately represents adjacent developments.
- Green Point Rate Payers & Residents Association:
- Commented on the transformation of the streetscape and requested more information on the replacement structure before approval.
- Response indicated that no additional comments were received during the consultation period.
- Cape Town Heritage Foundation: Stated a policy not to comment until final plans are available.
- No response was received after the proposed structure was issued.
- Individual Comment (Eban Tucker):
- No feedback received following the issuance of the proposed structure to interested parties.

REFERRAL

The Committee has resolved to refer the application to BELCom for review on 20 November 2024. Given the previous Heritage Impact Assessment for the adjacent site and the identified heritage indicators in the area, the expertise of BELCom members is required for a thorough assessment.

SB

13.42 Farm 8 portion 40, 21 Klaasvoogds Farm, Robertson, S34-Restoration & Maintenance **Case No: HWC24071910SB0903**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Outstanding info received on 9 September 2024.
- Work has not started,
- Maintenance to the Klassvoogds Primary School,
- The proposed works for Klaasvoogds Primary School include replacing the IBR roof sheeting, gutters, and downpipes of the Heritage Building and other structures. The roof battens and ceilings may also need replacement. Materials will be replaced 'like for like', with non-asbestos Fibre-Cement gutters and downpipes. A specialist inspection revealed damage to roof sheeting, fascia boards, gutters, and downpipes, leading to health and safety concerns. Structural damage to the hall walls requires urgent stabilisation using I-sections and galvanised steel bars. Moisture damage to the foundations will be addressed by creating an underfloor cavity. Additional work for the school hall includes replacing timber doors, damaged flooring, cabinetry, and sanware, as well as repairing cracks in the male bathroom wall.
- The school, over 60 years old in the Robertson area, needs a full roof replacement to avoid safety risks and further damage. Current repairs are a temporary solution.
- HOMs graded IIIB.

DECISION

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

SB

13.43 Erf 90092, 210 Main Road, Kalk Bay, S34-Additions **Case No: HWC24052208SB0823**

OUTSTANDING INFORMATION:

Internal photographs required.

SB

13.44 Erf 25158, 30 Product Street, Ndabeni, S34-Alterations **Case No: HWC24101111SB0909**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Outstanding info received on 14 October 2024
- Work has not started
- Proposed to convert old school building into mini storage unit.
- Building dates to pre-1958.
- City supports
- Grading NCW
- Outside HPO

DECISION

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

SB

13.45 Erf 1529, 8 Frederick Crescent, Tamboerskloof, S34-Additions & Alterations **Case No: HWC24092503RB0926**

OUTSTANDING INFORMATION:

Conservation body (CIBRA) comment required.

RB

13.46 Erf 22847, 18 5th Avenue, Maitland, S34-Additions & Alterations

Case No: HWC24092508RB0903

Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding info received on 01 October 2024 and 21 October 2024.
- Work has partially been completed (external is complete, internal is basically completed)
- Property is ungraded
- It is a warehouse that is older than 60 years.
- Outside of any HPOZ.
- The owner wants to convert it to be used as a funeral parlour.
- Completed external work is that a new street facing opening has been made and a new door installed with two new brick pillars.
- The proposed work that has started internally has been halted, due to the realisation of requiring an HWC permit, is the construction of several internal partitions to create different rooms for the proposed funeral parlour.
- However, this work is almost completed.
- The architect motivates that the changes to the front façade of the building is minimal, and the proposed changes will fit in with the atmosphere of the area.
- CoCT supports.
- Officer views the internal work as not having much heritage impact but the external work that has already been completed contributes positively on the streetscape.
- As most of the work has already been completed, officer recommends a S51 letter be issued.

DECISION

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

RB

13.47 Erf 26254-RE, 19 Anson Street, Observatory, S34-Total Demolition

Case No: HWC24091609RB0910

Mr Ruan Brand introduced the item.

Ms Bridget O'Donoghue was present and took part in the discussion.

DISCUSSION

- Outstanding Information received on 23 October 2024.
- Structure to be demolished is graded NCW.
- It lies inside the proposed Observatory Salt River HPOZ, and it borders the Upper Observatory HPOZ.
- Work has not started.
- Proposal is for total demolition and replacement plans have been submitted as the CoCT supported the total demolition with two conditions for the replacement structure:
 - 1) blank west elevation facades facing street (poor urban design), and
 - 2) blank south elevation facade is undesirable urban response as it faces a neighbouring 3C building that is within the HPOZ.
- In the officer's view, these comments have been appropriately addressed by the applicant and incorporated into the new design, but officer does not see a reason to invoke Gees for a site of barely 1000square meters that is not within a declared HPOZ.
- OCA did not comment within 30 days and no comments were received from a site notice placed at the site.
- CoCT HRS and OCA were invited to this HOMs meeting on Thursday the 24th of October.
- Officer moves to support the total demolition without the need for HWC to comment on the

replacement structure as that is a CoCT LUMS issue not a heritage one as the site is not within a declared HPOZ.

DECISION

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

RB

14. NEW MATTERS

14.1 Erf 3476, De Eike Homestead, Akademie Street, Franschhoek, S34-Minor Works Case No: HWC24100703SJ0710

Ms Sneha Jhupsee introduced the item.

Ms Cindy Postlethwayt was present and took part in the discussion.

DISCUSSION

- The work has been completed.
- Sketch plans have previously been approved by HWC (21092909MS1123E - approved revision of 21081210MS0827E). The building alterations and additions are now complete with minor changes from the approved building plans. A rider plan is required to be submitted to the Stellenbosch Municipality, who require HWC's approval of said plan. The rider plan deviations are minor, most of which are internal or relate to the new build, have no impact upon authentic heritage fabric, or the heritage related contextual issues.
- Deviations: window from south gable used in north gable; new fireplace and chimney (removal of existing fireplace was approved); an existing wall was retained as opposed to the approved demolition; bricking up of an existing window and construction of a staircase instead of retention and refurbishment of existing.
- Graded IIIB

DECISION

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

SJ

14.2 Erf 56, 35-39 Church Street, Tulbagh, S27-Minor Works Case No: HWC24071503SJ1010

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Erf 734, 56, 67 - Church Street Gardens. (35, 37, 39 Church Street)
- The work has started.
- Proposal is for the erection of a temporary wendy house (6 x 9m - gardener will live with his family and 2 guard dogs) and chicken coop (wood and zinc, for 50 hens) as temporary structures. Examples of the structures have been indicated in the document. Additionally, boundary fences have already been erected to the west and east sides of the garden in July 2024.
- Owner of property is indicated as SAHRA on the form but in the document, it is said that SAHRA leases a portion of the land from Mr. Clark.
- Witzenberg Municipality (Hennie Taljaard): Wendy house can be considered as ancillary and chicken coop is ok from town planning perspective, but structures need approved building plans via Alroy Daniels; NEMA authorisation required; Sanitation and Animal by-law confirmations.
- Tulbagh Valley Heritage (Taariq Motala): no objection.

OUTSTANDING INFORMATION:

POP; Title Deeds; SG Diagram; Company/Trust Resolution if the property is owned by a Company/Trust; Power of Attorney; Colour, dimensioned plans; Annotated Internal, External & Streetscape photographs; Consultation comments; Confirmation from DEADP; Confirmation from the municipality

SJ

14.3 Farm 291, New Residential Dwelling, Langebome, Wupperthal, S31-New Dwelling
Case No: HWC24100802SJ0910

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- The work has not started.
- Proposal is a new residential dwelling.
- No title deed - Moravian Church.
- Plans stamped by Moravian Church and Cederberg Municipality.
- Heritage Area

DECISION

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

SJ

14.4 Erf 2424, 153 Banhoek Road, Stellenbosch, S34-Alterations & Additions
Case No: HWC24100807CH1010

OUTSTANDING INFORMATION:

Stellenbosch Municipality comment, SIG comment and SHF comment required.

CH

14.5 Erf 2457, 32 Bosch Street, Strand, S34-Alterations & Additions
Case No: CH0810

OUTSTANDING INFORMATION:

POP with HWC reference number, streetscape photographs, CoCT comments, confirmation on work that has started and drawings to reflect the work accordingly, title deed, SG diagram and locality plan required.

CH

14.6 Erf 2528, 5 Treurnicht Street, Vrykyk, Paarl, S34-Minor Works
Case No: HWC24101801CH0910

Ms Corne Nortje introduced the item on behalf of CH.

DISCUSSION

- Proposal is to place solar panels on the existing roof.
- Unknown grading
- Outside HPO
- Work is complete.

DECISION

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

14.7 Erf 10601, 77 Bromwell Street, Woodstock, S34-Alterations & Additions
Case No: HWC24100706CH0810

Ms Corne Nortje introduced the item on behalf of CH.

DISCUSSION

- Proposal is for internal alterations and the addition of a mezzanine storage level, side storage facilities, external deck and additional bathroom facilities on the ground floor.
- Work is complete.
- CoCT supports.
- WRA supports.
- SRHS supports.
- Graded NCW
- Outside HPO

DECISION

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

CH

14.8 Erf 17973, 82 Beach Road, Strand, S34-Alterations & Additions
Case No: HWC24100112CH0810

Ms Corne Nortje introduced the item on behalf of CH.

DISCUSSION

- Proposal is for internal alterations to the existing Checkers store.
- Work is complete.
- Graded NCW
- Outside HPO
- Three previous permits on site. Latest HWC24021506CN0325.

DECISION

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

CH

14.9 Erf 149794, 3 Clare Park Avenue, Rondebosch, S34-Alterations & Additions
Case No: HWC24100909CH0910

OUTSTANDING INFORMATION:

Streetscape photographs and GLCA comments required.

CH

14.10 Portion 837 of Farm 810, Farm Blaauwklippen, Off R44 Stellenbosch, S34-Total Demolition
Case No: HWC24100709CH0710

Ms Corne Nortje introduced the item on behalf of CH.

Ms Cindy Postlethwayt was present and took part in the discussion

DISCUSSION

- Proposal is to demolish two structures as part of the total demolition of a derelict factory. The

structures proposed for demolition are located at the south-western corner of the property.

- Work has not started.
- No proposals are envisaged at this stage for the site. Site is larger than 5000sqm so any intervention after demolition will trigger a NID application.
- Stellenbosch Municipality did not comment within 30 days.
- SIG did not comment within 30 days.
- SHF did not comment within 30 days.
- Graded NCW.
- Outside HPO
- Werf is a proposed grade II

DECISION

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

CH

14.11 Erf 89755, 86 Main Road, St James, S34-Emergency Case No: HWC24101105CH1022

Ms Corne Nortje introduced the item on behalf of CH.

Mr Alberto Marcelloni was present and took part in the discussion.

DISCUSSION

- Proposal is to repair and replace the existing external columns in order to match existing columns as well as internal shop fitout which includes painting all internal walls and ceilings white, fitting new clothing rails and a point-of-sale area as well as changing facilities and installing a new white screed floor finish.
- Work has started. According to the drawings, the internal work has started.
- The application was submitted in response to HWC being notified of work commencing on site.
- According to email correspondence from the applicant, the work to roof structure is to repair the cracked and corroded columns as it is on the verge of collapsing. It is an emergency repair due to 30 years of no maintenance. The structure will not be changed in any way or the façade of the entire building. It is a repair and paint job to restore it to exactly as it was before and to make it safe. The removal of the bracket caused parts of the concrete column to break away from the structure and it exposed completely corroded and compromised steel reinforcing. It was for this reason that the applicant was forced to start and prop up the roof structure to avoid it collapsing.
- The CoCT building inspector visited the site and noted that the “the building is dangerous & shows signs of becoming dangerous to life and property”. This is in reference to the roof structure and columns on the street facing façade that extends over the public walkway. CoCT building inspector instructed that a wayleave permit be obtained to do the required repair work to the roof.
- Attention was then focused to that roof and columns to prop it in given the structural and safety concerns. At this time, the internal alterations were put on hold.
- Case officer conducted a site inspection on 11 October 2024 and noted that no work was ongoing, and no parties were present on site. The interior of the building could not be inspected due to windows being boarded/covered up.
- Work has since stopped pending the HWC permit.
- Graded IIIB
- Inside HPO
- The Committee deemed the proposed work as minor and not an emergency.

DECISION

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

14.12 Erf 31990-RE, 23 Main Road, Mowbray, S38(4)-HIA
Case No.: HWC24071109CN0717

Ms Corne Nortje introduced the item on behalf of CH.

Mr Kobus Van Wyk and Mr. Johan Cornelius was present and took part in the discussion.

DISCUSSION

- HIA submitted for the student accommodation on Erf 31990-RE, Corner of Main and Rhodes Avenue, Mowbray. The site is currently vacant with the previous building demolished in 2020. The Development consists of 3200m² of GLA convenience retail centre, 128 parking bays and 719 student beds, specifically aimed at providing accommodation for students at UCT.

History of case:

- In 2013, IACom approved the Phase 1 HIA for a proposed new shopping centre and student accommodation.
- The developers, at the time, decided not to proceed with the design of the building and after amendments were made, a set of drawings were submitted to HWC in 2023 and subsequently referred to IACom on 26 June 2023. The IACom Committee resolved that the proposal was not substantially in accordance with the approved phase 1 HIA dated 2012 and that a new application is required in terms of s.38(1) of the NHRA.
- There was a back and forth between the applicant and the previous case officer regarding interpretation of the June 2023 IACom decision regarding the submission of a new NID versus the submission of a revised HIA only.
- Eventually a new NID application was submitted and tabled at HOMs on 29 July 2024. HOMs requested an HIA with an architectural analysis, townscape assessment, visual impact assessment and socio-historical study.
- The revised HIA and amended drawings is before HOMs today.
- Graded NCW
- Inside HPO

Findings of revised HIA:

The design indicators in the approved phase 1 HIA (attached in the HIA as Annexure A) formed the basis/guidelines for the proposed development. These indicators relate to the Main Road streetscape, character of Main Road intersection as a potential landmark, Rhodes Avenue streetscape, residential heritage buildings as secondary indicators, hidden historic context, urban design indicators such as densification and site edge and key elements and other key design elements such as height, rhythm, scape, articulation of design, no blank facades and visual focal points on the north-west facade.

- CoCT provided a detailed comment on the design indicators and support the current proposal as being sensitive to the receiving environment and historic context as well as having adequately met and responded to the 2013 HIA indicators.
- RAMPAC did not comment within 30 days.

REFERRAL

The Committee resolved to refer the matter to IACom on 13 November 2024 due to controversial nature of the case and due to IACom being the decision-making Committee on this matter.

14.13 Erf 72543, 67 Lympleigh Road, Plumstead, S34-Deviation
Case No.: HWC24100206CN0810

Ms Corne Nortje introduced the item.

DISCUSSION

- The proposal was for a window position deviation, internal wall and secondary structure deviation and a minor deviation to the boundary wall. The previous application was approved.
- CoCT supports
- Graded NCW
- Outside HPO
- Work has been completed.

DECISION

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

CN

14.14 Erf 80541, 36 Fifth Road, Heathfield, S34-Alterations & Additions

Case No: HWC24100203CN0810

Ms Corne Nortje introduced the item.

DISCUSSION

- The proposal is for internal changes including to doors and windows, as well as a new verandah/carport and boundary wall.
- CoCT supports
- Graded NCW
- Outside HPO
- Work has not started.

DECISION

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

CN

14.15 Erf 872, 13 Tramway Road, Sea Point, S34-Minor Works

Case No: HWC24100701CN0810

Ms Corne Nortje introduced the item.

DISCUSSION

- The proposal was for internal alterations which was done by the previous owners. The owner bought the house in 2024. This is a rider plan submission to the City. The proposed work relates to maintenance to downpipes, timber windows, upgrades kitchen and bathroom fittings.
- CoCT supports
- Graded IIIB
- Outside HPO
- Work has been completed

DECISION

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

CN

14.16 Erf 88327, 56 Main Road, St. James, S34-Minor Works

Case No: CN0810

OUTSTANDING INFORMATION:

POP, Company Resolution, Streetscape photos and SG Diagram required.

CN

14.17 Erf 8991, 24 16th Avenue, Boston, S34-Minor Works
Case No: HWC24100905CN0910

Ms Corne Nortje introduced the item.

DISCUSSION

- The proposal is for internal alterations as well as to doors and windows.
- The applicant states that the house was built in 1968, however CoCT aerial photography shows a building on the property in 1953.
- CoCT notes an application to HWC is required.
- Ungraded
- Outside HPO
- Majority of the work has been completed.

DECISION

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

CN

14.18 Erf 95930-RE, 7 Hope Street, Gardens, S34-Minor Works
Case No: HWC24100711CN0910

Ms Corne Nortje introduced the item.

DISCUSSION

- The proposal is for internal alterations and shopfitting.
- Graded NCW
- Inside HPO
- Work has not started.

DECISION

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

CN

14.19 Erven 12011-RE and 12010, 45 & 47 St. James Street, Woodstock, S34-Total Demolition Permit Extension
Case No: HWC24100716CN1010

OUTSTANDING INFORMATION:

Title Deed, Demo Plan, Locality Plan, all photos, motivation and SG diagram required.

CN

14.20 Erf 1031, 5 Stellendal Road, Audas Estate, Somerset West, S34-Additions, Alteration & Restoration
Case No: HWC24091613SB0710

OUTSTANDING INFORMATION:

Title deed and SG diagram required.

SB

14.21 Erf 2 & 3, Church Street Wittedrift, S34-Restoration & Maintenance

Case No: HWC24100903SB0910

OUTSTANDING INFORMATION:

Streetscapes required.

SB

14.22 Erf 54812, 9 Constance Road, Claremont, S34-Alterations
Case No: HWC24101001SB1010

OUTSTANDING INFORMATION:

More streetscape photos required of neighbouring properties as to understanding the objections of UCCRA.

SB

14.23 Erf 94852, 12 Faure Street, Gardens, S34-Additions & Alterations
Case No: HWC24100912SB1010

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Work has not started
- Proposed additions of built-in braai with covered roof to the courtyard. Replace a dilapidated pergola with a new one. Re-orientate a timber staircase to create a new primary bedroom accessible from within the house.
- CIBRA – support
- CoCT – internal memorandum comment notes that the application can proceed with formal comment from the city and can be indicated as E&HM as support.
- Grading 3B
- Inside HPO

DECISION

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

SB

14.24 Erf 9553, 9 Victoria Road, Bertville, Paarl, S34-Additions & Alterations
Case No: SB1010

OUTSTANDING INFORMATION:

Paarl 300 comment, Drakenstein municipal comment, streetscape photos, POP required.

SB

14.25 Erf 988 Costa Brava, 299 Beach Road, Sea Point, S34-Repairs
Case No: HWC24091916SB0810

Ms Stephanie Barnardt-Delport introduced the item.

Ms Claire Abrahamse was present and took part in the discussion.

DISCUSSION

- Work has not started
- Several brick balustrades on the balcony walkways of Costa Brava's rear facade are showing structural cracks and spawling. Engineering Analysis Services (EAS) conducted an inspection in June 2023 and found that the balustrades are made of a reinforced concrete stiffener with a single brick skin balustrade wall connected to the concrete piers. Some walls have horizontal cracks and signs of outward rotation. The concrete walkways are in good condition and do not

need repairs. Claire Abrahamse inspected the balustrades in August 2024 and confirmed that they need to be repaired or replaced. It is recommended to replace the brick balustrades with a simple metal rail due to colour matching issues, the labour-intensive repair process, and vulnerability to future damage.

- The proposal includes demolishing the existing brickwork, retaining the concrete posts, reusing quarry tile copings, and installing a new galvanized steel metal railing to ensure consistency across the facade and comply with safety standards. According to the Heritage particular, the proposed balustrade replacement is deemed acceptable from a heritage standpoint because it matches existing details on-site, uses original building materials, and is not highly visible.
- Grading 3B
- Outside HPO

DECISION

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

SB

14.26 Portion of Remainder 33 of Farm Nooitgedagt 30 (RE/33/30), Off R328 or Swartberg Pass between Schoemanshoek and Matjiesriver, Oudtshoorn, S38(4)-NID Case No: HWC24100906SB0910

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Heritage statement prepared by Dr Peter Nilssen dated 24 September 2024
- Proposed agricultural activities on a portion of the farm Nooitgedagt in Oudtshoorn has been completed.
- The development involved the establishment of a 3932 m² greenhouse and a 535 m² processing facility on approximately 1.8 hectares of land, which has already been transformed from open fields to agricultural use (no rezoning).
- The site has been previously disturbed by agricultural activities and the current development, the area is significantly transformed, with no significant archaeological resources identified. A single Stone Age implement found was deemed not conservation-worthy.
- Palaeontological studies indicated that while the site shows moderate sensitivity, significant impacts on palaeontological resources are unlikely due to the nature of the deposits and prior disturbances.
- Visual and Landscape: The development does not visually intrude upon significant colonial heritage resources from the nearby scenic route (R328) but does impact views from the historic 1810 house located on RE/13/30.
- Consultant recommendations include planting screening vegetation to mitigate visual intrusion
- Specific mitigation measures involve planting Holly Oak (*Quercus Ilex*) and Wild Peach (*Kiggelaria Africana*) trees to create a visual barrier while maintaining alignment with the agrarian landscape context"
- Recommendations summary:
 1. The report recommends implementing the proposed visual mitigation measures and confirms that no further heritage studies or assessments are warranted as no significant heritage resources are threatened by the new development.
 2. It emphasizes monitoring the implementation of these mitigation strategies over two years to ensure effectiveness.
- Consultant recommends no further studies

UNDER INVESTIGATION

Given the site's significance and the fact that the work has already been completed, additional studies would not be appropriate, as the project is no longer in its early development stages.

Therefore, the committee requires further input from the legal team.

SB

- 14.27 Erf 1128, 27 Rosmead Ave, Oranjezicht, S34-Additions & Alterations**
Case No: HWC24100106RB0910

OUTSTANDING INFORMATION:

POP and a legible SG diagram required.

RB

- 14.28 Erf 14119, 23 Klaassens Road, Alphen (formerly part of Glen Dirk Estate), Constantia, S38(4)-NID**
Case No: HWC24092701RB0910

OUTSTANDING INFORMATION:

POP required.

RB

- 14.29 Erf 42039, 15 Camberwell Road , Crawford, S34-Additions & Alterations**
Case No: RB1010

OUTSTANDING INFORMATION:

POP with correct reference number, SG diagrams, more streetscape photos and local authority comment, as the work is not considered minor in nature required.

RB

- 14.30 Erf 42920, 62, 6th Ave, Rondebosch East, S34-Additions & Alterations**
Case No: HWC24090403RB0910

OUTSTANDING INFORMATION:

More internal photos required.

RB

- 14.31 Erf 46042, 29 Stanley Road, Rondebosch, S34-Minor works**
Case No: HWC24100708RB0910

Mr Ruan Brand introduced the item.

DISCUSSION

- Structure is part of a IIC complex, the YMCA campus near UCT,
- It falls within the Upper Rondebosch HPOZ.
- It is also described as being a buffer for the Old Campus or "Japonica Walk" PHS.
- Work has not started.
- Proposal is for demolishing the existing veranda and another small porch roof to replace the columns and install a new roof.
- The replacement is not like-for-like with the support columns changing from a roman design to a rectangular steel supported and wood clad design and the asbestos roof being replaced with kiplock or similar and changing to a grey colour from the current red.
- The roof has already experienced extensive damage and is falling apart along with the veranda support columns posing a danger to passersby and vehicles parking next to it.
- Moreover, the structure acts as a buffer for the nearby Japonica walk/Old Campus/Summer House PHS and the start of the surrounding neighbourhood.
- The CoCT supports.
- The RVRA were invited to HOMs to comment on this matter during the admin session when the site inspection report was tabled, and they offered no objection.

- Officer recommends approval as an emergency application.
- The committee supports the application as being an emergency application.

DECISION

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

RB

14.32 Erf 49465-RE, 60 Orchard Street, Newlands, S34-Additions & Alterations Case No: HWC24100103RB0910

OUTSTANDING INFORMATION:

Title Deed and as this is not minor works, local authority comment required.

RB

14.33 Erf 7465, Irene Farm, Main Road, Paarl, S34-Additions & Alterations Case No: HWC24100810RB0910

OUTSTANDING INFORMATION:

Clarity on ownership and authorisation via a POA or resolution, not minor works, so local authority and conservation body comments are required.

RB

14.34 Erf 1014-RE, Du Toit Dam, Swellendam, S38(8)-NID Case No: HWC24100719EJV1008

Emily Jane Vowles introduced the item.

DISCUSSION

- Triggers 38(1)(c)(i). Enlarging of the existing dam by 4.2ha to meet water demands and availability. SAHRIS Palaeo-sensitivity map indicates very high sensitivity due to the presence of the Kirkwood Formation. Archaeological studies in the surrounding area produced ESA lithics in a secondary context. There are no structures on site
- Unknown grading and HPO status
- Work has not started
- Jenna Lavin recommends HIA with PIA

DECISION

The Committee resolved to require an HIA which complies with S38 (3) of the NHRA, and which includes the following:

1. Archaeological Impact Assessment
2. Palaeontological Impact Assessment

EJV

14.35 Erf 1727, 19 Rocklands Avenue, Vredehoek, S34-Additions & Alterations Case No: HWC24101003EJV1010

Emily Jane Vowles introduced the item.

DISCUSSION

- The building plans were regularised in September 2023 (HWC23090502MS0906) through the S51 process, and the applicants now seek to convert the outbuilding into a braai area, convert the garage into an apartment, insert a pool with privacy screening, re-arrange the entrance to the house, and install a double garage
- Graded IIIC

- Outside HPO
- Work has not started
- CIBRA supports
- CoCT support

DECISION

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

EJV

- 14.36 Erf 28739, 23 Eiland Street, Bella Vista, Paarl, S34–Minor Works**
Case No: HWC24100811EJV1008

OUTSTANDING INFORMATION:

Company Resolution allowing Rinus van der Sluys obo Isipani Properties as the registered title deed holders: all photographs required.

EJV

- 14.37 Erf 34153, 12 Maindy Road, Athlone, S34-Additions & Alterations**
Case No: HWC24100707EJV1008

OUTSTANDING INFORMATION:

Additional streetscapes required.

EJV

- 14.38 Erf 410, 7 Gorleston Road, Sea Point, S34-Partial Demolition; Additions**
Case No: HWC24100806EJV1007

OUTSTANDING INFORMATION:

SFA comment required.

EJV

- 14.39 Erven 2595, 2596, 2599, 2610 and 2611, Hope Street, Victoria Street, Bousfield Street, George, S34-Additions & Alterations; Total Demolition**
Case No: HWC24100713EJV1007

OUTSTANDING INFORMATION:

The following revised submissions are required for the properties: The submission of five separate Section 34 applications for the interim additions & alterations proposed for the structures on the five erven. As the erven are not yet consolidated, the additions & alterations proposed require separate submissions for each erf; The submission of a Section 38 Notification for the Intent (NID) to Develop for the consolidation, rezoning, and redevelopment of the site; Subject to the results of the NID process, a Section 34 application for the total demolition of the structures on site can then be submitted. Should the site not yet be consolidated, five applications are required for the five erven.

EJV

- 14.40 Erf 458; 4648, Durbanville Racecourse, Durbanville, S38(8)-NID**
Case No: HWC24100705EJV1007

Emily Jane Vowles introduced the item.

Ms Cindy Postlethwayt was present and took part in the discussion.

DISCUSSION

- Triggers 38(1)(a); 38(1)(c)(i); 38(1)(d) and NEMA. The site has been utilised for horse racing since 1898. However, at present it is underutilised, and the proposal is for the long term, sustainable

continuance of the racecourse by rationalising and improving the racing facility. This will include the development of mixed-use activity around and within the track, including residential, office and retail uses, and the rebuilding of the racecourse facilities. The SAHRIS-palaeo sensitivity map indicates low sensitivity, there are a number of structures on site older than 60 years, the majority of which date to the mid-20th century. There are mature tree plantings, biodiversity segments, and hillscares

- Graded IIIA
- Inside Cultural Landscape
- Work has not started
- Cindy Postlethwayt recommends an HIA with Architectural Analysis, Social Historical Study and VIA. Cindy notes that the Architectural Analysis and Social Historical Study do not warrant separate specialist studies but will be incorporated and integrated into the HIA

DECISION

The Committee resolved to require an HIA which complies with S38 (3) of the NHRA, and which includes the following:

1. Visual Impact Assessment
2. Architectural Analysis
3. Social Historical Study

EJV

14.41 Erf 172877, 199 Main Road, Wynberg, S34-Additions & Alterations Case No: HWC24100710XM0710

Ms Xola Mlwandle introduced the item.

Ms Cindy Postlethwayt was present and took part in the discussion.

DISCUSSION

- The owner intends to refurbish the existing building, severely vandalized during illegal occupation for residential and retail. Purposes.
- The proposed refurbishment to the retail component consists of the following:
 1. Curved louvred facades at the Main Road corners of the retail component - created as a visual feature to contextualize and announce the development, giving it presence amidst the chaos that Main Road has become – the centre signage will be mounted to these. It is to be noted that part of the existing structures sit over the front boundary line – this carries through for the new louvred structures. This work will be subject to Council indemnity
 2. Simple timber cladding of the existing columns.
 3. New shopfronts.
 4. Feature wall tiling to walls created between the shops to comply with statutory fire regulations.
 5. New ceilings & lighting to the walkways.
 6. New flooring & ceilings to some of the shops
 7. Re-paving of the damaged walkways & broken asphalted parking area.
 8. General repair of all the structures.
 9. Painting throughout.
 10. Fencing to protect the site from vagrants soiling the building, hoarders etc.
 11. Signage – new uniform signage to be provided for the tenants, the existing signage pylon is to be revamped.
 12. The “in” and “out”, 1.4m high brick pylons, faced with glazed brown brick lets are to be retained & repaired.
- The office block is to be refurbished and converted into safe, affordable, secure, clean, functioning student accommodation. There is little impact on the external structure, the work to be carried out is as follows:
 1. An ACP façade to take the Entrance sign.
 2. Glazing to be repaired & replaced with ACP as depicted in order to allow for the statutory fire

requirement of a separation between rooms and floors.

3. Tiling.

4. Internal divisions, bathrooms, kitchens etc.

5. Lighting.

6. Repairing and commissioning of the lift.

7. Painting.

8. Signage.

9. Reinstating the mosaic tiling at the entrance.

10. The flat slabbed roof is to be converted into a useable space where the students can safely relax and socialise enjoying the magnificent views.

- All aspects of the development are being brought up to code in terms of fire, HVAC, fresh air, electrical regulations, as well as extensive structural repairs – a substantial undertaking in and of itself.
- Work has started
- Graded IIIC
- Outside HPOZ
- CoCT supports with conditions, recommends the applicant to revise the proposal: applicant offered revision to CoCT comments
- CoCT latest comment to the revision: Your revised proposals have been reviewed and HRS comments as follows: The revised staircase enclosure as per annexure B is supported.
- The proposed refuse areas is of a concern even if painted in the manner suggested. HRS recommends the proposed refuse area be accommodated with the existing building envelope.
- HRS further notes that the items listed are only recommendations and the applicant can should approach Heritage Western Cape as they are the approvals Authority in this case.
- Docomomo expressed concerns about the change in character and undertaking illegal work on the heritage resource

FURTHER REQUIREMENTS

The committee resolved to request further requirements:

1. Applicant to submit plan indicating what work has been completed and what must still be completed.
2. All parties to be invited to the next meeting.
3. Site inspection to be undertaken issuing a stop works order.
4. Matter to be tabled at HOMs on 4 November 2024.

XM

14.42 Erf 179717, 57 Palmboom Road Newlands, S34-Deviation Case No: HWC24100107XM0710

Ms. Xola Mlwandle introduced the item.

DISCUSSION

- The proposal is for larger new windows in the front bedroom and lounge are proposed to be twinned sashes, for additional light. In addition, there is a change from a French door proposed in the front lounge, to a similar set of twinned new sash windows.
- Additionally, the upper two smaller windows in the attic space will remain in place but must be re-made (they are in poorer condition than was expected), and two additional dormers allowing light and views into the attic space are proposed to the west – one over the staircase and another into the bedroom area (only a north-facing dormer was previously applied for).
- Work has not started; Construction is occurring on the above site as per a Section 34 permit, which was issued by HWC on the 24th of May 2024.
- Graded IIIA
- Outside HPOZ
- CoCT supports

- Newlands Residents Association has no objection

DECISION

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

XM

- 14.43 Erf 285, 13 Avenue Normandie Road, Fresnaye, S34-Additions & Alterations**
Case No: HWC24080625XM1010

OUTSTANDING INFORMATION:

Streetscape photographs, Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents' Association Comment required.

XM

- 14.44 Erf 274, 16 Geelstert Street, Witsand, S34-Additions & Alterations**
Case No: XM0710

OUTSTANDING INFORMATION:

New Application form, POP/Reference Number, SG Diagram, Annotated Internal & Streetscape photographs, Simon Van Der Stel Foundation Southern Cape comment, Motivation required.

XM

- 14.45 Erf 5041, 5 Vygeboom Crescent, Eversdale, Vygeboom, S34-Total Demolition, Advice**
Case No: HWC24092005XM0710

OUTSTANDING INFORMATION:

CoCT comment required.

XM

- 14.46 Erf 4683, 108 Murray Street, Goodwood, S34-Additions & Alterations**
Case No: HWC24093008XM0710

OUTSTANDING INFORMATION:

SG Diagram, Locality Map, Streetscape photographs, Motivation required.

XM

- 14.47 Erf 505,4 Zomerlust Road, Bergvliet, S34-Additions & Alterations**
Case No: HWC24100722XM0810

OUTSTANDING INFORMATION:

Title Deed required.

XM

- 14.48 Erf 10426, 25 Rose Avenue, Kirstenhof, S34-Additions & Alterations**
Case No: HWC24100110CSI0910

Ms Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Not Graded on city maps, CoCT graded NCW
- Outside HPO
- Proposed work is for an extension to the main dwelling, new roof with skylight, and internal alterations

- CoCT provided comment and support the application

DECISION

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

CSI

14.49 Erf 14158, 59 Balfour Street, Woodstock, S34-Additions & Alterations

Case No: HWC24100304CSI0910

OUTSTANDING INFORMATION:

Streetscape photographs, additional external photographs showing the front façade, locality map, comment from CoCT, comment from WRA, proof of correspondence from WAAC required

CSI

14.50 Erf 14653, 43 Kylemore Road, University Estate, S34-Total Demolition

Case No: HWC24093015CSI0910

OUTSTANDING INFORMATION:

Streetscape photographs, CoCT comment to be forwarded, proof of correspondence from Walmer/University Estate Conservation Action Group and Walmer Estate Ratepayers and Residents Association required

CSI

14.51 Erf 309 5 Hanover Road, Fresnaye, S34-Additions & Alterations

Case No: HWC24091812CSI0910

OUTSTANDING INFORMATION:

New application form, clarification if the existing entryway is to be removed – needs to be reflected on the plans, internal photographs required.

CSI

14.52 Erf 337 17 Silveroak Avenue, Thornton S34-Additions & Alterations

Case No: HWC23111607CSI0910

OUTSTANDING INFORMATION:

Internal photographs required

CSI

14.53 Portion 21 of Farm 24, Radyn Farm, R43, Villiersdorp, S34-Additions, Alterations & Partial Demolition

Case No: HWC24100803CSI1010

OUTSTANDING INFORMATION

Streetscape images required.

CSI

15. OTHER MATTERS

16. ADOPTION OF RESOLUTIONS AND DECISIONS

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

17. CLOSURE

14:50

18. DATE OF NEXT MEETING

4 November 2024

MINUTES APPROVED AND SIGNED BY:

CHAIR: _____

SECRETARY: _____

APPROVED

Abbreviations

APHP - Association of Professional Heritage Practitioners

AHP - Agulhas Heritage Society

BKCA - Bo-Kaap Civic Association

BKYM - Bo-Kaap Youth Movement

CIBRA - City Bowl Ratepayers' & Residents Association

CoCT - City of Cape Town

CTHT - Cape Town Heritage Trust

CRM - Cultural Resources Management

DRHCA - De Rust Heritage Conservation Association

Docomomo South Africa

DHS -Durbanville Heritage Society

EHM - Environmental Heritage Management department

FoBCA- Friends of Blaauwberg Conservation Area

FE - Friends of Elim

GLCA- Greater Lynfræ Civic Association

GPRRA - Green Point Ratepayers & Residents Association

HVA- Harfield Village Association

HMB - Heritage Mossel Bay

HVTA - Hex Valley Tourism Association

HBRRA - Hout Bay & Ratepayers and Residents Association

HIA - Heritage Impact Assessment

ILASA - Institute for Landscape Architecture in South Africa

KBHA - Kalk Bay Historical Association

KBSJRR - Kalk bay-St James Ratepayers & Residents Association

LKID - Lower Kenilworth Improvement District

MHCS - Muizenberg Historical Conservation Society

NCW - Not Conservation Worth

NEMA - National Environmental Management Act (No. 107 of 1998)

NID - Notification of Intent to Develop

NCOA - Noetzie Conservancy Owners Association

OH - Oudtshoorn Heritage

Paarl300 Foundation

PRRA - Pinelands Ratepayers & Residents Association

PACF - Prince Albert Cultural Foundation

SAHRA - South African Heritage Resources Agency

SRHS - Salt River Heritage Society

SFB - Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents Association

SvDSF - Simon van der Stel Foundation Cape Town

STHS - Simon's Town Historical Society

SHF - Stellenbosch Heritage Foundation

SHCT - Stillbaai Heritage Conservation Trust

GHT - George Heritage Trust

RVRA - Rustenburg Valley Residents Association

TRHCS - Touws River Heritage and Conservation Society

VASSA - Vernacular Architecture Society of South Africa

WUECAG - Walmer/University Estate Conservation Action Group

WCAC - West Coast Aboriginal Council

WAAC - Woodstock Aesthetic Advisory Committee

WHCS - Worcester Heritage & Conservation Society

WRRRA - Wynberg Residents and Ratepayers Association

ASAPA - Association of Southern African Professional Archaeologists

ABHC - Associated Bibbys Hoek Conservancy (Knysna)

BELCOM - Built Environment and Landscapes Committee

CBCRA -Camps Bay Clifton Ratepayers Association

CSDBOA - Clifton-On-Sea & District Bungalow Owners Association

CTHF - Cape Town Heritage Foundation

CRRA - Constantia Ratepayers & Residents Associations

CMP - Conservation Management Plan

DWCA - De Waterkant Civic Association

DHF - Drakenstein of Heritage Foundation

EMPr - Environmental Management Program

FHRA -Franschhoek Heritage and Ratepayer Association

FoCVGB - Friends of Constantia Valley Green Belts

GBRM - Great Brak River Museum

GVHAG- Greater Vredehoek Heritage Action Group

GCS - Greyton Conservation Society

HRF - Helderberg Renaissance Foundation

HOMs - Heritage Officers Meeting

HPO - Heritage protects overlay.

HWC - Heritage Western Cape

IACom - Impact Assessment Committee

IGIC - Inventories, Gradings and Interpretations Committee

KHS - Kommetjie Heritage Society

MGHS - McGregor Heritage Society

NHC - Napier Heritage & Conservation

NASDB - Nelspoort Agency of Sustainable Development body

NHRA - National Heritage Resources Act (No. 25) of 1999

NRA - Newlands Residents Association

OCA - Observatory Civic Association

OHAC - Overstrand Heritage and Aesthetics Committee

PPP - Public Participation Process

PHCT - Pniel Heritage and Cultural Trust

RMCA - Rosebank and Mowbray Planning & Architectural Committee

SAHRIS - South African Heritage Resources Information System

SPFA - Sea Point for All Group

SHC - Stanford Conservation Trust & Stanford Heritage Committee

SIG - Stellenbosch Interest Group

SHA - Swellendam Heritage Association

OWVS - Old Wynberg Village Society

TVHF - Tulbagh Valley Heritage Foundation

UCRRA- Upper Claremont and Residents and Ratepayers Association

WERRA - Walmer Estate Ratepayers and Residents Association

Ward 2 Forum

WCC- Whale Coast Conservation

WRA - Woodstock Residents Association

WECA - Wynberg East Civic Association