

**APPROVED OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS' MEETING**
Held on Wednesday, 5 February 2025 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

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

Staff

Ms. Aneeqah Brown	Secretariat	AB
Ms. Yusrah Hoosain	Intern	YH
Ms. Waseefa Dhansay	Assistant Director (left at 10:45)	WD
Ms. Nosiphiwo Tafeni	Back-up	NT

Legal Advisor

Ms. Penelope Meyer	Deputy Director: Legal Services	PM
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Observers

None

Visitors

Denise Janse van Rensburg	Applicant	13.4
Clive Theunissen	Drakenstein Municipality	Drakenstein items
Henk Lourens	Durbanville Heritage Society	13.11
Lenize Gerber	Wellington Heritage Foundation	14.27
David Halkett	Applicant	14.34

3. Apologies

Ms. Chane Herman	Heritage Officer	CH
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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 5 February 2025.

EJV moved to adopt the agenda and CN seconded.

6. Approval of Minutes of the Previous Meeting

- 6.1.** The Committee resolved to approve the minutes of 29 January 2025.
CN moved to adopt the minutes and XM seconded.

7. Disclosure of conflict of interest

Item 9.6.1 (SJ)
Item 13.7 (SVB)

8. Confidential matters

None.

9. Standing Items

9.1. Site inspections undertaken

None.

9.2. Proposed Site Inspections

None.

9.3. Site Inspection Reports

None

9.4 Preparation for upcoming Committee meetings

9.4.1. 7 February 2025: IGIC

9.4.2. 10 February 2025: HOMs

9.4.3. 12 February 2025: Appeals (3 matters)

9.5 Tribunal Updates (Legal)

None.

9.6 Interim and Close out Reports

9.6.1 Erf 2160, 70 Loop Street, Cape Town City Centre - HWC24101005SJ1009 (CN)

SJ recused herself from the discussion and left the meeting for this item. RB chaired the item.

- The committee resolved to endorse the close-out report titled “70 Loop Street, Cape Town, Close Out Report, Emergency Works Permit”, dated January 2025, and prepared by Gabriel Fagan Architects, as having met conditions 1. and 2. of the HWC issued permit, dated 15 October 2024.
- Condition 3 of the permit dated 15 October 2024 states that a heritage agreement in terms of Section 42 of the NHRA must be entered into between the owners and HWC within 6 months in order to establish the way forward for the required restoration of the heritage resource. This condition must be met on 15 April 2025.

9.7 Incomplete Applications

Matters Arising: 13.19, 13.22, 13.25

New Matters: 14.2, 14.4, 14.5, 14.6, 14.7, 14.8, 14.10, 14.11, 14.12, 14.13, 14.14, 14.17, 14.18, 14.19, 14.21, 14.22, 14.23, 14.24, 14.25, 14.26, 14.29, 14.31, 14.35, 14.36, 14.37, 14.38, 14.40, 14.41, 14.42, 14.44, 14.45, 14.46, 14.47, 14.48, 14.49, 14.51, 14.52, 14.53, 14.54, 14.55, 14.56, 14.57, 14.58, 14.59, 14.60

9.8 Archaeological Matters

None.

9.9 Illegal Works Database: Stop Works Orders issued

None.

9.10 Permit deadline: Wednesday, 12 February 2025 @ 10:00

10 Administrative Matters

10.1 Erf 16164, 191 Main Street, Paarl (PM)

- Committee meeting minutes may not be changed to reflect new information.
- The Committee notes the comments received from DHF.
- DHF retracted the letter dated 10 August 2024 as they do not condone illegal building work, however, there are no objections to the alterations done. The comments on signage are as for the previous submission.

11 Monitoring by practitioner

None.

12 Discussion of the agenda

Item 14.20 (CSI)

Item 14.27 (EJV)

MATTERS TO BE DISCUSSED

13 MATTERS ARISING

13.1 Erf 14158, 59 Balfour Street, Woodstock, S34 – Additions & Alterations

Case No: HWC24100304CSI091

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on 4 December and 29 January for streetscape photographs, additional external photographs showing the front façade, locality map, comment from CoCT, comment from WRA, proof of correspondence from WAAC.
- Work applied for has not started.
- Graded IIIC
- Inside HPO
- Proposed work is for an additional storey and balcony to the existing dwelling with a new roof
- CoCT provided comment and support the application stating that the design of the proposed addition is sensitive to the resources, streetscape and surrounding context.
- WAAB provided comment and had four concerns which were addressed by the applicant namely the repositioning of the ridge roof line, written consent from the surrounding neighbours for
 1. scale and height of proposed party wall
 2. roof top terrace, and the loft and toilet head heights in the second storey.The applicant has advised that the roof ridge line will be raised slightly to match the existing roof line and will be compliant with the neighbouring houses, and the toilet from the second storey plan has been removed.
- WRA provided comment and stated that as long as the changes to the back of the property are not visible from the street and the construction matches ridge lines exactly and extends the parapet wall that separates the 2 properties from the row to the left, i.e., achieves a matching look, so that the row ridge scape will look near original and not out of place, WRA has no heritage objections.

DECISION

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

13.2 Erf 15640, 32 Fenton Road, Salt River, S34 – Additions & Alterations

Case No: HWC24112005CSI1122

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on 28 and 31 January for SHRS comment and revised CoCT comment
- Work applied for has not started
- Graded IIIC
- Inside HPO
- Proposed work is for the addition of a new dwelling to the current dwelling, addition of a new storey, and new roof
- CoCT provided comment and objected to the application stating, “The proposal, as it is, does not respond to the character-defining elements of the streetscape. It is recommended that the front/street elevation be amended so that the proposal responds more sympathetically to the streetscape and context. This can be achieved in various ways, for instance, by changing the roof pitch to match the streetscape, incorporate dormer windows, introduce a balcony to the upper floor or juliet balconies, and/or introduce a covered verandah to the ground floor.”
- The applicant revised the proposal addressing CoCT’s concerns and recirculated the plans for revised comment. CoCT are in support of the revised plans stating that, “A revised proposal (Figs 1 and 2 below) is now under consideration.
- EHM Heritage is satisfied that the applicant has sufficiently responded to the mitigation recommendations. The revised proposal, herewith under consideration, is thus supported.”
- SHRS 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

13.3 Erf 166, 26 Sir George Grey Street, Oranjezicht, S34 – Additions & Alterations

Case No: HWC24120904CSI0122

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on 30 January for the east elevation of the plans to show the pitched roof outline.
- Work applied for has not started
- Graded IIIC
- Inside HPO
- Proposed work is for a new double garage, new pitch roof and balcony with deck
- CoCT provided comment and stated, “E&HM acknowledges the design development that took place as recommended. The introduction of fenestration in the new study room is supported as it will not detract from the significance of the typology. The proposed garage is supported as it has been confirmed that the building footprint will not be to the detriment of any mature trees and root zones and is set back from the street. The two single garage doors as indicated is supported as it will not impact negatively on the streetscape of Sir George Grey Street.” CIBRA provided comment stating that they do not condone unauthorised work and that, “The mono-pitched roof solution on the new upper-level addition is unfortunate and should rather have a double pitch. On the East Street Elevation, the proposed upper level is not shown in background.” The applicant responded by stating that CIBRA had misunderstood the plans and requested further comment before submission to HWC could be made. Further comment was not provided.

DECISION

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

CSI

13.4 Erf 2048, 33 Seewier Lane, Reebok, Mossel Bay, S38(8) - NID

Case No: HWC25012809CSI0122

Ms Chiara Singh introduced the item.

Denise Janse van Rensburg was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 29 January for proof of payment
- Proposed development is for 14 new residential housing units located in the eastern part of Reebok. The units are proposed to be attached 2-2 by their garage walls. It is proposed to create 8 units on the southern boundary, 4 units on the northern boundary, and 2 units in the middle of the property. The property is proposed to be served by a one-way internal street that enters in the north from Seewier Lane and exits in the south onto Seewier Lane.
- There is no visual impact expected as the area for the proposed development is residential in nature.
- There are no archaeological impacts expected as the development area is next to a road and amongst a built environment. Any archaeological material uncovered would be disturbed with a lack of associated finds.
- The palaeo sensitivity on the SAHRIS palaeo map is very high (red) for the surrounding land on the opposite side of the development area. A sliver of red is present in the proposed development area.

FINAL COMMENT

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon. Chance Finds Protocol to be included into the approval

CSI

13.5 Erf 370, 10 Grey Street, Greyton, S34 – Additions & Alterations

Case No: HWC24040408CSI0402

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on 30 January for comment from the Greyton Conservation Society
- Work applied for has not started.
- Graded IIIC
- Inside HPO
- Proposed additions are for a garage and raised roof to allow for loft space/bedroom area.
- Theewaterskloof provided comment with additional recommendations but supported the application. Ward 2 Forum provided comment stating they have no objection. GCS provided comment stating that “renovations as per the proposed plans are sensitive to the existing structure and the Greyton vernacular. GCS has no hesitation in approving these plans. We would however like to point out that the garage extension exceeds the side building line and would therefore require a departure application via the municipality.”

DECISION

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

CSI

13.6 Erf 50808, 4 Marne Avenue, Claremont, S34 – Additions & Alterations

Case No: HWC25011606CSI0116

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on 31 January and 3 February for coloured up plans and CoCT comment
- Work applied for has not started
- Not Graded
- Proposed work is for a new roof, new double garage, lounge, kitchen, covered terrace, and bathroom
- CoCT and GLCA provided comment and support the application.

DECISION

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

CSI

13.7 Erf 588, 11 Geneva Drive, Camps Bay, S34 – Total Demolition

Case No: HWC24101806CSI0117

Ms Chiara Singh introduced the item. SVB recused herself from the discussion.

DISCUSSION

- Outstanding information received on 3 February for proof of correspondence with CBCRA, demolition plan to be sent as separate document, proof of payment.
- Work applied for has not started
- Graded IIIB
- Proposed work is for the total demolition of Sherwood Cottage for a replacement structure.
- CoCT provided comment and stated, "The double storey building does not require HWC approval as it was only constructed in the early 1990s. The property is not located in an HPOZ. Most of the original homes in this section of the road had been redeveloped with large contemporary homes and the immediate context has been compromised. Although the cottage does possess some intrinsic significance as one of the original iron-clad beach cottages in Camps Bay, it is not considered sufficiently significant to be placed on the heritage register in this context.
- CBCRA did not provide comment within 30 days

DECISION

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

CSI

13.8 Erf 2391, 17 Bath Street - Meulenhof Flats, B-Blocks, Section 26 & 27, Gardens, S34-Minor Works

Case No: HWC24120418CN0116

Ms. Corne Nortje introduced the item.

DISCUSSION

- Outstanding information received on 3 February 2025.
- The proposal is for the conversion of rooms to small apartments
- CoCT notes the building to be graded NCW and support the proposal.
- Ungraded
- 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

13.9 Erf 311, 1B Harlem Avenue, Langa, S34-Total Demolition

Case No: HWC24090214CN0106

Ms. Corne Nortje introduced the item.

DISCUSSION

- Outstanding information received on 28 January 2025.
- The proposal is to demolish all 3 structures on site. The structures proposed for demolition has been partially demolished and currently
- consists of walls and floor structures only. The 'Special Quarters' site was one of a number of areas identified and approved for housing development in 2013. HWC approved the proposed residential development on Erf 311 (former Special Quarters site) on condition that the two structures facing King Langalibalele Drive was retained, restored and reused as part of the redevelopment process.
- CoCT supports and notes that the proposed demolition due to the current lack of heritage significance represented by these structures and that any future development of the site should respond to the remaining relevant conditions of the previous s38 approval.
- The HP recommends approval of the demolition, that CoCT submit plans of any future development on the site, if the plans do not conform to the HWC ROD dated 02.06.2015; AND any future development of the site should respond to the remaining relevant conditions of the previous HWC S38 approval.
- Recommendation is for approval as the buildings do not warrant retention, as there is only walls and floors left. However, intangible significance might be lost with the demolition of these buildings OR we refer to IACOM (decision making authority for previous HIA) due to the HIA recommendation stating that the building should be retained.
- HOMs previously put the item under investigation. The applicant responded to the questions as follows:
 1. The HIA on that site specified that building to be retained. However, it has fallen into extreme disrepair and there are no need to retain the remains of the building. (The CCT official project manager reported as follows: 'What I've seen on Wednesday (22 January 2025) is that local contractors have now started to dump massive building rubble on the property and all the neighbours are complaining as the buildings (structures) are harbouring drug users).
 2. The trees are still existing and the CCT confirms that they are not planning on removing any of the trees.
 3. The CCT does not have immediate plans to develop the site due to a lack of funding. When the CCT does require to develop the site, an amended application should be submitted to HWC, as the HWC ROD will differ due to the proposed demolition of the problem building structure. This advice re the future HIA application has been provided to the CCT (Spatial Planning, Urban Design and EHMB).
- Declared a National Heritage Site - 2 Dec 2004. Letter not signed.
- Page 207 of HIA Annex states that the existing buildings on either side of Washington street (Erf 2877 and Erf 311) are retained
- Page 211 on HIA Annex states that the identified building to remain - sketch 4.
- HIA Section 1-4 stated on page iv: The demolition of the existing structures on Erven 311, 315 and 2877 except for the 4 historic buildings as indicated on the development proposal (Section 5) and ablution block (erf 2877). Page 102 of HIA - A component of the Special Quarters need to be retained and restored in order for the typology of the accommodation to remain in Langa.
- HIA recommendation on page 161 Section 5: A component of the Special Quarters need to be retained and restored in order for the typology of the accommodation to remain in Langa.
- HIA RoD dated 2 June 2015 stated that "the existing building" walls, and structures on the site

- may be demolished.
- Graded IIIB
- Outside (Proposed)
- Work has not started.

COMMENT

A letter to be issued indicating that the Section 38 (10) is applicable, as the HIA has been endorsed and the RoD dated 2 June 2015 still stands.

CN

13.10 Erf 281, 172 Park Road, Oudtshoorn, S34-Additions & Alterations

Case No: HWC25010701CN0108

Ms. Corne Nortje introduced the item.

DISCUSSION

- Outstanding information received on 25 January 2025.
- The proposal was for a covered braai area and covered stoep extension as well as a new carport.
- HOMs graded IIIC
- Outside HPO
- Work has been completed.
- Oudtshoorn Municipality is aware of the comments of Heritage Oudtshoorn Permit Committee
- Heritage Oudtshoorn Permit Committee cannot condone illegal building work and object to the additions being done without approval.

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

13.11 Erf 917, 9 Van der Byl Avenue, Durbanville, S34-Total Demolition

Case No: HWC24103102CN1114

Ms. Corne Nortje introduced the item.

Henk Lourens was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 3 February 2025.
- The proposal is to demolish the dwelling on the property.
- CoCT supports
- DHS did not comment in 30 days.
- Graded NCW
- Outside HPO
- Work has not started

HELD OVER

The Committee granted an extension of a 14 days commenting period, to allow for comments from Durbanville Heritage Society (DHS) to be obtained. The applicant is to provide a response to the comment from DHS.

CN

13.12 Erven 34787 PTN; 1142 RE PT; 34689, Strand Market, Beach and Main Roads, Strand, S38(4) - HIA
Case No: HWC23032306AM0324

REFERRAL

The Committee resolved to refer the application to IACom on 19 February 2025 to ensure it meets their previously stipulated further requirements dated 11 July 2024.

EJV

13.13 Erf 543, 7 Graham Road Extension, Sea Point, S34-Permit extension (Total Demolition)
Case No: HWC24110623SB1118

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Outstanding information received on
- Permit extension was submitted before the permit lapsed.
- Proposed total demolition.

DECISION

The committee resolved to approve the permit extension application by provision of a new permit in place of previous permit dated 22 November 2021.

SB

13.14 Erf 3384, Food Science Building, Stellenbosch University, Stellenbosch, S34-Minor Works
Case No: HWC24112204SJ0108

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Outstanding information received on 29 January 2025.
- The work has not started.
- Ungraded (IIIC practitioner suggested) and inside the Stellenbosch Historic Core.
- Proposal is to demolish the existing roof structure over the main portion of the Food Sciences Building as the roof has become dangerous and needs to be replaced. A new roof of similar massing and extent will be constructed. The work will also include replacing the existing terracotta roof tiles, which have reached the end of their lifespan. The replacement roof tiles will match the existing as closely as possible, i.e. as previously done on other buildings within the University's Central Campus.
- Consultation: N/A

DECISION

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

SJ

13.15 Erf 910, 11 Bay View Avenue, Tamboerskloof, Cape Town, S34-Minor Works
Case No: HWC25010707SJ0108

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Outstanding information received on 30 and 31 January 2025.
- The work has not started.
- Ungraded and outside HPOZ.
- Proposal is for the replacement and repair of structurally unsound roof trusses and materials. The roof is causing water ingress to the main house.
- Consultation: N/A

DECISION

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

SJ

13.16 Erf 3432, 58 Main Street, Paarl, S27-Minor Works

Case No: HWC24112808SJ01115

Ms Sneha Jhupsee introduced the item.

Clive Theunissen was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 30 January 2025.
- The work has not started.
- Graded PHS and falls within Special Character Protected Area Overlay Zone of Paarl.
- Proposal is for maintenance and upgrades to the existing structure. Maintenance will include repairs to plaster cracking, repainting of interior and exterior, sanding and sealing of timber floors, new cementitious application on cement stoeps and repairs to the timber surfaces on front stoep, removal of softboard ceilings where yellow wood ceilings are present above, tiling in kitchens, removal of curtain pelmets, removal of modern doorknobs and replacement with replica knobs to match the existing original hardware, replace existing plain Nutec fascias with timber fascias, repairs to roof sheeting where necessary, replacement of gutters and downpipes with aluminium OG profile gutters.
- Consultation: N/A

FURTHER REQUIREMENTS

Case officer to obtain clarity from the applicant if work has commenced.

A site inspection to be undertaken.

SJ

13.17 Erf 14928, 9 Sweet Valley Vineyard Estate, Constantia, S34- Additions, Alterations & Partial Demolition

Case No: HWC24110652SVB0113

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information was received on the 17 January. This application was then tabled at HOMs on 29 January and the committee requested a transfer letter from an attorney. This was provided by the application on 31 January.
- The property is part of the IIIA graded Prince Kasteel Wetlands and Green Belt and is within the Constantia Winelands Cultural Landscape.
- Work has not started.
- The proposal is to demolish a variety of additions to the main house, including the unauthorized deck. Many of these additions proposed for demolition were built in the last 60 years. The existing footprint of the house is to be incorporated in the design with internal alterations and additions to simplify the shape of rooms, square-off corners, and create more functional space. A new roof is proposed as well as new aluminium glazing to replace damaged pvc glazing.
- The Constantia Residence & Ratepayers Association do not object to the proposal.
- The CoCT support the proposal.

DECISION

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

13.18 Erf 1702-RE, 11 Bath Street, Gardens, S34- Additions & Alterations**Case No:** HWC25010615SVB0115

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information was received on the 27 January 2025.
- The property is graded IIIC / NCW and is within the Upper Table Valley HPOZ.
- Work has not started.
- The proposal is to extend the bedroom on the first floor over the kitchen, replace existing stacking doors and window to the rear garden with maximum height windows in place of the doors and replace the window with an aluminium frame window, lastly to add north facing windows to the playroom on the ground floor and to bedroom 4 on the first floor.
- The CoCT support the proposal.
- CIBRA support the proposal.

DECISION

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

SVB

13.19 Erf 398-RE, 97 Long Street, McGregor, S34- Additions**Case No:** HWC24111927SVB0122**OUTSTANDING INFORMATION:**

Streetscape images required.

SVB

13.20 Erf 55337-RE, 22 Mark Road, Claremont, S34- Minor Works**Case No:** HWC24101101SVB0115

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information was received on 29 January and 30 January.
- The property is graded IIIC and is outside of any HPO.
- Work is complete.
- The proposal is for a new pergola on the north-west side of the existing building, as well as a new balustrade above for the first-floor bedroom, the proposal is also for the existing carport to be restored.
- CoCT support the proposal.

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.

SVB

13.21 Erf 573-RE, 13 Sydney Street, Green Point, S34- Additions & Alterations**Case No:** HWC25012004SVB0122

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information was received on 25 January
- The property is graded IIIB and is within the Green Point HPOZ.
- Work has not started.

- Proposal is for alterations to the back side of the house including a new upper storey to accommodate a bedroom, bathroom and large study, and a deck above the existing pergola. This will involve reworking the existing bathroom on the ground floor to allow a stairway.
- The CoCT support the proposal.
- Green Point Ratepayers' & Residents' Association support the proposal.

DECISION

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

SVB

13.22 Erf 66211, 4 De Villiers Road, Wynberg, S34- Additions & Alterations

Case No: HWC24110611SVB0116

OUTSTANDING INFORMATION:

Revised CoCT comment required.

SVB

13.23 Erf 1122, 41 Avenue Fresnaye, Fresnaye, S34 – Additions & Alterations

Case No: HWC24111430XM0106

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 26 January 2025
- The proposal is for additions and alterations to the existing house including the opening up of rooms- notably the kitchen and the playroom. A new attic room will be carved out of the roof space. At the front of the house a portion of the patio is to be incorporated into an indoor/ outdoor entertaining area which needs to be extended to a practical size. In addition, the family of 6 require an extra bedroom which will be achieved by an addition on the first floor to the rear of the house which extends over the existing footprint. The work largely involves alterations to the new fabric and does not detract from the positive street interface.
- Work has not started
- Graded IIIB
- Outside HPOZ
- CoCT supported.
- SFB has no objection
- Sea Point for all 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

13.24 Erf 2991, 5 Lower Long Street, Riversdale, S34 – Additions & Alterations, Minor Works

Case No: HWC24100202XM1004

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 27 January 2025
- Work has not started
- The proposal is for additions and alterations to the existing house including.
 1. The repair and replacement of the existing roof structure with a new, matching roof in the same style, but with better structural support and the incorporation of 2 new bedrooms in the loft space under the roof
 2. The replacement and correction of previous changes to the property that are not in keeping

with the character of the property. These include the following:

- a. Removal and replacement of the stoop roof structure around the front door to the property, which has been constructed in such a manner as to obscure the front entrance and to cover the plasterworks and mouldings around the entrance area
 - b. Removal and replacement of all aluminium windows with wooden, sliding sash windows, in keeping with other wooden sliding sash windows still in the property
 3. The addition of existing floor space (new kitchen, new foyer and bathroom and new lounge) to the sides and the rear of the property, extending the existing property and making it a suitable space for the family and children to live and work. The property on completion will be a 4 double bedroom dwelling as opposed to its current use as a 2 double bedroom dwelling.
- Hessequa municipality has no objection.

DECISION

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

XM

13.25 Erf 759, 9 Marmion Road, Oranjezicht, S34-Minor Works

Case No: HWC24121302XM0107

OUTSTANDING INFORMATION:

Streetscape images required.

XM

13.26 Erf 1195, Pleasant Ways, 275 Beach Road, Sea Point, S34 - Additions & Alterations

Case No: HWC24102904XM1030

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding info received 25 November and 3 December 2024 and 29 January 2025
- Proposed urgent maintenance and repairs to fire doors, staff quarter bathrooms and waterproofing to the existing apartment block
- Graded IIIB
- Outside HPO

DECISION

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

XM

13.27 Erf 66637, 4 Durban Road, Wynberg, S27-Minor Works

Case No: HWC24102505CH110

Ms. Corne Nortje introduced the item on behalf of CH.

DISCUSSION

- Outstanding information was received on 12 December 2024... required a set of coloured up plans without the HWC stamp, internal photographs, external photographs, streetscape photographs, title deed, SG diagram, locality plan, company resolution for Mr. Francis Mayoss to sign on behalf of the church.
- Grade II
- Inside HPO
- Minor works application to refurbish the boundary fence and columns. Work has started but has stopped. The work to the boundary fence was permitted on 6 August 2020 and that permit lapsed. Case officer conducted a site inspection on 11 October 2024 after a complaint was received that mature trees were removed on the Church grounds. All that remains are the stumps of the trees. The reason for the removal is because trees had fallen and because they

were infested with red ants. The trees along the boundary have only been pruned.

- Application is for boundary wall.
- HOMS previously requested a Title Deed for the Church. Title Deed received on 3 Feb 25.

DECISION

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

CH

14 NEW MATTERS

14.1 Erf 11028, 6 De Waal Road, Fish Hoek, S34-Additions & Alterations

Case No: HWC24111505CN0122

Ms. Corne Nortje introduced the item.

DISCUSSION

- The proposal is for internal alterations and reconfiguration and an extension to the rear. The Academy upgraded their facilities to host more learners in the school.
- CoCT supports and noted that their comment on Rev B is applicable to Rev C, since no material changes were made and there are no impacts.
- 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

14.2 Erf 2095, 5 Cairnmount Avenue, Gardens, S34-Additions & Alterations

Case No: HWC25012016CN0122

OUTSTANDING INFORMATION:

Revised application form required.

CN

14.3 Erf 234, 166 St. John Street, Oudtshoorn, S34-Additions & Alterations

Case No: HWC25012312CN0123

Ms. Corne Nortje introduced the item.

DISCUSSION

- The proposal was for a new carport and outdoor lounge area.
- HOMs graded IIIC
- Work has been completed.
- Oudtshoorn Municipality is aware of the comments from Heritage Oudtshoorn.
- Heritage Oudtshoorn, we do not condone illegal building work and cannot comment on work already completed. We object to the fact that the additions were made without obtaining prior approval from the relevant authorities

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

14.4	Erf 51694, 18 Washington Road, Claremont, S34-Minor Works Case No: CN0124 OUTSTANDING INFORMATION: POP and external photos required.	CN
14.5	Erf 736, 4 Cranberry Crescent, Camps Bay, S34-Total Demolition Case No: HWC25010713CN0122 OUTSTANDING INFORMATION: POA, CBCRA comments and SG diagram required.	CN
14.6	Erf 7431, 33 Flambeau Street, Paarl, S34-Additions & Alterations Case No: CN0122 OUTSTANDING INFORMATION: Locality Plan, External photos, DHF comments required.	CN
14.7	Erf 949, 6 Lochner Street, Strand, S34-Minor Works Case No: HWC25012201CN0123 OUTSTANDING INFORMATION: Internal photos required.	CN
14.8	Erf 9944, 12 6th Avenue, Bellville, S34-Additions & Alterations Case No: HWC25012103CN0124 OUTSTANDING INFORMATION: POA and Coloured up Plans required.	CN
14.9	Erf 19506, 6 Crescent Avenue, Paardevlei Lifestyle Estate, Somerset West, S34-Minor Works Case No: HWC25012408SB0127 Ms Stephanie Barnardt-Delport introduced the item. DISCUSSION • Minor works, propose internal wall to be altered, new patio with pergola and awning and alternation to the bedroom and bathroom. • Helderberg Renaissance Foundation support. • HOA support • Graded IIIA • Outside HPO DECISION The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.	SB
14.10	Erf 20608, 6A St James Street, Somerset West, S34-Alteration Case No: HWC25011611SB0124 OUTSTANDING INFORMATION: Streetscape photographs, SG diagram required.	SB

14.11 Erf 2048, 75 Beukes Street, Pacaltsdorp, George, S38(8)-NID

Case No: SB0124

OUTSTANDING INFORMATION:

Proof of payment required.

SB

14.12 Erf 48435, Unit 3, Paul House, 17 Wilkinson Street, Newlands, S34-Alteration & Additions

Case No: HWC24121033SB0122

OUTSTANDING INFORMATION:

Application form S34, possibly POA, Internal and external photograph, streetscape photographs,

SB

14.13 Erf 768, 18 Caledon Street, Bodorp, George, S34-Minor Works

Case No: HWC25012106SB0123

OUTSTANDING INFORMATION:

Company resolution, internal photographs, streetscape photographs, George municipal comment, Simon Van der Stel southern cape comment, SG Diagram and confirmation if the work has started or not.

SB

14.14 Erf 4204, 57 Lawley Road, Parow, S34-Additions

Case No: HWC24101409SB0122

OUTSTANDING INFORMATION:

CoCT comment required.

SB

14.15 Many erven, Conniston Park, Steenberg, S38(8)-HIA

Case No: HWC23082409SB1113

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- NID level: palaeontological study. Proposed decanalisation and wetland creation at the confluence of the Sand and Langevlei Rivers in Conniston Park, Bellville.
- site is located off Military Road and Conniston Avenue, encompassing several erven in Conniston Park.
- Development involves the partial removal of concrete canals, establishment of a wetland to filter and treat incoming water naturally, and the provision of pathway- non-motorized transport (NMT) routes through the area.
- Palaeontological Significance: The site may contain fossils, particularly raised beach deposits from the Velddrif Formation, which are crucial for understanding past environments and sea level changes.
- Cultural Landscape: The cultural landscape surrounding Zandvlei Estuary Nature Reserve is significant, emphasizing the area's historical and ecological importance.
- Anticipated Impacts on Heritage Resources
- Fossil Damage: Excavations could potentially damage or destroy fossils, leading to a loss of valuable historical data as no other relevant records exist for this area.
- To minimize impacts on heritage resources, several recommendations on page 40 of HIA dated 20 January 2025 prepared by ASHA Consulting.
- Consultation (do we need the original comments?)
- City of Cape Town support on condition that the recommendations take place, city mention a management plan and author notes that this could be handle under a workplan – I agree with.
- No other comments received.

FINAL COMMENT

The Committee resolved to endorse the Heritage Impact Assessment (HIA), dated 20 January 2025, and prepared by ASHA Consulting, as having met the provision of Section 38(3) of the National Heritage Resources Act (NHRA), with specific reference to the following recommendations on page 40:

- 1.A Workplan Application must be submitted to HWC and approved prior to commencement of work so that any fossils encountered can be immediately rescued without delaying the project (workplan to submitted by the appointed heritage consultant);
- 2.Periodic monitoring of excavations by a Paleontologist must be carried out.
- 3.**A CV and appointment letter of the Heritage Consultant and Paleontologist to be submit to HWC with the workplan application;**
- 4.A Paleontologist must inspect and record the exposed sections at the time of maximum excavation depth, and any significant deposits must be described and sampled;
- 5.The Fossil Chance Finds Procedure must be included in the project EMPr; and
6. If any archaeological material or human burials are uncovered during the course of development, then work in the immediate area should be halted. The find would need to be reported to the heritage authorities and may require inspection by an archaeologist. Such heritage is the property of the state and may require excavation and curation in an approved institution.

SB

14.16 Remainder of Erf 1821, portion 51, 52, 61, 62 and 204 of Sandkraal farm 197, Thembaletu East Bulk Sewer, George, S38(8)-NID

Case No: HWC25012006SB0122

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- The proposed development focuses on upgrading the sewer network and related facilities for the Thembaletu Eastern Bulk Gravity Sewer. Wastewater from Thembaletu is transported through various pump stations and gravity sewers to the Outeniqua Wastewater Treatment Works. Sewage from the eastern part of Thembaletu is funnelled into several pump stations, directing it towards the N2 highway and the treatment works. The initial construction will include building bulk collector sewers, decommissioning several pump stations, and upgrading pump station 7.
- The new Destiny Africa pump station's design should facilitate gravity drainage from the north of the Meul River and include Thembaletu pump station 7. Upgrades will focus on planning for future growth and possible infrastructure extensions. Engineering drawings for the sewer alignment are included in the report as Annexure 3.
- The historical use of the farm Sandkraal for agriculture dates back to 1761, experiencing periods of non-use between 1837 and 1895. Historical research did not indicate significant heritage issues affected by the developments. Dr. Lita Webley's archaeological study found little significant archaeological information near Thembaletu, with previous surveys showing no noteworthy materials. The potential for archaeological remains near the Meul River is unclear due to pollution influences. If human remains or significant materials are discovered during development, they must be protected, and Heritage Western Cape must be notified immediately, adhering to relevant regulations.
- Mapping indicates no significant palaeontological resources in the study area, eliminating the need for further studies. "'Church House'" retains important historical value, reflecting early Southern Cape architecture. The development aims to improve local infrastructure and reduce environmental risks, with no cultural heritage resources impact, consultant recommendations: no further studies,

FINAL COMMENT

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

SB

14.17 Erf 3732, Langevlei Retirement Village, Struisbaai, S38(4) - NID

Case No: HWC25012113CSI0122

OUTSTANDING INFORMATION:

Site photographs including streetscape photographs, title deed indicating the owners of the property as stated on the application form, company resolution.

CSI

14.18 Erf 4374, Corner of Link Road and Albatross Avenue, Macassar, S38(4) - NID

Case No: HWC24112811CSI0127

OUTSTANDING INFORMATION:

Title deed required – HWC do not accept conveyancer's certificates.

CSI

14.19 Erf 70307, 40 St Joseph Road, Plumstead, S34 – Additions & Alterations

Case No: HWC25012406CSI0124

OUTSTANDING INFORMATION:

Internal photographs

CSI

14.20 Erf 90, 11 Skipper's End, Zeekoevlei, S34 – Additions & Alterations

Case No: HWC24121105CSI0122

Ms Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Ungraded
- Proposed work is for a new roof, garage, covered walkway, entertainment area, pool, and tool shed
- 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

14.21 Erf 91325, 35 Wolfe Street, Wynberg, S27 – Additions & Alterations

Case No: HWC25010715CSI0123

OUTSTANDING INFORMATION:

Application form must also be signed by Jonathan Thomas as stated on the title deed. Internal and external photographs. Annotated photographs of the streetscape, especially the neighbouring properties. Old Wynberg Village Society comment required.

CSI

14.22 Erf 9334, 114 Victoria Road, Grassy Park, S34 – Additions & Alterations

Case No: HWC25012202CSI0123

OUTSTANDING INFORMATION:

Clarification if any of the work has started, CoCT comment, additional photos (all) required.

CSI

14.23 Erf 989, 67A Regent Road, 201 Trafalgar Place, Section 28, Sea Point, S34 – Additions & Alterations

Case No: HWC24120406CSI0123

OUTSTANDING INFORMATION:

Photos of completed work, internal photos, streetscape photos. CoCT comment from the official's email address or on an official letterhead. Comment from SFB? and SFA. SG diagram required.

14.24 Erf 989, 67A Regent Road, 206 Trafalgar Place, Section 30, Sea Point, S34 – Additions & Alterations
Case No: CSI0123

OUTSTANDING INFORMATION:

Photos of completed work, internal photos, streetscape photos. CoCT comment from the official's email address or on an official letterhead. Comment from SFB and SFA. SG diagram. PoP reference is the same as Section 28. Applicant is to make payment for this application or attach the correct PoP required.

CSI

14.25 Erf 989, 67A Regent Road, 206 Trafalgar Place, Section 33, Sea Point, S34 – Additions & Alterations
Case No: HWC24120407CSI0123

OUTSTANDING INFORMATION:

All title deed holders to sign application form, photos of completed work, internal photos, streetscape photos. CoCT comment from the official's email address or on an official letterhead. Comment from SFB and SFA required.

CSI

14.26 Erf 146048, 30 Francis Street, District Six, S34 – Additions & Alterations
Case No: HWC24112017EJV0127

OUTSTANDING INFORMATION:

Streetscapes; consultation comments required.

EJV

14.27 Erf15714, The Old Tannery, Wellington, S38(8) - NID
Case No: HWC25011002EJV0123

Emily Jane Vowles introduced the item.

Lenize Gerber was present and took part in the discussion.

DISCUSSION

- Triggers s38(1)(a); (c)(i); (d). The proposal is for the development of a landscaped parking area on the northwest half of the historic industrial property currently functioning as a refurbished commercial complex. Part of the property contains structures some of which are of historical significance and in a state of adaptive re-use while contributing to the industrial landscape, while the subject portion is undeveloped and non-landscaped land. The entire site is an important landmark property owing to its marked visual contrast with its broader surrounds and contribution to sense of place. The SAHRIS Palaeo-Map indicates low to moderate sensitivity. A Phase II HIA (19062106WD1023E) was conditionally approved by IACom in 2019. The current proposal deviates from the approved SDP but in a manner that seeks to alleviate the impact on the character of the site as the new proposal is considerably reduced in extent.
- Graham Jacobs recommends NFS but suggests that a landscape plan that mitigates the potential visual impacts of the parking area on the R44 and implements lighting and signage appropriately be prepared and approved during the Land-Use process by a Drakenstein Spatial Planning Heritage Officer

UNDER INVESTIGATION

The case has been referred to HWC Legal to determine the legal framework for the new NID application as well as the submission under Section 38(4) or 38(8). Thereafter, should the investigation be completed, the application will be referred to IACom on 19 February 2025 due to the conditional approval of the previous HIA by IACom 2019.

EJV

14.28 Erf 31683, 64 Liesbeek Road, Rosebank, S34 – Additions & Alterations

Case No: HWC25012117EJV0122

Emily Jane Vowles introduced the item.

DISCUSSION

- Additions of terraces on three elevations, terrace walls, plastered piers along the re-used boundary fence, and internal alterations.
- Graded IIIC
- Outside HPO
- CoCT support; RAMPAC stamped the plans

DECISION

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

EJV

14.29 Erf 56199, 59 Bowwood Road, Claremont, S34 -

Case No: HWC24120911EJV0124

OUTSTANDING INFORMATION:

application form; PoA if applicable; locality; all photographs; consultation comments required.

EJV

14.30 Erf 672, 11 Bezuidenhout Street, Stanford, S31 – Minor Works

Case No: HWC25012108EJV0124

OUTSTANDING INFORMATION:

Recent internal photographs required.

EJV

14.31 Erf 94023, 6 Ventnor Road, Muizenberg, S34 - Partial Demolition; Additions & Alterations

Case No: EJV0122

OUTSTANDING INFORMATION:

Proof of payment; locality; internals and streetscapes; MHCS comment required.

EJV

14.32 Erf 97176, 11 Mayfair Avenue, Claremont, S34 – Additions & Alterations

Case No: HWC25012806EJV0124

Emily Jane Vowles introduced the item.

DISCUSSION

- Previous permit (17040505WD0419E) was not fully actioned and has resulted in deviations from the approved plans. Additions of dry walling and fixtures to accommodate new bathrooms and utility room, and installation of timber garage door and sliding folding door
- GLCA has no objection; CoCT support

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.

EJV

14.33 Erf 97754, 1 Kings Street, Newlands, S34 – Additions & Alterations

Case No: HWC24121304EJV0122

Emily Jane Vowles introduced the item.

DISCUSSION

- Addition of an attic storey within the existing roof structure to accommodate bedrooms, a bathroom, and study
- Graded IIIC
- Outside HPO
- CoCT support; NRA have no objection

DECISION

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

EJV

14.34 Farm 842 Portion 8, Lammershoek Farm, Malmesbury, S38(8) - NID

Case No: HWC25012404EJV0124

Emily Jane Vowles introduced the item.

David Halkett was present and took part in the discussion.

DISCUSSION

- Triggers s38(1)(c)(i) and NEMA. This 24G application is for the unauthorised repair of the Welgelegen Dam wall and bridge between April and June 2024 due to emergency requirements for the water therein to support the agricultural activities on site. The site contains no historical structures but falls within a cultural landscape. Previous archaeological assessments of surrounding properties (Deacon 2007 and Kaplan 2006) revealed no heritage resources and low density LSA scatters and 2 ESA flakes respectively. A walkover survey of the site revealed only 4 artefacts likely attributable to the ESA and LSA none of which can be considered to be of significance. The SAHRIS Palaeo-Map indicates moderate sensitivity, but Bamford (2004) describes the water courses as crossing non-fossiliferous granites and an undifferentiated Cape Granite Suite, granites being intrusive volcanic rocks that do not preserve fossils.

COMMENT

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

EJV

14.35 Erf 1012, 9 Caledon Street, Stanford, S31- Additions, Alterations & Partial Demolition

Case No: HWC25012119SVB0122

OUTSTANDING INFORMATION:

Local Authority comments / Local Municipality comments and registered conservation body comments required.

SVB

14.36 Erf 10348-RE, 4 Brink Road, Constantia, S34- Additions & Partial Demolition

Case No: HWC24060705SVB0123

OUTSTANDING INFORMATION:

Local Authority comments / Local Municipality comments required.

SVB

14.37 Erf 1139, 17 Pharela Avenue, Langa, S34- Additions

Case No: HWC24111507SVB0122

OUTSTANDING INFORMATION:

Internal, external and streetscape photographs, Local Authority comments, Local Municipality

comments, and clarity on the plan required.

SVB

14.38 Erf 1357, 1 Main Road, Greyton, S34- Alterations & Additions

Case No: HWC24102902SVB0127

OUTSTANDING INFORMATION:

Streetscape / contextual photographs, Registered conservation body, and revised plan required.

SVB

14.39 Erf 152, 2 Lydia Way, Wetton, S34- Alterations & Additions

Case No: HWC25010711SVB0127

Ms Sofia Briel introduced the item.

DISCUSSION

- The property is ungraded and outside of any HPO.
- Work has not started.
- The proposal is to increase the footprint of the existing building on the northern and eastern sides and to add a fitment centre, storeroom, two offices, a waiting room and bathrooms on the southern side of the existing building.
- A general plan has been submitted in place of an SG Diagram. There is no SG diagram available on the surveyor general's portal.
- CoCT support the proposal.

DECISION

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

SVB

14.40 Erf 1785-RE, 31 Saddle Road, Vredehoek, S34- Additions

Case No: HWC25012107SVB0123

OUTSTANDING INFORMATION

Completed signed application form required.

SVB

14.41 Erf 1788, 12 Constantia, Oranjezicht, S34- Deviation

Case No: HWC25012405SVB0124

OUTSTANDING INFORMATION

Surveyor General (SG) Diagrams; Company or Trust Resolution (where applicable); Internal, external and streetscape photographs; Local Authority comments / Local Municipality comments; and Registered conservation body comment required.

SVB

14.42 Erf 286, 43 Nieuwe Street, Prince Alberton, S34- Alterations & Additions

Case No: HWC25011706SVB0122

OUTSTANDING INFORMATION:

Title deed; Company resolution; Locality Plan; Internal, external, and streetscape photographs; and Local Authority comments / Local Municipality comments required.

SVB

14.43 Erf 4594, 28 Bird Lane, Northcliff, Hermanus, S34- Alterations & Additions

Case No: HWC25012009SVB0122

Ms Sofia Briel introduced the item.

DISCUSSION

- The property is ungraded and outside of any HPO.
- Work has been completed.
- The work that is completed is conversion of a garage into a flatlet, a minor addition to the main house, and construction of a carport.
- General plan provided in place of SG Diagram as there is no SG Diagram available on the surveyor generals portal.
- Overstrand municipality referred the application to HWC.

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.

SVB

14.44 Erf 1257, 27 Avenue De Longueville, Fresnaye, S34-Additions, Alterations, & Partial Demolition

Case No : HWC24120914RB0124

OUTSTANDING INFORMATION:

External photos and conservation body comments required.

RB

14.45 Erf 163028, 4 Dapper Road, Maitland, S34-Additions & Alterations

Case No: HWC24120914RB0123

OUTSTANDING INFORMATION:

POP, Power of attorney, company resolution, clear locality plan/map, internal, and streetscape photographs required.

RB

14.46 Erf 166498, 242 Lower Main Road, Observatory, S34-Additions & Alterations

Case No: HWC24120914RB0122

OUTSTANDING INFORMATION:

Pop, Power of attorney, full set of internal photographs, local authority comment, conservation body comment, updated heritage motivation required.

RB

14.47 Erf 27759, 12 Kimberley Road, Observatory, S34-Additions & Alterations

Case No: HWC25011511RB0122

OUTSTANDING INFORMATION:

Confirmation on status of work in terms of the building plan as the report mentions regularization, Title deed, potential power of attorney, and SG diagram required.

RB

14.48 Erf 52507, 48 Columbus Road, Claremont, S34-Additions & Alterations

Case No : HWC24110626RB0123

OUTSTANDING INFORMATION:

Better streetscape images required.

RB

14.49 Erven 464-RE, 8259, & 849, George, S38(8) -NID

Case No : HWC24110635RB0127

OUTSTANDING INFORMATION:

Clarity on the proposed work and S38(1) trigger required.

14.50 Farms 331/2, 331/3, & 1070-RE, Moorreesburg, S38(4) -NID**Case No :** HWC25012205RB0123

Mr Ruan Brand introduced the item.

DISCUSSION

- Triggers S38(1)(c)(i)
- Proposal is for a small WEF of only two turbines and associated facilities/infrastructure.
- Malmesbury shale - so the palaeo-sensitivity is low.
- No known archaeology at the site.
- The N7 is about 1km from the site, but due to its low-lying nature is not visible from the N7.
- There is some concern about the interruption of views from the rolling Swartlands hills landscape to the west and the mountain on the other side of the N7 to the east.
- However, the footprint is quite small and none of these are declared landscapes.
- Applicant recommends NFS.

DECISION

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

RB

14.51 Erf 954, Unit 211, 305 Beach Road, Wavecrest, Sea Point, S34-Additions & Alterations**Case No:** HWC25011616RB0122**OUTSTANDING INFORMATION:**

Streetscape images and SFBBRA comment required.

RB

14.52 Erf 1553, 12 Marseilles Mansions, 7 Avenue Marseilles, Fresnaye, S34-Additions & Alterations**Case No :** HWC24121303XM0122**OUTSTANDING INFORMATION:**

Plans showing work already undertaken and proposed work that is yet to be completed

Consultation comments: Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents' Association.

XM

14.53 Erf 160890, 10 Queen Road, Rondebosch, S34-Additions & Alterations**Case No :** HWC24121101XM0122**OUTSTANDING INFORMATION:**

Title Deed, SG Diagram, Company/Trust Resolution required.

XM

14.54 Erf 66798, 44 Durban Road, Upper Wynberg, S34- Minor Works**Case No :** XM0122**OUTSTANDING INFORMATION:**

Plans showing work already undertaken and proposed work that is yet to be completed

POP/Reference Number, Annotated Streetscape photographs required.

XM

14.55 Erf 72814, 73 Woodley Road, Plumstead, S34 – Minor Works**Case No :** HWC25012204XM0123**OUTSTANDING INFORMATION:**

Coloured up plans required.

XM

14.56 Erf 912-RE, 55 Long Street, Montagu, S34-Additions & Alterations Deviation
Case No: HWC24102508XM0123
OUTSTANDING INFORMATION:
SG Diagram, Locality Map, Annotated Internal, External & Streetscape photographs
Consultation comments: Local municipality comments required.

XM

14.57 Erf 864, 277 Beach Road, Sea Point, S34-Additions & Alterations
Case No : HWC25012102XM0127
OUTSTANDING INFORMATION:
Title Deed, Company/Trust Resolution, Consultation comments: Conservation bodies Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents' Association & Sea Point for All, Motivation

XM

14.58 Erf 9801, 19 Upper Bloem Street, Unit 4, Bo-Kaap, S34-Additions & Alterations
Case No : HWC24120412XM0122
OUTSTANDING INFORMATION:
New Application form, Consultation comments: Conservation body: Bo-Kaap Tourism Association, Motivation required.

XM

14.59 Erf 104890, 106 Campground Road, Rondebosch, S34-Additions & Alterations
Case No : HWC25012311XM0123
OUTSTANDING INFORMATION:
Local municipality comments required.

XM

14.60 Erf 43252, 26 Anglesey Street, Rondebosch, S34-Additions & Alterations
Case No : HWC24120905XM0123
OUTSTANDING INFORMATION:
Streetscape photographs required.

XM

15 Other Matters

15.1 Standards for Case Review: Meeting to be set up with officers and secretariat.

16 Adoption of Resolutions and Decisions

RB moves to adopt and EJV seconds the adoption of resolutions and decisions of the meeting of 10 December 2024.

17 Closure

The chairperson, Ms. Sneha Jhupsee, officially closed the meeting at 12:05pm.

18 Date of next meeting:

10 February 2025

MINUTES APPROVED AND SIGNED BY:

CHAIR: _____

SECRETARY: _____

Annexure A – HWC: Heritage Officers' Meetings

Abbreviations

APHP - Association of Professional Heritage Practitioners

AHP - Agulhas Heritage Society

BKCA - Bo-Kaap Civic Association

BKYM - Bo-Kaap Youth Movement

CIBRA - City Bowl Ratepayers & Residents Association

CoCT - City of Cape Town

CTHT - Cape Town Heritage Trust

CRM - Cultural Resources Management

DRHCA - De Rust Heritage Conservation Association

Docomomo South Africa

DHS -Durbanville Heritage Society

EHM - Environmental Heritage Management department

FoBCA- Friends of Blaauwberg Conservation Area

FE - Friends of Elim

GLCA- Greater Lynfrae 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 Worthy

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

NEMA - National Environmental Management Act (No. 107 of 1998) **NHRA** - National Heritage Resources Act (No. 25) of 1999
NID - Notification of Intent to Develop **NRA** - Newlands Residents Association
NCOA - Noetzie Conservancy Owners Association **OCA** - Observatory Civic Association
OH - Oudtshoorn Heritage **OHAC** - Overstrand Heritage and Aesthetics Committee
Paarl300 Foundation **PPP** - Public Participation Process
PRRA - Pinelands Ratepayers & Residents Association **PHCT** - Pniel Heritage and Cultural Trust
PACF - Prince Albert Cultural Foundation **RMCA** - Rosebank and Mowbray Planning & Architectural Committee
SAHRA - South African Heritage Resources Agency **SAHRIS** - South African Heritage Resources Information System
SRHS - Salt River Heritage Society **SPFA** - Sea Point for All Group
SFB - Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents Association
SvDSF - Simon van der Stel Foundation Cape Town
STHS - Simon's Town Historical Society
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

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