

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING
Held on Monday, 22 April 2024 at 08:30,
via MS Teams**



1. Opening and Welcome

The Chairperson, Ms Stephanie Barnardt-Delport officially opened the meeting at 08:30 and welcomed everyone present.

2. Attendance

Members

Ms Stephanie Barnardt-Delport (SB)	(Chairperson)
Ms. Sneha Jhupsee (SJ)	(Specialist Heritage Officer)
Ms. Corne Nortje (CN)	(Heritage Officer)
Ms Emily Jane Vowles (EJV)	(Heritage Officer)
Ms Chiara Singh (CSI)	(Heritage Officer)

Staff

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

Legal Advisor

Ms. Penelope Meyer (PM)	(Deputy Director: Legal)
Ms. Naushina Rahim (NR)	(Assistant Director: Legal)

Observers

None

Visitors

3. Apologies

Ms. Chane Herman (CH)	(Heritage Officer)
Ms. Khanyisile Bonile (KB)	(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

- 5.1.** 15 April 2024. The Committee resolved to approve the agenda with minor edits.
CN moves to adopt the agenda and CSI seconds.

6. Approval of Minutes of the Previous Meeting

- 6.1** 15 April 2024. The Committee resolved to approve the minutes.
CN moves to adopt the agenda and EJV seconds.

7. Disclosure of conflict of interest

None

8. Confidential matters

None.

9. Standing Items

9.1 Site inspections undertaken

9.1.1 Erf 116120, 36C Burg Street, Cape Town CBD – Namaqua House (CN)

- Site inspection undertaken on 19 April 2024.
- Stop works order was issued. Stop works order was not complied with, as the work was completed.
- Charges be laid for numerous non-compliance with the NHRA.
- Affidavit with history of all applications to be drawn up by the case officer.

9.2 Proposed Site Inspection

9.3 Site Inspection Reports

9.3.1 Erf 116120, 36C Burg Street, Cape Town CBD – Namaqua House (CN)

- Reason for Site Inspection: Heritage Western Cape (HWC) conducted a site visit on Thursday, 19 April 2024 upon receiving photo evidence from an HWC official noticing a structure in the form of a pergola that was erected, attached to the building. HWC did not issue a permit for the pergola and the inspection followed, once confirmed that no permit was obtained.
- Findings and Discussion:
The HWC official took a walkabout of the site and noted the pergola is near completion and permanently attached to the building. The manager stated that they have approval and the owner stated on site, telephonically, that he has approval from the City for the pergola. Upon investigation by the Heritage Practitioner (appointed to undertake the further requirements for the balcony repair vide application ref. no. HWC22101910CN1021), as well enquiry from the officer, Corne Nortje to City officials, it was confirmed that the City issued an approval for a temporary tent structure to be erected from 1 January 2024 to 1 January 2025. Refer to the approval under Annexure A. The structure being erected on site is not tent like and installed permanently to the ground and building.
- The stop works was issued during the site inspection and work was stopped on site. Upon walking past the site later the afternoon, it was noted that the stop works order was not complied with, as the pergola construction was completed. Refer to the annotated photos in the Annexure B, C and D.
- Recommendations
 - The site inspection and the report to be tabled at HOMS on 22 April 2024.
 - Applicant to submit a S34 Minor Works Application for the erected pergola.
 - HOMS to consider recommending charges be laid against the owner, due to repeated unauthorised work taking place to the building. The recommendation for charges to be laid must take place after the Heritage Statement is received for application under ref. no. HWC22101910CN1021, as the Heritage Statement is to include an assessment of all work on site that have been authorised and unauthorised.

9.4. Preparation for upcoming Committee meetings

9.4.1 BELCom 24 April 2024.

9.5. Tribunal updates (Legal)

9.6. Interim and Close out Reports

9.7. Incomplete Applications

Item 14.2

Item 14.5

Item 14.7

Item 14.10
Item 14.11
Item 14.12
Item 14.13
Item 14.14
Item 14.19
Item 14.22
Item 14.37
Item 14.38

9.8. Archaeological Matters

9.8.1 Confidential report

9.9. Illegal Works Database (Stop works orders)

9.9.1 Erf 116120, 36C Burg Street, Cape Town CBD – Namaqua House (CN)

9.10 Permit deadline

23 April – 13:00

10. Administrative Matters

10.1 Erf 37464, 7 Riesling Street, Oude Westhof, Belville

Case No: HWC23052503CN0908

- Application in process. Further Requirements dated 04.12.23 - The applicant is to appoint a suitably qualified heritage practitioner to undertake a Heritage Statement that addresses inter alia the concerns raised by CoCT EHM Dept and DHS (Durbanville Heritage Society), as well as the archaeological potential of the site.
- The CoCT Recreation & Parks Department has requested if CoCT EHRM Northern District (Andrew September) can draft the requested Heritage Statement.
- The committee resolved that CoCT EHRM Northern District can compile the Heritage Statement.

11. Monitoring by practitioner

.1 Erf 95139, UCT Hiddingh Campus, Lioness Gate, Orange Street, Cape Town (HWC24022703SJ0227)

- The Committee supports the appointment of Mr. Mike Scurr as the heritage practitioner.

.2 Erf 95139, UCT Hiddingh Campus, Fence, Orange Street, Cape Town (HWC24022807SJ0304)

- The Committee supports the appointment of Mr. Mike Scurr as the heritage practitioner.

.3 Erf 1928, Bergvliet Farm, Bergvliet - HWC24031403CH0318 (CH)

- The Committee supports the appointment of Ms Elizabeth Davies as the heritage practitioner.
- A close-out report to be submitted.

12. Discussion of the agenda

MATTERS TO BE DISCUSSED

13 MATTERS ARISING

13.1 Erf 128, 31b Heerengracht Street, Cape Town, S34-Minor Works

Case No: HWC24030501CH0320

Ms Corne Nortje introduced the item on behalf of Ms Chane Herman.

DISCUSSION

- Information received on 17 April 2024.
- Minor works application to renovation internal bathrooms and demolish some internal walls. Alterations to windows on the west elevations.
- The work has not started.
- Graded IIIC
- Outside HPO
- CoCT supports.
- CIBRA supports the proposal.

DECISION

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

CH

13.2 Erf 166 and 167, 19 Central Close, Pinelands, S34- Additions & Alterations

Case No: HWC24032533CH0326

Ms Corne Nortje introduced the item on behalf of Ms Chane Herman.

DISCUSSION

- Information was received on 12 April 2024
- The proposal is for the addition of a bedroom, bathroom, and dressing room above the existing garage. The additions will be connected to the main building via a walkway. The roof of the new addition will be thatched to match the existing.
- The work has not started.
- Graded IIIC
- Inside HPO
- CoCT supports.
- PRRA stamped the drawings.
- The Ward Councilor stamped the drawings

DECISION

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

CH

13.3 Erf 2 and 4, Church Street, Wittedrift, S34-Minor Works
Case No: HWC23092206CH0209

Ms Corne Nortje introduced the item on behalf of Ms Chane Herman.

DISCUSSION

- Information received on 12 April 2024
- The proposal is for like-for-like maintenance and repairs to replace the roof sheeting on various buildings and replace gutters, downpipes, timber roof battens and ceilings where required. The applicant stated that because the structures are owned by government, the title deed cannot be provided.
- The work has not started.
- Grading unknown
- Outside HPO

DECISION

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

CH

13.4 Erf 4545, 15 and 17 Avenue, Mossel Bay, S34-emergency
Case No: HWC24031103CH0313

Ms Corne Nortje introduced the item on behalf of Ms Chane Herman.

DISCUSSION

- Information was received on 17 April 2024
- The proposal is to demolish the top section of the spire/tower, down to the roof height of the church. It was submitted as an emergency application due to health and safety concerns as the tower has shown signs of defects, the steel elements have started to rust inside the concrete and as a result thereof the tower is crumbling. The structural engineers report states that the weight of the church bell and the weight of the structure itself is contributing to the collapse. Various engineers and builders were consulted, and it appears that the tower cannot be repaired and thus the proposal is to demolish the tower. Mossel Bay Heritage supports. The replacement of the tower will be done over a 5-year period once the required funds are obtained.
- HOMS 8 April: The committee had further requirements for additional internal and external photographs; clarity on the emergency status and current structural condition of the tower; reasons why demolition was opted for instead of repairing the tower; and confirmation regarding should the demolition take place, what will happen in the interim before the tower is rebuilt.
- Information was received on 17 April 2024 (updated report from engineer, photographs, and sketch drawings of the existing tower).
- All parties have been invited to HOMs to be held on 22 April 2024
- To note: the condition assessment report compiled by OSEC dated 2022 was not revised or updated and we received a second letter of assessment from Shama Consultants (the date on the letter was only changed from 27 Feb 2024 to 16 April 2024 - content the same)
- According to the letter received, there are critical structural deficiencies and flaws in the structural integrity of the tower. Apart from risks to public safety, there is severe degradation of concrete, compromised load-bearing capacity and potential for catastrophic failure. Based on the conditional assessment, the engineer states that demolition is the only viable course of action. In

terms of timeframe for the rebuild, the report states that once the tower is safe, the rebuild will commence. The tower will be similar in appearance to the existing.

HELD OVER:

Applicant to be present in the next meeting and further requirements dating 8 April 2024 to be fulfilled.

CH

**13.5 Erf 97140, 72 Palmyra Road, Claremont, S34- Total Demolition
Case No: HWC24041205CH1024**

Ms Corne Nortje introduced the item on behalf of Ms Chane Herman.

DISCUSSION

- Information was received on 3, 11 and 12 April 2024.
- The proposal is to demolish the existing barn structure older than 60 years.
- Graded IIIB
- Outside HPO
- Work has not started.
- CoCT did not comment within 30 days.
- GLCA supports.

DECISION

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

CH

**13.6 Erven 51, 52, 56, 13 Horne Street, Albertina, S34-Minor Works
Case No: HWC23092202CH0209**

Ms Corne Nortje introduced the item on behalf of Ms Chane Herman.

DISCUSSION

- Information received on 12 April 2024.
- The proposal is for like-for-like maintenance and repairs to replace the roof sheetings of various buildings and replace asbestos gutters, downpipes, timber roof battens and ceilings where required.
- The applicant stated that because the structures are owned by government, the title deed cannot be provided.
- The work has not started.
- Grading unknown
- Outside HPO

DECISION

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

CH

13.7 Erf 1003, 37 Avenue Normandy, Fresnaye, S34-Total Demolition
Case No: HWC24030507CN0306

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 12 April 2024.
- Graded NCW
- Outside HPO
- The proposal is for the total demolition of the dwelling house on the site in order to construct a new dwelling.
- CoCT notes the building is older than 60 years and considered NCW and recommended the applicant to submit to HWC. Their comment is seen as support.
- SFB did not comment within the 30-day commenting period.
- SFA did not comment within the 30-day commenting period.

DECISION

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

CN

13.8 Erf 1184, 99 Beach Road, Stand, S34-Deviation
Case No: HWC24031816CN0325

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 11 April 2024.
- Graded IIIC
- Outside HPO
- The proposal is to add a pergola to the outdoor seating space and two full stacking frameless glass doors. This is a deviation from the previously approved internal fitout and alterations applications which was approved on 10 Aug 2023.
- 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 125614, 63 Princess Alice Avenue, Brooklyn, S34- Additions & Alterations
Case No: HWC23110716CN0213

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 17 April 2024.
- Graded NCW

- Outside HPO
- Work has not started.
- The proposal is for internal alterations and an extension to the rear.
- CoCT supports the proposal.

DECISION

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

CN

13.10 Erf 1523, 5 Escombe Road - Marshall Court Unit 1 & 7, Vredehoek, S34-Minor Works **Case No: HWC23120804CN0402**

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 11 & 17 April 2024
- Graded IIIC
- Outside HPO
- Work has not started.
- The proposal is for the addition of a pergola to unit 1 and unit 7 of the apartments, as well as changes to windows, and internal alterations to the outbuilding.

DECISION

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

CN

13.11 Erf 156017, 18 Norton Way, Pinelands, S34-Minor Works **Case No: HWC24031807CN0402**

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 15 April 2024.
- The proposal is for internal alterations to the basement, ground floor and 1st storey to the Victorian residence on the site which is part of the Children's Home of the March Memorial Grounds. The building is used as a sanctuary for at risk children. The alterations include demolishing internal walls on the ground and 1st storey. The applicant describes the project brief as: To restore important traditional features of the building which were previously damaged, neglected or changed in an insensitive manner. 2. To repair or replace original finishes and trims to preserve the existing building. 3. Remove components that do not belong to the original building where possible. 4. Reuse existing walls, features and components which are in good order where appropriate. 5. Interior aesthetics to be a blend of old and new, not merged but applied as and where appropriate.
- Graded IIIA
- Outside HPO
- Work has not started.

DECISION

The Committee resolved to approve the application on condition that a suitably qualified architect with heritage experience or heritage practitioner be appointed to monitor the work and submit a close out report within 30-days of practical completion of the work.

CN

13.12 Erf 1628, 4 Yarrowdale Road, Pinelands, S34-Alterations, Additions & Partial Demolition Case No: HWC23111611KB1127

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 15 April 2024.
- Graded IIIB
- Outside HPO
- The proposal is for the addition of a 1st storey, and extensive alterations and additions to the ground floor.
- CoCT does not support and state that The building form with its Cape Dutch revival gable is relatively rare in the Pinelands. The extensive rebuilding (or the 'de facto' demolition) will impact negatively on the heritage resource.
- PRRA does not support and state that the proposal is very different from the existing and considered a "demolition" due to the extensive changes. PRRA states that the current design does not consider the guidelines or is sympathetic to the existing architectural style.
- Refer to BELCom for their expertise.

DECISION:

The committee resolved to refer the application to BELCom on 30 May 2024, due to the non-support from CoCT and PRRA.

CN

13.13 Erf 351, 21 Sunny Way Pinelands, S34-Minor Works Case No: HWC24032613CN0402

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 15 April 2024.
- Graded IIIC
- Inside HPO
- Work has started.
- The proposal is for a carport and a new entrance. The carport has already been built.
- CoCT supports
- PRRA stated that they only object to the carport and noted a Clause 8.5: Carports should be a pergola system made of timber / lattice work. No steel or shade cloth will be allowed without clear motivation. PRRA is requesting the applicant to reconsider the material of the carport to be of timber or lattice.

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

CN

13.14 Erf 55360, 1 Mark Road, Claremont, S34- Additions & Alterations
Case No: HWC23091117KB0914

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 11 April 2024
- Graded IIIB
- Outside HPO
- The proposal is for a carport and pergola extension and refurbishing windows and doors as well as minor internal changes.
- CoCT supports
- UCRRA supports

DECISION

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

CN

13.15 Erf 63756, 7 Sunningdale Road, Kenilworth, S34- Additions & Alterations
Case No: HWC24021902KB0221

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 15 April 2024
- Graded NCW
- Outside HPO
- The proposal is to raise & extend the boundary wall, as well as widen the existing entrance.
- CoCT supports the proposal.

DECISION

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

CN

13.16 Erf 8735, 263 Main Road, Paarl, S34-Minor Works
Case No: HWC24032612KB0328

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 16 April 2024
- Proposed PHS (Drakenstein Heritage Survey 2013)
- Inside HPO
- Work has been completed.
- The proposal is for internal alterations and changes to doors to the Vida E Café building on the property.

- Drakenstein Municipality has no objection.

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

CN

13.17 Erf 918-RE, 7 Chelsea Avenue, Vredehoek, S34-Minor Works

Case No: HWC24031401KB0405

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 11 April 2024
- Graded IIIC
- Work has been completed.
- The proposal is for to remove a few internal walls and new beams over the openings.
- CoCT supports the proposal.
- Reason: When the matter was considered at the previous meeting on 15 April 2024 the committee erroneously believed that the work had not been completed. CN advised that she had confirmed with the owner of the property that the work was in fact completed. As the NHRA does not allow HWC to approve illegal work, the permit cannot be issued.

DECISION

In light of further information received, the decision from 15 April cannot be enforced, as the work has been completed. HWC cannot condone illegal work. Section 51 letter to be issued.

CN

13.18 RE of Erf 67488, 426 Main Road, Wynberg, S34-Minor Works

Case No: HWC23112202CN1123

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 11 April 2024
- Graded IIIB
- Outside HPO
- The proposal is for the installation of Solar Panels
- Work has not started.

DECISION

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

CN

13.19 Erven 10010-RE, 117891-117898, 117965, Constitution Street, District Six, S38(4)-HIA

Case No.: HWC23051602CH0518

Ms Corne Nortje introduced the item.

DISCUSSION

- Further Requirements received on 18 April 2024:
 - An appointment letter for the professional archaeologist who will undertake the monitoring and mitigation work must be provided.
 - An appointment letter for the professional archaeologist who will undertake the monitoring and mitigation work must be provided."
 - The tracklog or previous report must be included in the Archaeological Impact Assessment or included as an appendix including the section 35 application, not only the permits.
- The proposal is for the Phase 5 redevelopment project is concerned with the restitution of families forcibly evicted from District Six under the Group Areas Act in the 1960s and 1970s. It is intended to build 184 houses on erven 10010-RE, 117891-117898, 117965 and 177362 as part of the current restitution project that encompasses two other parcels; of these, the Phase 4 HIA is concluded, and Phase 6 still underway. The architectural design was based on the guidelines set out in the District Six Court Orders Implementation Plan. In addition to the design of houses, blocks and street layouts, significant design elements that have been factored in.
- Heritage Resources Identified:
 - Archaeological sites exposed during the removal of overburden in 2020, including a cobbled surface, remnant fabric along Horstley Street linked to forced removals, excavated house footings, and the in-situ Hotel Tafelberg boiler.
 - Historic street fabric, alignments, and granite curbstones, which are recognized as archaeological heritage resources.
 - The overall socio-historic significance of the District Six area, recognized as a Grade 1 heritage site, with its sense of place rooted in the memory and trauma of forced removals.
 - Elements contributing to this sense of place, such as the public street culture, materiality of streets, historic character of Hanover Street, religious and educational activities, leisure spaces, and community events.
 - Graded historic properties in the immediate vicinity, including Art Deco terraces, Trafalgar High (a National Heritage Site), De Waal Drive Flats, Moravian Church and Parsonage, and terraced houses along Justice Walk.
 - Ungraded but significant elements like the Ellesmere Mosque, schools, the new play park, remnant street grid, and mature trees on site.
 - Visual impacts on recognized scenic routes (Philip Kgosana Drive and Nelson Mandela Boulevard), neighbouring Heritage Protection Overlay Zones, tangible and intangible heritage resources contributing to the sense of place attached to District Six.
- Anticipated Impacts on Heritage Resource:
 - Archaeological Material and Street Fabric Destruction: Due to the extensive cut and fill required for construction, it is highly likely that all surviving archaeological material, sites, features, deposits, and street fabric (except for the cobbled yard at Erf 7490 and Lewis Street) will be destroyed.
 - Social Impacts: Social impacts could arise if the development fails to preserve and integrate remnants of built form, acknowledge the loss and devastation of forced removals, or involve community-led memorialization processes with ongoing engagement. However, if community engagement is observed, social impacts are unlikely to be high, especially considering the restitution process.
 - Townscape Elements: Insensitive redevelopment could impact the character and qualities conveyed by existing site features and those generated by the redevelopment, resulting in a neighborhood that fails to achieve its indicators, does not serve the community, and is unsafe, unwelcoming, and not integrated into its context.
 - Visual Impacts: The anticipated visual impacts of the proposed development are likely to be of low significance without mitigation, with the most pronounced impacts within a 500m radius around the site. The magnitude of the impact on views, scenic routes, or cultural resources is considered low, and it is important to note that this development is not the first

of its kind in District Six and forms part of a significant redevelopment process, allowing previously removed residents to return to their community.

- Extensive public Consultation was undertaken, and the below bodies were consulted - District Six Museum, District Six Reference Group, District Six Working Committee, District Six Foundation, District Six Civic Association, Reclaim the City, Ndifuna Ukwazi, CIBRA, CIFA Heritage Committee, City of Cape Town Environmental and Heritage Management and SAHRA. Formal comments received were from City of Cape Town, SAHRA and the District Six Museum.
 - CoCT supports the HIA overall and had some recommendations that were included into the SDP.
 - SAHRA supports the HIA.
 - District 6 Museum supports the HIA.
- The applicant lists various mitigation measures to limit impact to archaeological resources, provisions to be implemented for socio-historic significance and visual impacts, construction phase mitigation measures, provisions to limit townscape impacts, public spaces and street, historic sites and land use, street interface and design and architecture provisions.

DECISION:

The committee resolved to refer the application to IACom to be held on 22 May 2024 due to the sites being of a very heritage sensitive nature and require their expertise to assess if all proposed interventions are appropriate.

CN

**13.20 Erven 19697-RE, 19698-RE, 19699-RE; 281, 283 & 297 Koeberg Road, Brooklyn, S34-NID
Case No: HWC24013015KB0201**

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 18 April 2024.
- The property is combined approx. 3000sqm in extent. The current land uses are service station and car dealership, with a zoning of GB1 and the surrounding land uses are mixed residential, commercial and businesses.
- The proposal is to consolidate 3 erven into 1 to develop service station (petrol station). The service station is already in operation as well the car dealership. This application is only to consolidate the 3 properties into 1.
- Applicable Heritages: The applicant listed no heritage resources and states no resources will be impacted.
- Since there is no reason to believe that heritage resource will be impacted.

DECISION

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

CN

**13.21 Erf 1026, 269 Oceanview Drive, Sea Point, S34- Additions & Alterations
Case No: HWC24030520CSI0319**

Ms Chiara Singh introduced the item.

DISCUSSION

- Information received on the 13th of October 2023 and additional information received on the 10th of April.
- Previous requirements included the title deed, power of attorney, locality map and SG Diagram.
- The applicant has stated in an email that work has not started.
- Application submitted is an S34 A&A
- The building is graded IIIC and not within an HPOZ.
- Proposed external additions are installing a garage door and proposed internal additions are extensive renovations according to the plans.
- Comment has been provided by the City of Cape Town and Sea Point For All who have approved the application and plans.

DECISION

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

CSI

13.22 Erf 1143, 9 Rosemead Avenue, Oranjezicht , S34- Additions & Alterations Case No: HWC24022006CSI0328

Ms Chiara Singh introduced the item.

DISCUSSION

- Information was received on the 25th of March and additional information received on the 15th of April.
- Previous requirements included streetscape photographs.
- The building is graded IIIB and is within an HPO.
- This is an S34 A&A application, work applied for has not started.
- The proposed additions are for a garage and a complete rebuild of the existing extension at the back of the house where a second floor will be added to the new extension.
- Comment has been provided by the City of Cape Town and CIBRA who support the application.

DECISION

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

CSI

13.23 Erf 194, 29 Le Roux Street, Oudtshoorn, S34 Additions & Alterations Case No: HWC24031412CSI0318

Ms Chiara Singh introduced the item.

DISCUSSION

- Information received on the 27th of February and additional information received on the 10th of April.
- Previous requirements included the plans and internal, external, and streetscape photographs.
- The applicant stated in an email that work has started.
- Application was submitted as minor works.
- The building is not formally graded and outside of an HPOZ.

- The alterations are internal and include the removal and rebuilding of an internal wall between two bedrooms to facilitate new bathroom fittings. The wall of the bathroom in the flat is also to be removed and replaced by a glass shower wall panel.
- Comment has been provided by Heritage Oudtshoorn and Oudtshoorn Municipality who support the application.

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

CSI

13.24 Erf 70345, 19 St Joan Steet, Plumstead, S34 Additions & Alterations **Case No: HWC24040302CSI0405**

Ms Chiara Singh introduced the item.

DISCUSSION

- Information received on the 22nd of March and additional information received on the 15th of April.
- Previous requirements included a motivation for the proposed work.
This is an S34 A&A application, work applied for has not started.
- The building is graded NCW and not within an HPOZ.
- The proposed work is for a new en-suite and alterations to an existing en-suite, and an extension of the existing kitchen.
- Comment has been provided by the City of Cape Town who support the application.

DECISION

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

CSI

13.25 Erf 13000, 142 Douglas Place, Woodstock, S34 Additions & Alterations **Case No: HWC24032605CSI0328**

Ms Chiara Singh introduced the item.

DISCUSSION

- Information received on the 1st of March and additional information received on the 12th of April and the 18th of April.
- Previous requirements were streetscape photos and confirmation regarding if work has started or been completed.
- The applicant confirmed in an email that work has been started and is nearing completion and provided photographs showing the work.
- The building is graded IIIC and within an HPOZ.
- The application is an S34 A&A minor works.
- The proposed additions are the insertion of a dividing brick and plaster wall between a seating lounge area and games room and the installation of fire safety and mechanical ventilation in order to comply with municipal health and fire safety regulations.
- Comment has been provided by the City of Cape Town and they support the application. Proof of request for comment from Woodstock Residents Association has been provided.

COMMENT

The Committee is only able to consider the application after the 30 day commenting period has lapsed.

CSI

13.26 Erf 748-RE, 92 High Level Road, Greenpoint, S34 Additions & Alterations **Case No: HWC24032530CSI0402**

Ms Chiara Singh introduced the item.

DISCUSSION

- Information was received on the 20th of March and additional information received on the 16th of April.
- This application was heard at last week's HOMS and the requirements were streetscape photographs.
- The building is graded IIIC and within an HPOZ.
- This is an S34 A&A application; work has not started.
- The proposed alterations are to the front facing façade and include replacing all the windows and painting. The proposed additions are to the rear of the house and are for a new bedroom with en-suite bathroom, a new living room, and a new balcony.
- Comment has been provided by the City of Cape Town and the Greenpoint Ratepayers & Residents Association who support the application.

DECISION

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

CSI

13.27 Erf 85415, 15 Hants Road, Lakeside, S34 – Minor Works **Case No: HWC24040315KB0408**

Ms Emily Jane Vowles introduced the item.

DISCUSSION

- Information received on 12 & 14 April 2024
- Graded NCW
- Outside HPO
- Extension of the existing garage, construction of a new internal bathroom attached to an existing bedroom, reconfiguration of a new entrance on the Hants Road elevation to accommodate the new bathroom, replastering and painting of portions of the exterior boundary wall.

DECISION

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

EJV

13.28 Erf 68810, 7 Kent Road, Wynberg, S34 - Total Demolition
Case No: HWC24032615EJV0405

Ms Emily Jane Vowles introduced the item.

DISCUSSION

- Information received on 10 and 15 April 2024
- Graded IIIC
- Outside HPO
- Work has not started.
- CoCT does not approve as they note that it was the applicants who allowed the dwelling to fall into disrepair. CoCT states that the applicants have not been forthcoming with their intentions for the property and recommend that, given the character of the surrounding properties and proposed HPO status, heritage-based design indicators need to be provided by the applicant that can be included as conditions for future development as part of the S34.

HELD OVER:

Referred to HOMs on 29 April 2024. All parties to be invited to meeting.

EJV

13.29 Erf 4143, 4 David Baird Crescent, Ruyterwacht, S34 – Additions
Case No: HWC24080108EJV0326

Ms Emily Jane Vowles introduced the item.

DISCUSSION

- Information received on 18 April 2024.
- The proposed works include a 96.4m² extension of the house for increased family living space, a 36m² carport and an 18m² swimming pool.
- Graded NCW
- Outside HPO
- CoCT supports the proposal.

DECISION

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

EJV

13.30 Erf 7679, 23 Prospect Avenue, Somerset West, S34 – Partial Demolition and A&A
Case No: HWC24031815EJV0318

Ms Emily Jane Vowles introduced the item.

DISCUSSION

- Information received on 17 and 18 April 2024.
- Demolition of a timber wendy house and construction of a brick studio in the same location with bar, bathroom, entertainment area, paint and garden storage rooms, and an external stoep. Structure is separate from the main house but has been identified by CoCT comment as being older than 60 years.
- Graded NCW

- Outside HPO
- CoCT supports the proposal.

DECISION

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

EJV

13.31 Erf 232, 134 Beach Road, Gordons Bay, S34-Additions & Alterations Case No: HWC24022305SB0319

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Information received on 18 April 2024.
- Graded IIIB
- Proposed new roof, replacing of roof sheets, new internal walls, new roof tiles and other internal improvements.
- CoCT did not support the proposal.
- Work has not started.

HELD OVER:

Referred to BELCom on 30 May 2024.

SB

13.32 Erf 56105, 10 Zion Road, Claremont, S34- Additions & Alterations Case No: HWC24021416SB0215

Ms Stephanie Barnardt-Delport introduced the item.

Mr Niel Franks and Ms Louise was present and took part in the discussion.

DISCUSSION

- Information received on
- Graded IIIB
- Proposed additions to existing house, garage and swimming pool. Previous owner changed all doors & windows in addition so change in height and slight widened.
- CoCT supports the proposal.
- UCRRA does not support the fenestration.
- Work has not started.

FURTHER REQUIREMENTS

Revised alternatives be circulated to the conservation bodies.

SB

13.33 Erf 365, Voortrekker Road, Piketberg, S34-Total Demolition

Case No: HWC24010826SB0124

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- A previous NID was submitted (HWC23101601SB1020) - decision NFS.
- However, it was noted that a separate S34 application was required for the demolition of the structure on site.
- The structure in question has been modified from its original state; slash windows have been replaced with aluminum, walls have been removed, and colored-stain glass windows have some heritage value but not worthy of retention.
- The site is not in heritage or scenic routes, and surrounding buildings have been demolished in recent years.

DECISION

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

SB

13.34 Erf 3287, 21 Voortrekker Road, Piketberg, S34-Minor Works

Case No: HWC24040305SB0404

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Work has not started, owner and applicant the same.
- Proposed repair to existing front Veranda and addition of a back veranda and dining room with some internal additions.
- Building is from 1885c and use to be farmhouse.

DECISION

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

SB

13.35 Erf 6114, 59 Nelson Street, Vasco Estate, Goodwood, S34-Total Demolition

Case No: HWC24021413SB0215

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Information received on 11 April 2024.
- Proposed total demolition.
- Work has not started.

DECISION

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

SB

13.36 Erf 9254, 71 Waterkant Street, Cape Town, S27- Additions & Alterations

Case No: HWC23080212SB0815

INCOMPLETE APPLICATION:

Updated streetscape photographs and updated plans

SB

13.37 Erf 173920, 99 Rodger Street, Woodstock, S34-Additions and Alterations-Minor Works

Case No: HWC24030515KB0328

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Information received on
- Work has not started. Proposed renovation, roof and walls need to be fixed up. Changes to the internally layout.
- WRA Support and City support subject to further design consideration of the vehicular gate.
- Graded IIIC
- Outside HPO

DECISION

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

SB

13.38 Farm RE/7/191 Rheenendal, Swellendam, S27-Emergency

Case No: HWC24031506SB0319

Ms Stephanie Barnardt-Delport introduced the item.

Mr Kobus van Wyk was present and took part in the discussion.

DISCUSSION

- Additional info received 8 April 2024.
- Graded PHS
- Proposed replacement of falling thatch roof over lean-to with corrugated sheeting to prevent deterioration of original building fabric (east side of the building). Georgain style
- Work has not started.

HELD OVER:

Held over to site inspection is conducted, site to be secured until then.

SB

13.39 Farm 1-168, Gatesville, Stellenbosch, S34-Total Demolition

Case No: HWC24031906SB0319

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed total demolition.
- Graded NCW
- Work has not started.
- not situated in the Grade 1 Ida's Valley Cultural Landscape, the property is adjacent to the unused part of Old Helshoogte Pass, it is not visible from the current Helshoogte Pass, which is a scenic drive.

DECISION

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

SB

13.40 Portion 26 of the Farm Rietvalley, De Rust, S34- Additions & Alterations

Case No: HWC24032509KB0328

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Work has not started,
- Proposed is for a double storey addition
- Oudtshoorn municipality support
- Ungraded
- Outside HPO

DECISION

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

SB

13.41 Erf 7351, 16 Montreux Street, Paarl, S34-Additions & Alterations

Case No: HWC23041804SJ0425

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Work has been completed.
- Addition of pergola with polycarbonate sheeting to the rear patio area.
- Further requirements received 16.05.23, 05.03.24, 14.03.24, 04.04.24, 12.04.24
- Drakenstein Municipality: no objection
- Drakenstein Heritage Foundation: no objection but will consider charges should any illegals works be undertaken again.
- Paarl 300: not supported as work has been completed.

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

SJ

13.42 Erf 26439, Millstone House, Oude Molen, Off Alexandra Road, Pinelands, S35-Excavation & Disturbance

Case No: HWC24041103SJ0326

Ms Sneha Jhupsee introduced items 13.42 and 13.43 together.

DISCUSSION

- The work has not started.
- Proposal is for comprehensive refurbishment of the homestead to make building habitable and compliant with regulations. A new fire escape and minor alterations will be undertaken as well as the reconstruction of the west wall that collapsed in 2016. The western wall includes 4 sash windows.
- Excavations to be overseen by TerraMare Archaeology due to high Archaeological sensitivity. A S35 submitted as underpinning will be undertaken. A repository agreement and a visual were submitted to indicate where monitoring will take place for the S35.
- Site is worthy of Grade 2.
- CoCT EHM: conditional support -
 1. Further construction detailing to be developed as directed by the architect with experience in architectural restoration work.
 2. An architect with experience in architectural restoration to be appointed to monitor and record the work as requested by Tim Hart, 2003.
 3. An archaeologist to be appointed alongside the above consultant for archaeological investigation and monitoring as per Heritage Indicators by Baumann & Winter, 2003.
 4. The Oude Molen Homestead to be considered as a Provincial Heritage Site as per Melanie Attwell and ARCON, 2016.
- VASSA: supported
- CiFA: supports with comments -
 - The building should be declared a PHS
 - Endorse the appointment of an experienced heritage practitioner to oversee the construction process, and thereby to transfer conservation skills to the appointed architects.
 - Endorse the appointment of an archaeologist to oversee the process and document any findings.
 - The owner (Dept. of Infrastructure) should try to find an appropriate use/tenant for the building.
 - The electrical and fire installation should be handled very sensitively.
 - Where new sash windows are installed, care should be taken to maintain the Georgian proportions and glazing configuration
 - All materials and finishes used should be in line with sound conservation practices and methodologies.
 - No construction specifications have accompanied the documentation circulated. Once available these should be submitted to HWC for approval
- Further requirements received 12.04.24

DECISION

The Committee resolved to endorse the Section 35 application. The committee endorsed the appointment of John Gribble to monitor the proposed work.

SJ

13.43 Erf 26439, Millstone House, Oude Molen, Off Alexandra Road, Pinelands, S34-Restoration & Alteration

Case No: HWC24032535SJ0326

Ms Sneha Jhupsee introduced items 13.42 and 13.43 together.

DISCUSSION

- The work has not started.
- Proposal is for comprehensive refurbishment of the homestead to make building habitable and compliant with regulations. A new fire escape and minor alterations will be undertaken as well as the reconstruction of the west wall that collapsed in 2016. The western wall includes 4 sash windows.
- Excavations to be overseen by TerraMare Archaeology due to high Archaeological sensitivity. A S35 submitted as underpinning will be undertaken. A repository agreement and a visual were submitted to indicate where monitoring will take place for the S35.
- Site is worthy of Grade 2.
- CoCT EHM: conditional support -
 1. Further construction detailing to be developed as directed by the architect with experience in architectural restoration work.
 2. An architect with experience in architectural restoration to be appointed to monitor and record the work as requested by Tim Hart, 2003.
 3. An archaeologist to be appointed alongside the above consultant for archaeological investigation and monitoring as per Heritage Indicators by Baumann & Winter, 2003.
 4. The Oude Molen Homestead to be considered as a Provincial Heritage Site as per Melanie Attwell and ARCON, 2016.
- VASSA: supported
- CiFA: supports with comments -

The building should be declared a PHS

Endorse the appointment of an experienced heritage practitioner to oversee the construction process, and thereby to transfer conservation skills to the appointed architects.

Endorse the appointment of an archaeologist to oversee the process and document any findings.

The owner (Dept. of Infrastructure) should make an effort to find an appropriate use/tenant for the building.

The electrical and fire installation should be handled very sensitively.

Where new sash windows are installed, care should be taken to maintain the Georgian proportions and glazing configuration

All materials and finishes used should be in line with sound conservation practices and methodologies.

No construction specifications have accompanied the documentation circulated. Once available these should be submitted to HWC for approval
- Further requirements received 12.04.24
- Recommend: endorse Trevor Thorold as monitoring architect and John Gribble as the monitoring archaeologist; endorse the construction methodology and support application.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources. The committee endorsed the appointment of Trevor Thorold to monitor the proposed work. A close-out report must be submitted to HWC within 30 days of practical completion of the work.

13.44 Erf 45889, 24 Lovers Walk, Rondebosch, S34-Additions & Alterations
Case No: HWC24022610SJ0402

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- The work has not started.
- Arts and Crafts architectural style and forms part of cluster.
- Proposal is for the addition of an external covered terrace of the west side of the structure as well as a garage, study, and swimming pool.
- Graded IIIB
- CoCT EHM: support.
- Rustenberg Valley Residents Association: no comment received.
- Further requirements received 15.04.24.

DECISION

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

SJ

13.45 Erf 61045, 17 Almar Road, Lansdowne, S34-Additions & Alterations
Case No: HWC23110908KB1129

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Work has not started.
- Proposal is for a carport, verandah and bedroom extension.
- CoCT EHM: support.
- Further requirements received 16.04.24

DECISION

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

SJ

13.46 Erf 363, 45 North Walk, Pinelands, S34-Additions & Alterations
Case No: HWC23072606KB0222

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Work has not started.
- Proposal is for internal reconfigurations, addition of new staircase and extension of living space on first floor.
- Graded IIIB
- CoCT EHM: endorse.
- PRRA: supports the proposal

- Further requirements received 18.04.24, 19.04.24.

DECISION

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

SJ

14 NEW MATTERS

14.1 Erf 148 1 Axel Road, Lamberts Bay, S34-Additions & Alterations & Partial Demolition Case No: HWC24031907CN0412

Ms Corne Nortje introduced the item.

DISCUSSION

- The proposal is to remove asbestos roof sheeting, trusses and down pipes to prevent uncontrolled collapse onto occupied buildings adjacent to the section of demolition work to be carried out. It's a Partial demolition of the building.
- Outside HPO
- Grading unknown
- Cederburg Municipality did not comment in 30 days.
- Work has not started.

DECISION

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

CN

14.2 Erf 19 via R301, Bainskloof, S34-Total Demolition Case No: HWC24031207CN0411

APPLICATION INCOMPLETE:

Title Deed, Locality Plan, Internal and streetscape photos, Municipality comments, SG diagrams required.

CN

14.3 Erf 19437, Frater Street, De Zoete Inval, Paarl, S34-Total Demolition Case No: HWC24021415CN0410

Ms Corne Nortje introduced the item.

DISCUSSION

- The proposal is to demolish a utility and storage shed on the property.
- Ungraded
- Outside HPO
- Drakenstein Municipality supports
- Paarl 300 supports
- DHF has no objection
- Work has not started.

DECISION

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

CN

14.4 Erf 28767-RE, 156 Main Road, Paarl, S34-Minor Works Case No: HWC24021420CN0410

Ms Corne Nortje introduced the item.

DISCUSSION

- The proposal is for internal alterations.
- Graded IIIB
- Inside HPO
- Drakenstein Municipality has no objection and notes the work has been completed.
- DHF has no objection
- Paarl 300 does not support and state that they cannot comment on work almost completed without a permit.
- Work has been completed

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

CN

14.5 Erf 550-RE, 303 High Level Road, Fresnaye, S34- Additions & Alterations & Partial Demolition Case No: HWC24040522CN0410

APPLICATION INCOMPLETE:

External photos; CoCT, SFB and SFA comments required.

CN

14.6 Erf 584, 1 Sydney Street, Green Point, S34-Minor Works Case No: HWC24040527CN0410

Ms Corne Nortje introduced the item.

DISCUSSION

- The proposal is to replace the windows with original style aluminum sliding windows, and to replace the asbestos gutter to the house.
- Graded IIIC
- 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

14.7 Erven 16036, 3987, 3986 and 1349-RE, 16 Ixia Road, Durbanville, S83(4)-NID
Case No: HWC24040316CN0411

APPLICATION INCOMPLETE:

Completed application form, external photos of the various properties and streetscape photos, Company Resolution/Transfer letter for 2 properties.

CN

14.8 Erf 1240, 52 Rottingdean Road Camps Bay, S34-Additions & Alterations
Case No: HWC24040516CSI0409

Ms Chiara Singh introduced the item.

DISCUSSION

- S34 A&A application, the work applied for has not started.
- Building is graded NCW and is not within an HPOZ.
- The proposed additions and alterations are for the outbuilding on the erf which is older than 60 years old.
- The proposed additions are for adding another level to the outbuilding which will include a bedroom and bathroom.
- CoCT has 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

14.9 Erf 1384, 5 Bradwell Road, Vredehoek, S34 Additions & Alterations
Case No: HWC24031105CSI0409

Ms Chiara Singh introduced the item.

DISCUSSION

- S34 A&A, the work applied for has not started.
- Building is graded IIIC and not within an HPOZ.
- The proposed addition is the extension of the existing kitchen area.
- The City of Cape town and CIBRA have provided comments and support the application.

DECISION

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

CSI

14.10 Erf 1525, 36 Davenport Road, Vredehoek, S34 A&A - Minor Works
Case No: HWC24040906CSI0409

INCOMPLETE APPLICATION:

Stamped colored up plans required.

CSI

14.11 Erf 151072 ,19 Cambridge Street, Claremont, S34-Additions & Alterations

Case No: HWC24040814CSI0409

INCOMPLETE APPLICATION:

No comments from CoCT or the Harfield Village Association. Request photos of ongoing work

CSI

14.12 Erf 356747 / 1571, Paark Farms, Waarburgh Road, Kraaifontein, S38(8)-NID

Case No: HWC24022307CSI0409

INCOMPLETE APPLICATION:

SD diagram, title deed and company resolution required.

CSI

14.13 Erf 1194 ,14 Friar Road Sea Point, S34-Additions & Alterations

Case No: HWC24041201CSI0411

INCOMPLETE APPLICATION:

Comment from Sea Point, Fresnaye, & Bantry Bay Ratepayers & Residents Association

CSI

14.14 Erf 11714 ,135 Main Road, Greenpoint, S34 A&A - Minor Works

Case No: HWC23102501CSI0411

INCOMPLETE APPLICATION:

No applicant details on form

CSI

14.15 Erf 1220, 17 Protea Road, Hermanus, S34 - Partial Demolition and Additions & Alterations

Case No: HWC24040407EJV0410

Ms Emily Jane Vowles introduced the item.

DISCUSSION

- Overstrand Municipality recommend the proposed new gable on the SW first floor be omitted and replaced by a mono pitched dormer roof along the whole length.
- Graded IIIB
- Inside HPO

DECISION

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

EJV

14.16 Erf 1543, Unit 8 Sallray Flats, 42A DeLorentz Street, Tamboerskloof, S34 – Minor Works
Case No: HWC24041003EJV0410

Ms Emily Jane Vowles introduced the item.

DISCUSSION

- Reduction of the size of the existing bathroom to increase the size of the kitchen and living areas. The new layout will not impact the existing floorscape and will not impact the exterior of the flat which carries the heritage value of the building due to the artdeco style.
- Graded IIIC
- Inside HPO
- Work has not started

DECISION

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

EJV

14.17 Erf 173,40 Bezuidenhout Street, Stanford, S31 - Additions & Alterations
Case No: HWC24040517EJV0410

Ms Emily Jane Vowles introduced the item.

DISCUSSION

- Alterations to the existing garage and an additions of a new garage beside it designed to maintain the architectural dominance of the original structure. Construction of a laundry, studio, and covered stoep behind and attached to the garage. Construction of a new cottage unattached and behind the main dwelling over the footprint of the illegal timber wendy house which is to be demolished. Both new structures are designed according to the Stanford Style design guidelines, and positioned to avoid visibility from the street so as not to affect the streetscape. Minor alterations of the existing staircase within the main dwelling to comply with building regulations.
- Graded IIIB
- Inside Overstrand Municipality HPO.
- Work has not started.

DECISION

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

EJV

14.18 Erf 71845,41 Topsham Road, Plumstead, S34 - Additions & Alterations
Case No: HWC24032002EJV0412

Ms Emily Jane Vowles introduced the item.

DISCUSSION

- Construction of an additional storey within the roof to accommodate two bedrooms and a storage room. A new dormer window and staircase have been added to access the additional storey. A ground floor fireplace has also been added.
- Graded IIIC

- Outside HPO
- Work has been completed.

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

EJV

14.19 Erf 1156, Unit 5 Bagamoya Building, 3 Brunswick Road, Tamboerskloof, S34 – Minor Works Case No: EJV0412

INCOMPLETE APPLICATION:

No Proof or Payment. W. Unterberger has signed but also need CJE. Unterberger to sign as her name is on the title deed too and they are married outside of community of property.

EJV

14.20 Erf 29102, Groot Parys, Jan van Riebeeck Drive Paarl, S34 – Minor Works Case No: HWC24040307EJV0410

Ms Emily Jane Vowles introduced the item.

Mr Clive Theunissen and Ms Nicolene Visser were present and took part in the discussion.

DISCUSSION

- In the historic cellar building, works involved the replacement of the roof sheeting and trusses to meet National Building Regulations, removal of the rotten ceiling beams and removal of the existing ceiling to replace it with exposed trusses and simple plaster board. The attached engineers report outlines the methodology and efforts to avoid damage to the original material being retained.
- The Committee does not to be work to be minor in nature.
- Proposed IIIC grading
- Unknown HPO status
- Work has not started

FURTHER REQUIREMENTS

Full Section 34 application and all consultation required.

EJV

14.21 Erf 88554, 8 Pentrich Road, St James, S34 - Additions & Alterations Case No: HWC24041209EJV0412

Ms Emily Jane Vowles introduced the item.

DISCUSSION

- Replacement of an unauthorised deck with a new timber one to the rear of the property to create a covered patio and balcony above. New doors from the bedroom to the balcony will be installed in the same style and proportion as the existing doors and windows on the south east and south west elevations. The applicant states that a fine to the City has already been paid in reference to the unauthorised deck. New front-facing windows will also be installed in keeping with the character and proportions of the originals. A new splash pool is indicated on the plans.
- Graded IIIC
- Inside HPO

- Work has not started
- CoCT has no objections.

DECISION

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

EJV

14.22 Erf 29044, Groote Schuur Creche, Corner of George and William Streets, Mowbray, S34 – Restoration
Case No: HWC23121106EJV0412

INCOMPLETE APPLICATION:

HWC requires internals and comments. HWC also requires clarity as to the extent of the maintenance given the plans indicate much broader works beyond the scope of this application.

EJV

14.23 Farm 832 PTN 54, Paarl School of Skills, Simondium, Paarl, S34 - Partial Demolition
Case No: HWC24031908EJV0410

Ms Emily Jane Vowles introduced the item.

Mr Clive Theunissen was present and took part in the discussion.

DISCUSSION

- Demolition of the gateposts at the entrance of the school
- Graded IIIC
- Unknown HPO status
- Drakenstein Municipality supports
- Paarl300 supports
- DHF supports the proposal.

DECISION

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

EJV

14.24 RE Farm 236 Brakfontein, Farm 10/236 Brakfontein, RE Farm 237, Erf 116, Erf 113, Remainder of 95, Portion 37 of Farm 236, Portion 35 of Farm 236 and Portion 36 of Farm 236, Herold's Bay, George, S38(8)-NID
Case No: HWC24041004SB0410

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Palaeontological sensitive noted as low to insignificant according to SAHRIS.
- The development footprint is substantially disturbed and previously developed, archaeological resource unlikely to occur.
- Consultant recommends no further studies.
- Since there is no reason to believe that heritage resource will be impacted.

DECISION

The Committee resolved that no further studies are required.

SB

14.25 Farm RE/582, Farm Wegwyzersriever, Riversdale, S38(8)-NID

Case No: HWC24040811SB0409

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- There will be 5 phases to the project. Screener report notes archaeological as low sensitive, palaeontological sensitive as moderate to high, majority in high. Visually low as the site will be rehabilitated. Site currently used for cultivation.
- Consultant recommends no further studies.
- Since there is no reason to believe that heritage resource will be impacted.

DECISION

The Committee resolved that no further studies are required. Chance finds procedure to be included.

SB

14.26 Farm RE/641, Farm Weideland RE/641, Heidelberg, S38(8)-NID

Case No: HWC24040812SB0410

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- There will be 5 phases to the project. Screener report notes archaeological as low sensitive but close to some record sites of high sensitivity. paleontological sensitive as low, moderate and high, majority in high, however previous HIA indicated chance finds to be implement. Visually low as the site will be rehabilitated. Site currently used for cultivation.
- Consultant recommends no further studies.
- Since there is no reason to believe that heritage resource will be impacted.

DECISION

The Committee resolved that no further studies are required. Chance finds procedure to be included.

SB

14.27 Erven 15201RE, 16387, 14809, Cape Town. Pipeline Option 1 route: Erven 10256RE (includes Eastern Mole Road and Duncan Road), 16387 (includes Marine Drive), 14809 (includes Marine Drive) and 15201RE, Paarden Eiland, S38(8)-NID

Case No: HWC24040511SB0410

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Various options to the project for the pipeline. Option 1 – high, Option 2 & 3 moderate. Coastal pump station is high, this rating low after mitigation.
- The PIP site is completely disturbed and has an existing historical structure of medium to low cultural significance on it. Powerlines and a culvert would be in similarly disturbed areas, although deep excavations (> c.2m) may possibly reveal the original coastal dunes

and any associated archaeological materials. However, No surface archaeological material was observed by the heritage consultant during the site inspection. That said the desktop indicates monitoring as mitigation although small chance, finds could be found of very high significance and extremely rare.

- Built: A historical building called the ""Business Day"" structure, with medium to low cultural significance, stands on the site planned for a desalination plant and must be demolished. It's been graded as Grade III due to its architecture and social history, possibly linked to water processing given its design and proximity to a canal. It likely served Eskom Salt River 2 power station, which was commissioned in 1955, though the structure itself dates between 1937 and 1945. While it's suggested by Dr. Jayson Orton to retain and repurpose it, its heritage significance isn't high enough for formal protection. Despite its historical ties to power provision, its demolition isn't expected to have a negative impact on heritage.
- Palaeontological: Outside any sensitive formation according to SAHRIS, no anticipated impact.
- Since there is reason to believe that heritage resource will be impacted.

DECISION

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

1. Built environment study
2. Archaeological Impact Assessment

SB

14.28 Farm 409, 410, Re/1630, Ptn 1 of 1399, Windmeul, S38(8)-NID Case No: HWC24032802SB0412

Ms Stephanie Barnardt-Delpont introduced the item.

DISCUSSION

- The constraints study has shown that the proposed development site (Areas 1-3) is not a sensitive or threatened archaeological landscape. The affected landholding have been fundamentally transformed by historical agriculture, equestrian related activities, private housing development, and farm infrastructure (farm dams, farm roads, etc). Isolated Stone Age resources may be encountered during Construction Phase excavations, but these are not likely to be important finds.
- Palaeontological: Moderate according to SAHRIS
- Visually: Landscape consist of 3B and 3A, Mooi Keider Road as high scenic value
- Consultant recommends HIA with Visual Impact Assessment on the Cultural Landscape Assessment
- Since there is reason to believe that heritage resource will be impacted.

DECISION

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

1. Visual Impact Assessment on the Cultural Landscape Assessment
2. Archaeological Impact Assessment
3. Built environment study

SB

14.29 Erf 11649, Tygerberg Valley Road, Durbanville Inner Valley, Bellville, S38(8)-NID
Case No: HWC24040907SB0409

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Archaeological impact low as result from field and desktop research.
- Paleontological low with a small portion in the southern portion in moderate, unlikely to impact paleontological resource.
- Consultant recommends no further studies.
- Since there is no reason to believe that heritage resource will be impacted.

DECISION

The Committee resolved that no further studies are required. Chance finds procedure to be included.

SB

14.30 Erf 1213, 30 Du Toit Street, Porterville, S34-Additions & Alterations
Case No: HWC24032601SB0418

INCOMPLETE APPLICATION

POA and SG Diagram

SB

14.31 Erf 1357, 13 Andrew Whyte Street, Swellendam, S34-Minor Works
Case No: HWC24022703SJ0403

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- The work has started.
- The site is ungraded.
- Proposal is external terracing works, erection of shade-ports and disabled ramp.
- Swellendam Municipality: Aesthetics and Conservation Advisory Committee: there has been a negative impact and recommend that HWC request a heritage statement to see the impact of work already done, proposed completion and original setting of building as well as mitigation measures for negative impact on property.
- Swellendam Heritage Association: No impact to main structure however, the interventions have destroyed part of the terracing. Swellendam red stone building material has been compromised and the building itself is in a degraded state and needs maintenance.

HELD OVER:

Until case officer can undertake a site inspection.

SJ

14.32 Erf 41591, Vosmaar Street, Paarl, S34-Additions & Alterations

Case No: HWC24040413SJ0409

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- The work has been completed.
- Reuse of an existing warehouse structure
- Work undertaken: Maintenance to exterior of structure, including repainting/refurbishing of all elements & internal works. Internal subdivision of large areas to accommodate smaller rental spaces. Overall upgrades to building services: electrical, wet services and mechanical. Landscaping for parking areas, stormwater management, access and safety.
- Drakenstein Municipality: no objection
- Paarl300: not supported as work has been completed.
- DHF: no objection

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

SJ

14.33 Erf 50350, 46 Esme Road, Newlands, S34-Additions & Alterations

Case No: HWC24040815SJ0409

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- The work has not started.
- Structure has had various alterations over the years.
- Proposal is for new first floor addition with 2 bedrooms, en-suites and a library. The addition will be in keeping with the current architectural aesthetic.
- CoCT EHM: support
- NRA: no objection

DECISION

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

SJ

14.34 Erf 582, 127 Park Street, Greyton, S34-Additions & Alterations

Case No: HWC24040904SJ0409

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- The work has been completed.
- Has previously been altered significantly.
- Proposal is for alterations to the windows and door at the eastern lean-to extension. The steel doors and windows are to keep the contrast between the 'old building' and the newer extensions.

- Previous HWC approval: 02.11.22
- Theewaterskloof Municipality: submit to HWC prior to TWK.
- Greyton Conservation Society: approval granted.

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

SJ

14.35 Erf 938-Re, Corner Pentz Drive and Yusuf Drive, Bo-Kaap, S34-Minor Works Case No: SJ0409

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- The work has not started.
- The Bo-Kaap Informal Trading Area / Facility has been identified by the City of Cape Town as an important intervention to create informal trading and socio-economic development opportunities for small local vendors. The proposal serves to regulate the activity of informal trading in the Bo-Kaap area, as per an Informal Trading Plan. The site also possesses a unique canopy of predominantly Ficus Trees that contribute to the particular quality of the site.
- This application is an amendment to the previously approved SDP as comments received have changed during the BDM process.
- The new proposal/amendment is fairly different to the previous approved scheme. The terracing and landscaping, stall format and construction as well as certain orientations have been changed.
- Spolander House, on site, is an NHS (Early 19th century semi-rural edge of the City. Associated with the Schotschekloof market garden. Good architectural example) - 12 Pentz Street.
- Previous application: 24.11.21 BELCOM (21081201KB0812E) The Committee approved.
- The previous applications IAP comments are noted.
- The committee notes the application as a deviation application and not a Minor Works application.

HELD OVER:

Referred to BELCom Admin on 24 April 2024.

SJ

14.36 Erf 86414, Muizenberg Jewish Congregation, 6 Camp Road, Muizenberg, S34-Additions & Alterations Case No: HWC24040807SJ0410

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- The work has not started.
- Significant architectural work with Byzantine influence. A religious building associated with the Jewish community of Muizenberg and built at the height of Muizenberg's period as a resort destination.
- Proposal is for new security gates and screens to replace existing at the entrance portico of the building. The screens to be higher than existing and the material and colour will match the existing.
- CoCT EHM: support.

- MHCS: no objections

DECISION

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

SJ

- 14.37 Erf 9435, 29 Loader Street, De Waterkant, S34-Minor Works**
Case No: SJ0411

INCOMPLETE APPLICATION:

POP and reference number.

SJ

- 14.38 Erf 725, 34 Prince Edward Mansions, 317 Beach Road, Bantry Bay, S34-Additions & Alterations**
Case No: HWC24040813SJ0411

INCOMPLETE APPLICATION:

Company resolution.

SJ

14. Other Matters

15. Adoption of Resolutions and Decisions

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

16. Closure: 13:40

17. Date of Next Meeting

29 April 2024

MINUTES APPROVED AND SIGNED BY:

CHAIR: _____

SECRETARY: _____

Annexure A – HWC Heritage Officer 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 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 Worthy

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 - Vernaclar 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 Bibbeys 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 - Heldeberg 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