

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING
Held on Monday, 18 January 2024 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 (SJ)	(Specialist Heritage Officer) (Chair)
Ms. Corne Nortje (CN)	(Heritage Officer)
Ms. Chane Herman (CH)	(Heritage Officer)
Ms. Khanyisile Bonile (KB)	(Heritage Officer)

Staff

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

Legal Advisor

Legal team tendered apologies.

Observers

None

Visitors

Clive Theunissen	Drakenstein Items
Anne-Marie Fick	Item 12.6
Claire Abrahamse	Item 12.7; Item 13.11; Item 13.18
Sara	Item 12.13
Phillipa (WRRRA)	Item 12.15
Robert Foster	Item 12.25
Andrew	Item 12.25
Nicoline Jongens	Item 12.27
Ashley Lillie	Item 13.9
Jonathan Kaplan	Item 13.17

3. Apologies

Ms. Penelope Meyer (PM)	(Deputy Director: Legal)
Ms. Naushina Rahim (NR)	(Assistant Director: Legal)
Ms. Stephanie Barnardt (SB)	(Specialist Heritage Officer)

3.1. 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.** 18 January 2024. The Committee resolved to approve the agenda with minor edits.
CN moves to adopt the agenda and KB seconds.

6. Approval of Minutes of the Previous Meeting

6.1. 14 December 2023 to be held over to HOMs 25 January 2024.

7. Disclosure of conflict of interest

None.

8. Confidential matters

None.

9. Standing Items

9.1 Site inspections undertaken

None.

9.2 Proposed Site Inspection

None.

9.3 Site Inspection Reports

9.3.1. Erf 2373, New Zealand House, 22-24 Burg Street, Cape Town (SJ)

- Report and application to be discussed under Item 12.29.

9.3.2. Erf 87114-Re, 181 Main Road, Muizenberg - Muizenberg Railway Station (CN)

- Heritage Western Cape (HWC) conducted a site inspection on Tuesday, 14 November 2023. Concerns were raised about the deteriorating state of the train station over the past 10 years and that the train station is in need of maintenance and repair.

Recommendations:

- The site inspection was noted at HOMS on 21 November 2023.
- PRASA is to appoint a suitably qualified heritage practitioner to undertake a Conservation Management Plan for the PHS and the surrounding ancillary buildings of the train station properties.
- A compulsory repair order can be issued for the maintenance and repairs that needs to be undertaken.

9.4. Preparation for upcoming Committee meetings

IACom: 24 January 2024.

HOMs: 25 January 2024.

9.5. Tribunal updates (Legal)

Legal team tendered apologies.

9.6. Interim and Close out Reports

None.

9.7. Incomplete Applications

Incomplete applications are noted under items.

9.8. Archaeological Matters

9.9. Illegal Works Database (Stop works orders)

10. Administrative Matters

11. Discussion of the agenda

MATTERS TO BE DISCUSSED

12. MATTERS ARISING

12.1 Erf 146893, 68 11th Street Kensington, Maitland: S34-Additions and Alterations Case No: HWC23100214CH1024

Ms. Chane Herman introduced the item.

DISCUSSION

- Information received on 22 December 2023
- 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.

CH

12.2 Erf 217, 153 Beach Road, Gordons Bay: S34-Additions and Alterations Case No: HWC23091507CH1102

Ms. Chane Herman introduced the item.

DISCUSSION

- Information received on 20 November & 13 December 2023
- Ungraded
- Outside HPO
- CoCT did not provide comment on the S34 application indicated that a final comment will be provided once the HWC permit and plan is submitted to the City.
- HRF supports the proposal.

DECISION

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

CH

12.3 Erf 7799, Corner of New Street and Martin Prince Road, Somerset West: S34-Total Demolition Case No: HWC23052314CH1017

Ms. Chane Herman introduced the item.

DISCUSSION

- Information received on 14 December 2023
- Graded IIIB
- Outside HPO
- CoCT supports the proposal.
- HRF objects to the demolition and recommends that a heritage statement be compiled to assess the

building.

- Referred to BELCom for their expertise.

HELD OVER

Referred to BELCom on 31 January 2024.

CH

12.4 Erf 424, 2 Main Road, Somerset West: S34- Additions & Alterations Case No: HWC23110713CH1113

Ms. Chane Herman introduced the item.

DISCUSSION

- Information received on 30 November, 11 & 18 of December 2023.
- Ungraded
- Outside HPO
- CCT stated that the information provided was not adequate in terms of scope of work and fabric analysis to provide a comment on the application.
- HRF requested that an HIA be prepared to assess the impact of the extensive demolitions

FURTHER REQUIREMENTS

A heritage statement to be submitted, assessing the significance of all structures on site and the impacts of the proposed interventions. The heritage statement is to include a detailed scope of work, fabric analysis and an assessment of the site's historic value in reference/relation to "Die Ou Tol".

CH

12.5 Erf 15662, 10 Solomon Street, Paarl, S34-A&A-Minor works Case No: HWC23101821CN1115

Ms. Corne Nortje introduced the item.

DISCUSSION

- Information received on 13 December 2023
- Ungraded
- Outside HPO
- Drakenstein Municipality has no objection.
- The Committee notes that work has been completed.
- The proposal was for two 2 new carports, a new outside storage and covering other areas around the house with IBR sheeting.

DECISION

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

CN

12.6 Erf 1387, 111 Breda Street, Paarl, S34-A&A-Minor works Case No: HWC23111507CN1121

Ms. Corne Nortje introduced the item.

DISCUSSION

- Information received on 13 December 2023
- Graded IIIB
- Outside HPO
- Drakenstein Municipality has no objection.
- Paarl 300 supports the proposal
- The proposal is for a security gate made from custom steel burglar bars to be installed at the arched lobby openings for security purposes.

DECISION

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

CN

12.7 Erven 884-892, 9983 and 14633, Strand, Chiappini, Castle and Rose Streets, Cape Town: S38(4)-HIA Case No: 14072102GT0725E

Ms Corne Nortje introduced the item.

Ms Claire Abrahamse was present and took part in the discussion

DISCUSSION

- Inside HPO
- The proposed changes now include added balconies to 10 units, minor amendments to shopfronts on Rose and Castle Streets, which are openable sections to glass shopfronts, added glass balustrade to the planters on the roof, staircase location change, added storerooms, a porter desk, enlarged pool on the roof, an additional pergola to match approved a pergola and an extension of the recreations space on the 8th floor.

FINAL COMMENT

The proposed redevelopment design interventions, as supplied are substantially in accordance with the approved HIA dated November 2014 prepared by Claire Abrahamse and Vidamemoria and the decision by HWC dated 28 January 2015 is supported by the Committee with drawing numbers 1613_AD-1000, 1613_AD-1002, 1613_AD-1003, 1613_AD-1004, 1613_AD-2000, 1613_AD-2001, 1613_AD-3000, 1613_AD-3001 – Revision 1, 1613_AD-1001 – Revision 2, dated 30 January 2023, 14 August 2023, as prepared by MvL from Fabian Architects.

CN

12.8 Erf 17880, 25 Hermes Street, Paarden Eiland: S34-A&A Case No: HWC23112809CN1129

Ms. Corne Nortje introduced the item.

DISCUSSION

- Information received on 15 & 18 December 2023.
- Ungraded
- Outside HPO
- CoCT has no objections.
- The proposal is for internal alterations and an extension to the front facade of the warehouse.

DECISION

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

CN

12.9 Erf 442, 22 Much Binding Road, Wetton: S34-Additions & Alterations

Case No: HWC23100403KB1006

Ms. Corne Nortje introduced the item.

DISCUSSION

- Information received on 18 December 2023.
- Ungraded
- Outside HPO
- CoCT supports the proposal
- The proposal is for an extension to the rear of the property

DECISION

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

CN

12.10 RE of Erf 2240, 21 Nirvana Way, Constantia: S34-Additions & Alterations

Case No: HWC23111407CN1127

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 20 December 2023
- Graded NCW
- Outside HPO
- CoCT supports the proposal
- Constantia Ratepayers & Residents Associations & Friends of the Constantia Greenbelt did not provide comment in 30 days.
- The proposal is for an additional classroom building.

DECISION

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

CN

12.11 Erf 116120, 36C Burg Street, Cape Town: S34-Additions & Alterations

Case No: HWC22101910CN1021

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 20 December 2023
- Graded IIIA

- Inside HPO
- City Bowl Residents and Ratepayers supports the proposal.
- The precast concrete balustrade to the balcony has become unsafe due to spalling of the concrete ring beam and uprights. The proposal is to remove and replace the existing balustrade with a steel balustrade with ornamental infill of the period. The engineer notes that replacing like for like will be costly.

FURTHER REQUIREMENTS

1. All unauthorized work to the building that has taken place over the past few years
2. Methodology and Specifications of balcony repairs
3. Impact of proposed steel balustrade to the building
4. Engineering Report for balconies
5. The heritage statement must be circulated to I&AP's - CoCT EHM, CIBRA and CIFA
6. The statement should be compiled by suitably qualified heritage practitioner.

CN

12.12 Portion 37 of the farm Buffelfontein 229, Vanwyksdorp: S34-Additions & Alterations

Case No: HWC23112808CN1129

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 21 December 2023.
- Ungraded
- Outside HPO
- Kannaland stated that they are aware of the proposed plans.
- SVDSF supports the proposal.
- The proposal is for internal alterations, a bathroom extension, a new pergola and changes to doors and windows.

DECISION

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

CN

12.13 Erf 538, 9 Bertram Road, Sea Point- S34- Additions and alterations

Case No: HWC23082909MS0830

Ms Corne Nortje introduced the item.

Ms Sara was present for this item.

DISCUSSION

- Information received on 7 November 2023 and 4 January 2024.
- Graded IIIC
- Inside HPO
- CoCT supports the proposal.
- SFB did not comment within the 30 days commenting period.
- SFA stated that there is no impact on heritage, and thus they will not be commenting.

- The proposal is for internal alterations, a bathroom extension, a new pergola and changes to doors and windows.

DECISION

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

CN

12.14 Erf 14471, 8 Lorraine Avenue, Woodstock: S34-Additions & Alterations

Case No: HWC23102701CN1101

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 6 January 2024.
- Ungraded
- Outside HPO
- The City supports the proposal.
- WUECAG did not comment within the 30 days commenting period.
- The proposal is for a new deck to the rear and a 1st storey addition.

DECISION

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

CN

12.15 Erf 66923, 11 Benjamin Road, Wynberg: S34-A&A-Minor Works

Case No: HWC23100234KB1009

Ms Corne Nortje introduced the item.

Ms Phillippa (WRRRA) was present and took part in the discussion.

DISCUSSION

- Information received on 8 January 2023
- Graded IIIB
- Outside HPO
- CoCT supports the proposal.
- WRRRA supports the proposal.
- The proposal is to remove one pier of the existing boundary wall in order to accommodate off-street parking.

DECISION

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

CN

12.16 Erf 10557, 72 8th Avenue, Bellville: S34-Additions & Alterations

Case No: HWC23073103KB0815

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- 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.

KB

12.17 Erf 118415, 5 Lower Collingwood Road, Observatory: S34-Additions & Alterations

Case No: HWC23112318KB1127

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded IIIB
- Inside HPO
- CoCT support the proposal
- OCA supports the proposal

DECISION

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

KB

12.18 Erf 180558, 14th Firth Road Rondebosch: S34- Additions & Alterations

Case No: HWC23112403KB1123

INCOMPLETE APPLICATION:

Plan to depict what work has been completed and what work must still be completed.

KB

12.19 Erf 63692, 28 Stellenbosch Avenue, Kenilworth: S34-Additions & Alterations

Case No: HWC23102522KB1115

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Information received on 20 December 2023
- Graded NCW
- Inside HPO
- CoCT supports the proposal.

DECISION

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

KB

12.20 Erf 7600, 36 Hillside Street, Fish Hoek: S34-Minor Works

Case No: HWC23111606KB1121

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Information received on 12 December 2024
- 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.

KB

12.21 Erf 156199, 91 Nyasa Road, Retreat: S34-Additions & Alterations

Case No: HWC23012512KB1101

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Information received on 15 December 2023
- Graded IIIC
- Outside HPO
- The Committee notes work has been completed.

DECISION

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

KB

12.22 Erf 8711, 10 Rose Street, Paarl: S34-Minor Works

Case No: HWC23112704KB1124

Ms Khanyisile Bonile introduced the item.

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

DISCUSSION

- Information received on 15 December 2023
- Minor works application
- Ungraded
- Clive Theunissen confirmed that Drakenstein Municipality does not need to comment on this minor works application.

DECISION

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

KB

12.23 Erf 91807, 5 Hayes Road, Wynberg: S34-Additions & Alterations

Case No: HWC23072105KB0726

INCOMPLETE APPLICATION:

SG Diagram and application form required.

KB

12.24 Erf 957, 26 Woodside Drive, Pinelands: S34-Minor Works

Case No: HWC23110710KB1108

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded IIIC
- Outside HPO
- CoCT supports the proposal.

DECISION

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

KB

12.25 Erf RE 710, 3 Leicester Grove Green Point: S34-Additions & Alterations

Case No: HWC23110102KB1107

Ms Khanyisile Bonile introduced the item.

Mr Andrew was present and took part in the discussion

DISCUSSION

- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- GPRRA supports the proposal.

DECISION

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

KB

12.26 Erf 55360, 1 Mark Road, Claremont: S34-Additions & Alterations

Case No: HWC23091117KB0914

UNDER INVESTIGATION

UCRRA requested to comment on the application, case officer is waiting for the comment.

KB

12.27 Erf 300, 8A Avenue Normandie, Fresnaye: S34-Additions & Alterations

Case No: HWC21042607MS0428E

Ms Khanyisile Bonile introduced the item.

Ms Nicolene was present and took part in the discussion

DISCUSSION

- Graded IIIB
- Outside HPO
- SVDS supports the proposal.
- SFB supports the proposal
- SFA did not comment within the 30-day commenting period.
- HOMs has approved the application, however an incorrect set of drawings were permitted and stamped.

DECISION

Correct plans to be permitted and stamped.

KB

12.28 Erf 1272, 17 Quick Street, Stanford: S31-New Dwelling

Case No: HWC23080706SJ0809

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- Information received on 15 November 2023.
- Graded IIIA
- Inside Stanford Heritage Area
- Overstrand supports the proposal
- SHC supports the proposal after design mitigation

DECISION

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

SJ

12.29 Erf 2373, 22-24 Burg Street, Cape Town: S34-Deviation

Case No: HWC23112117SJ1124

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- The Committee notes the site inspection undertaken on 12 December 2023.
- The case officer briefly discussed the site inspection report and findings.
- Graded IIIA
- Inside Central City HPO
- CoCT support with conditions regarding the retention of existing window patterns as well as the ground floor interface with the street.
- CIBRA supports the proposal noting “minor deviations”.
- It was noted that there are certain discrepancies in the set of drawings where elements do not correlate between plan and section.

FURTHER REQUIREMENTS

1. Methodology and specifications statement for windows/doors.
2. An analysis of the impact of the new proposal, with emphasis on the ground floor interface and screening setbacks.
3. Revised plans with all elements of building design to correlate and read in uniformity.

SJ

12.30 Erf 10277, 58 2nd Avenue, Boston, Bellville: S34-Minor Works

Case No: HWC23103003SJ1124

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- Information received on 13 December 2023
- 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.

SJ

13. NEW MATTERS

13.1 Erf 162807, The Old Biscuit Mill, 98 Bromwell Street, Woodstock: S34-Addition

Case No: HWC23120401CH1205

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIB
- Inside HPO
- CoCT supports the proposal
- Salt River Heritage Society supports the proposal.
- WRA 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 3488, 273 Third Street, Voelklip, Hermanus: S34-Additions & Alterations

Case No: HWC23120508CH1206

INCOMPLETE APPLICATION:

Streetscape images required.

CH

13.3 Erf 6119, Allengenski Building, Old Harbour Museum, Hermanus: S27-Additions & Alterations

Case No: HWC23112810CH1205

Ms Chane Herman introduced the item.

DISCUSSION

- Graded II
- Inside HPO
- OHAC provided two recommendations. (1) The supporting posts to the new deck be set back approximately 400mm to visually appear as a more lightweight, "floating structure". (2) The history and landmark significance be curatorially depicted to keep the fishing history and alive and present on site.
- The Committee notes that the drawings have been revised and annotated to incorporate OHAC's recommendation regarding the setback of the supporting posts.

DECISION

The Committee is supportive of the proposed interventions. In order for Heritage Western Cape (HWC) to issue a permit, the following is required:

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

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

CH

13.4 Erf 1408, 1B Glengariff Road, Middelhof Unit 15, Three Anchor Bay: S34-Minor Works

Case No: HWC23120103CN1201

INCOMPLETE APPLICATION:

Locality plan, External and Streetscape photos.

CN

13.5 Erf 153600, 15 Hemyock Road, Plumstead: S34-Minor Works

Case No: HWC23112904CN1201

INCOMPLETE APPLICATION:

Internal photos required

CN

13.6 Erf 162934, 88 Chester Road, Walmer Estate: S34-Additions & Alterations

Case No: HWC23120408CN1204

Ms Corne Nortje introduced the item.

DISCUSSION

- Graded NCW
- Outside HPO
- CoCT did not support the proposal
- WERRA did not comment within the 30-day commenting period
- WECAG did not comment within the 30-day commenting period.
- The proposal is for the construction of two new garage with a deck, braai area and swimming pool above the garages.

HELD OVER:

Referred to next meeting. CoCT to be invited to clarify streetscape value.

CN

13.7 Erf 166, 19 Long Street, Darling: S34-Additions & Alterations

Case No: HWC23110301CN1201

INCOMPLETE APPLICATION

S34 Application form, Previous Title Deed, Plans, Streetscape photos, Swartland Municipality & FOBCA comments.

CN

13.8 Erf 1723, Park Street, Greyton: S38(4)-NID

Case No: HWC23112807CN1204

INCOMPLETE APPLICATION

Completed application form, Government Resolution, Plan or details of proposed development typology, External photos of the site and motivation

CN

13.9 Erf 1790, 1 Dudley Road, Sea Point: S34-Total Demolition

Case No: HWC23100216CN1201

Ms Corne Nortje introduced the item.

Mr Ashley Lillie was present and took part in the discussion.

DISCUSSION

- Graded IIIB
- Inside HPO
- SFB, SFA and CTHF did not provide comment in 30 days.
- The proposal is to demolish the residential building situated on the corner of Dudley and Rhine Road.

UNDER INVESTIGATION

CN

13.10 Erf 2838, 148 Buitengracht Street, Bo-Kaap: S27-A&A Maintenance and Repairs

Case No: HWC23112909CN1201

INCOMPLETE APPLICATION:

Locality Plan, Internal, external and streetscape photos, CoCT, BKCA, BKYM and SAHRA comments and SG diagram

CN

13.11 Erf 3560, 127 and 129 Bree Street, Cape Town: S34-Alteration

Case No: HWC23112212CN1204

Ms Corne Nortje introduced the item.

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

DISCUSSION

- Graded IIIB
- Inside HPO
- CoCT and CIBRA supports the proposal
- The proposal is to uplift and stabilise the retaining walls of the front stoep.

DECISION

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

CN

13.12 Erf 41741, 10 Fifth Avenue, Athlone: S34-Total Demolition

Case No: HWC23112902CN1201

Ms Corne Nortje introduced the item.

DISCUSSION

- Ungraded
- Outside HPO
- CoCT supports the proposal
- The proposal is to demolish the existing building on site in order to construct a new dwelling and a second dwelling

DECISION

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

CN

13.13 Erf 5000, Charles Street, Groot Brak Rivier: S34-Additions & Alterations

Case No: HWC23113004CN1201

INCOMPLETE APPLICATION:

More external photos, streetscape photos and SVDSF comments

CN

13.14 Erf 72370, 46 Rotherfield Road, Plumstead: S34- Additions & Alterations

Case No: HWC23113010CN1204

INCOMPLETE APPLICATION

Internal photos required.

CN

13.15 Erf 957, 1 A St Johns Road, San Carlo, Unit 7, Sea Point: S34-A&A- Minor Works

Case No: HWC23112801CN1201

INCOMPLETE APPLICATION:

Signed application form, Title Deed, internal and streetscape photos and SG Diagram.

CN

13.16 Erf 98965, 210 Tenth Avenue, Kensington: S34-Alterations and Additions

Case No: HWC23113001CN1204

INCOMPLETE APPLICATION:

Streetscape photos, SG diagram.

CN

13.17 Erven 1885 and 1886, Fouche Street, Franskraalstrand: S38(4)-NID

Case No: HWC23082208CN1204

INCOMPLETE APPLICATION:

Whale Coast Conservation body comment required.

CN

13.18 Erven 1958, 1962-RE, 1969-1976, 6402 and 6636, between Andringa, Victoria, Ryneveld and Plain Streets, Stellenbosch: S38(4)-NID

Case No: HWC23112213CN1204

Ms Corne Nortje introduced the item.

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

DISCUSSION

- Ungraded
- Inside HPO
- The proposal is to upgrade the existing parking area by adding pedestrian links, a half-basement with two levels of parking above, a forecourt and a service zone adjacent the municipal buildings.
- Archaeological sensitivity to be investigated.
- Palaeontological sensitivity is low.
- Building Structures: The site is located within the HPOZ for the town and is surrounded by various graded buildings from PHS to IICs.
- Heritage resources will be impacted by the proposal

DECISION

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

1. Desktop AIA
2. Townscape and Streetscape Assessment
3. Visual Impact Assessment

CN

13.19 Erf 72341 and 73690, 39 and 41 Pluto Road, Plumstead: S34-Additions & Alterations

Case No: HWC23112203CN1201

INCOMPLETE APPLICATION:

Completed Application form.

CN

13.20 RE of Erf 16527 and RE of Farm 369, between Trumali and Paradyskloof Roads, Stellenbosch: S38(8)-NID

Case No: HWC23110905CN1208

INCOMPLETE APPLICATION:

Municipal Resolution.

CN

13.21 Erf 120353, 23 Sinelius Avenue, Steenberg: S34-Additions & Alterations

Case No: HWC23110211KB1211

INCOMPLETE APPLICATION:

Contextual photographs and locality map outstanding

KB

13.22 Erf 1254, 1A Welgemeend Street, Oranjezicht: S34-Additions & Alterations

Case No: KB1207-No POP

INCOMPLETE APPLICATION:

New application form to be submitted, internal and external photographs, CoCT comment, Proof of Payment and Title deed

KB

13.23 Erf 125978, 34 De Mist Street, Brooklyn: S34-Additions & Alterations

Case No: KB1206-No POP

INCOMPLETE APPLICATION:

Internal and contextual photos, COCT comment, Locality map and Motivation. Incorrect reference no used for payment

KB

13.24 Erf 1628, 4 Yarrowdale Road, Pinelands: S34-Additions & Alterations

Case No: HWC23111611KB1205

INCOMPLETE APPLICATION:

CoCT comment, All photographs and elevations to be coloured up on proposed new plan

KB

13.25 Erf 174535, 40 Innes Road, Wynberg: S34-Additions & Alterations

Case No: HWC23100305KB1207

INCOMPLETE APPLICATION:

Wynberg East Civic Association comment, new application form, contextual photographs

KB

13.26 Erf 1933, 156. St George Street, Oudtshoorn: S34-Additions & Alterations

Case No: HWC23091403KB1212

INCOMPLETE APPLICATION:

Updated internal, external and streetscape images required.

KB

13.27 Erf 19850, 83 Justin Street, Brooklyn: S34-Additions & Alterations

Case No: HWC23111604KB1206

INCOMPLETE APPLICATION:

Internal photographs, Locality plan and CoCT comment outstanding

KB

13.28 Erf 35, 48 Bergvliet Road, Meadowridge: S34-Additions & Alterations

Case No: HWC23120404KB1205

INCOMPLETE APPLICATION:

New application form required

KB

13.29 Erf 389, 259 Beach Road, Sea Point West: S34-Minor Works for Maintenance & Alterations

Case No: HWC23120610KB1206

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Minor works application
- Graded NCW
- Outside HPO
- SFA supports the proposal.

DECISION

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

KB

13.30 Erf 48885, 18 Amhurst Avenue, Newlands: S34-Additions & Alterations

Case No: HWC23103013KB1206

INCOMPLETE APPLICATION:

Contextual Photos required

KB

13.31 Erf 593, Rivierstraat, Morressburg: S34-Additions & Alterations

Case No: HWC23120402KB1207

INCOMPLETE APPLICATION:

Title deed, Internal and Contextual photos and Locality Plan

KB

13.32 Erf 6922, 15 Leipoldt Street, Bellville: S34-Total Demolition

Case No: HWC23113013KB1205

INCOMPLETE APPLICATION:

New Application Form, SG Diagram, Demolition Plan, Internal and Contextual photos, COCT comment outstanding

KB

13.33 Erf 71137, 16 Melville Road, Plumstead: S34-Additions & Alterations

Case No: HWC23120509KB1206

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded IIIB
- Outside HPO
- CoCT supports the proposal.

DECISION

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

KB

13.34 Erf 72415, 54 Stella Road, Plumstead: S34-Additions & Alterations

Case No: HWC23100247KB1206

INCOMPLETE APPLICATION:

New Application form required

KB

13.35 Erf 76080, 13 Marion Avenue, Southfield: S34-Additions & Alterations

Case No: KB1207-No POP

INCOMPLETE APPLICATION:

CoCT comment, proof of payment reflecting correct ref no, Motivation, All photographs

KB

13.36 Erf 878, 18 Uitvlugt Road, Pinelands: S34-Additions & Alterations

Case No: HWC23120812KB1212

INCOMPLETE APPLICATION:

CoCT and PRRA comment required

KB

13.37 Erf 96949, 14 Dumbarton Road, Rondebosch: S34-Minor Works for Addition

Case No: HWC23120510KB1206

INCOMPLETE APPLICATION:

GLCA comment required

KB

13.38 Erf 1038, 60A Sarel Cilliers Street, Strand: S34-Additions & Alterations

Case No: HWC23120702SJ1208

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- Ungraded
- Outside HPO
- HRF supports the proposal
- CoCT EHM: declined their opportunity to comment as resource is ungraded

DECISION

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

SJ

13.39 Erf 1113, 37 Avenue Des Huguenots, Corner Avenue St Bartholomew, Fresnaye: S34-Additions & Alterations

Case No: HWC23101717SJ1212

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- Graded IIIC
- Outside HPO
- CoCT supports the proposal
- SFB did not respond
- SFA supports the proposal

DECISION

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

SJ

13.40 Erf 12837, 22 Walmer Road, Woodstock: S34-Additions & Alterations

Case No: HWC23100311SJ1208

INCOMPLETE APPLICATION:

New form, new comments, streetscape photographs required.

SJ

13.41 Erf 1421, 8 Seaforth Road, Simon's Town: S34-Minor Works for Additions & Alterations

Case No: HWC23120406SJ1208

INCOMPLETE APPLICATION:

STHC comment required.

SJ

13.42 Erf 1499, 8 Barkly Road, Sea Point: S34-Minor Works for Additions & Alterations

Case No: HWC23120813SJ1211

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- Graded IIIB
- Outside HPO
- SFB supports the proposal.
- CoCT supports the proposal.
- Committee notes the Minor Works application.

DECISION

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

SJ

13.43 Erf 2170, 86 Shortmarket Street, Cape Town: S34-Additions & Alterations

Case No: HWC23112908SJ1212

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- Graded IIIC
- Inside Central City HPO
- CoCT supports the proposal
- CIBRA supports the proposal.

DECISION

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

SJ

13.44 Erf 26575, 42 Scott Road, Observatory: S34-Minor Works for Repair

Case No: HWC23120608SJ1208

INCOMPLETE APPLICATION

Streetscape images, SG diagram, TD and locality plan required.

SJ

13.45 Erf 45232, 9 Silwood Road, Rondebosch: S34-Additions & Alterations

Case No: HWC23120801SJ1208

INCOMPLETE APPLICATION:

Title deed.

SJ

13.46 Erf 481-Re, Nederduitse Gereformeerde Kerk (NGK), Church Street, Worcester: S27-Subdivision & Rezoning

Case No: HWC23120602SJ1208

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- Graded II
- Historic Core of Worcester
- The Church erf is to be subdivided and a portion is to be rezoned.
- Worcester Heritage & Conservation Society: no objection
- Breede River Municipality: no response

DECISION

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

SJ

13.47 Erf 50594, 30 Stanford Road, Rondebosch: S34-Additions & Alterations

Case No: HWC23120611SJ1208

INCOMPLETE APPLICATION:

SG, streetscape photographs, GLCA comment.

SJ

13.48 Erf 64693, 5 Purley Street, Kenilworth: S34-Additions & Alterations

Case No: HWC23120603SJ1206

UNDER INVESTIGATION

SJ

13.49 Erf 723, 14 Florentia Road, Bantry Bay: S34-Minor Works for Internal Alterations

Case No: HWC23100219SJ1208

INCOMPLETE APPLICATION:

SFA comment.

SJ

13.50 Erf 72917, 8 Sawle Road, Plumstead: S34-Additions & Alterations

Case No: HWC23102517SJ1211

INCOMPLETE APPLICATION:

Minimum of two annotated internal, external and streetscape photographs; SG diagram.

SJ

13.51 Erf 73569, 40 Evremonde Road, Plumstead: S34-Additions & Alterations

Case No: HWC23120807SJ1212

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- 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.

SJ

13.52 Erf 74167, 47 Woodgate Road, Plumstead: S34-Additions & Alterations

Case No: HWC23120607SJ1208

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- 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.

SJ

13.53 Erven 88332, 88323, 88324 and 88325, Rodwell House, 4 Mosselle Road, St James: S34-Additions & Alterations

Case No: HWC23112205SJ1208

INCOMPLETE APPLICATION

New application form, plans with only the unauthorised/proposed work coloured up and clearly annotated, conservation body comments.

SJ

13.54 Erven 2433 & 9419, Iziko Old Town House, 149 Longmarket Street, Cape Town: S27-Minor Works for Repair & Restoration

Case No: HWC23120606SJ1206

INCOMPLETE APPLICATION

Resubmit heritage statement in PDF, clearly indicate scope of works on application form, proposed timeline of work.

SJ

14. Other Matters

14.1. Delegations to be discussed with WD and Heritage Officers (WD)

14.2. Permits and RoD stamping deadline: Monday, 22 January 2024 11:00 (WD)

14.3. Officers request access to reference number database (HOMs)

14.4. Minutes of 18 January 2024 to be edited by Officers by Monday, 22 January 2024 17:00 (SJ)

15. **Adoption of Resolutions and Decisions**

CH moves to adopt and CN seconds the adoption of resolutions and decisions.

16. **Closure: 13:00**

17. **Date of Next Meeting**

25 January 2024

MINUTES APPROVED AND SIGNED BY:

Sneha R
Jhupsee

Digitally signed by
Sneha R Jhupsee
Date: 2024.01.29
15:29:06 +02'00'

CHAIR: _____

Aneeqah Brown

Digitally signed by Aneeqah
Brown
Date: 2024.01.29 12:45:01 +02'00'

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 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

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

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

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