



CITY HERITAGE COMMENT ON DEVELOPMENT APPLICATIONS POTENTIALLY AFFECTING HERITAGE RESOURCES

PART 1 SITE AND PROPOSAL PARTICULARS		DAMS Case ID:	
Site address: 130 Sir Lowry Road, Woodstock		Erven 8019	
Owner	Errol Family Fall Trust	Applicant	Vidamemoria
Proposal summary		Redevelopment of site	
Previous HWC submission	HWC case no:	Has the work started? Yes <input type="checkbox"/> No <input type="checkbox"/>	
Conservation body	Woodstock Residents Association		

OFFICIAL USE ONLY

PART 2: HERITAGE TRIGGERS & SIGNIFICANCE		NHR Act Section: 38	HPOZ	Detail:	Declared PHS			
2013 – 2018 Heritage database (as displayed on CityMap viewer)		National I (Prop) <input checked="" type="checkbox"/>	Provincial II <input type="checkbox"/>	Metro IIIA <input type="checkbox"/>	Neighbourhood IIIB <input type="checkbox"/>	Street Context IIIC <input type="checkbox"/>	Potential IIIC <input type="checkbox"/>	NCW 4 <input checked="" type="checkbox"/>
Detail:		Victoria Rd HPOZ			Declared PHS <input type="checkbox"/>			

Summary Statement of Significance: District Six is a grade 1 heritage area considered to possess national heritage significance telling a national history of forced removals. Heritage resources are primarily the local townscape precinct with the remains of District Six between the site and Nelson Mandela Boulevard, the altered landscape of District Six south of the boulevard, and key sites such as school, churches and mosques. From a heritage significance aspect, the site precinct is of high value as the remaining built section of District Six. The site is located in what is considered an immediate context of low heritage significance, with the exception of row housing along Francis Street. While not architecturally outstanding, these groupings are of merit in contributing to the character of the area and as remnants of the fabric of District Six.

PART 3: PRE-SUBMISSION CONSULTATION (EHM ADVICE TO APPLICANT)

Summary advice to applicant:

Additional information requested:

PART 4: CITY COMMENT ON PROPOSED DEVELOPMENT TO HWC

This does not in any way constitute approval or refusal of an application

Drawing No(s) HIA prepared by Vidamemoria dated 3 Aug 2020; VIA by Square One, dated 28 February 2020	Rev	Dwg date
---	-----	----------

Although E&HM is in principle supportive of the redevelopment of the site, we are of the view that the current proposal can be refined in a number of ways to respond more sensitively to the context and the townscape as a heritage resource. Although we largely agree with the assessment of the HIA, we are therefore not supportive of the plan in its current form without further mitigation.

See attached E&HM memo dated 04/09/2020.

Support <input type="checkbox"/>	Not Support <input checked="" type="checkbox"/>	Officials Name: B.Irrgang	Official's Signature	Date 04/09/2020
----------------------------------	---	---------------------------	----------------------	-----------------