

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING**
Held on Monday, 5 October 2020, HOMS MEETING VIA MICROSOFT TEAMS,
scheduled for 09:00

1. OPENING AND WELCOME

The Chairperson, Ms Colette Scheermeyer , officially opened the meeting at 09:00 and welcomed everyone present.

2. ATTENDANCE

Members

Mr Peter Buttgens (PB)
Mr Raymond Smith (RS)

Members of Staff

Ms Nosiphiwo Tafeni (NT) (secretary)
Ms Colette Scheermeyer (CS)(Deputy Director)
Ms Waseefa Dhansay (WD)(Assitant Director)
Ms Stephanie Barnardt (SB)(Case Officer)
Ms Khanyisile Bonile (KB)(Case Officer)
Ms Sandisiwe Matole (SM)(Case Officer)
Mr Thando Zingange (TZ)(Case Officer)
Ms Nokubonga Dlamini (ND)(Case Officer)
Mr Olwethu Dlova (OD)(Chief Admin(A support)
Ms Zikhona Sigonya (ZS)(Inter Admin support)
Ms Anita Shologu (AS)(Intern Admin support)

Legal Advisor

Ms Penelope Meyer(PM)

Visitors

None

Observers

None

3 APOLOGIES

None

Absent

None

4. APPROVAL OF AGENDA

4.1 Dated 5 October 2020.

The items relevant to the meeting were noted as those assigned in the case allocation for the meeting of 5th October 2020.
ND moved to adopt the agenda and KB seconded.

5. Approval of Minutes of the Previous Meetings

5.1 Minutes of 1 October 2020. SM moved to adopt and KB seconded the adoption of the minutes.

6. Disclosure of conflict of interest

6.1 PB 12.18

7. Confidential matters

7.1 None

8. Standing Item

8.1 Site inspections taken

8.1.1 None

8.2 Proposed Site Inspections

8.2.1 None

8.2 Site Inspection Reports

8.2.1 None

8.3 Preparation for the upcoming coming committee meetings

8.3.1 APM committee meeting 7 October 2020

8.3.2 IACom committee meeting 9 October 2020

8.4 Interim and Close Out Reports

8.4.1 Wupperthal Church Werf Restoration report dated 23 September 2020 prepared by ARCON is noted.

WD

8.5 Incomplete Applications

8.5.1 Proposed Alterations and Additions, Erf 48511, 64 Palmboom Road, Newlands
HM/ CAPE TOWN METROPOLITAN/ NEWLANDS / ERF 48511
Case No:

8.5.2 Proposed Alterations and Additions, Erf 28905, 9 Strubens Road, Mowbray,
CT.S34-A&A
HM/ CAPE TOWN METROPOLITAN/ MOWBRAY/ ERF 28905
Case No: 19110404KB0916E

8.5.3 Proposed Alterations and Additions, Erf 128, 16 Quendon Road, Sea Point, CT.
S34-A&A
HM/ CAPE TOWN METROPOLITAN/SEA POINT / ERF 128
Case No: 20083114ND0911E

- 8.5.4 Proposed Alterations and Additions, Erf 3560, 96 Main Road, Paarl, Drakenstein, Cape Winelands.S34-A&A
HM/CAPE WINELANDS / DRAKENSTEIN / PAARL/ERF 3560
Case No: 20082413ND0911E
- 8.5.5 Proposed Alterations and Additions, Erf 10347, 19 Long Street, Hermanus, Overstrand. S34-A&A
HM/ OVERBERG / OVERSTRAND / HERMANUS / ERF 10347
Case No: 20082804ND0911E
- 8.5.6 Proposed Alterations and Additions, Erf 14901, 102 Main Road, Paarl, Drakenstein, Cape Winelands.S34-A&A
HM/CAPE WINELANDS / DRAKENSTEIN /PAARL / ERF 14901
Case No: 20091705ND0917E
- 8.5.7 Proposed Alterations and Additions, Erf 16276, 168 Wiener Street, Goodwood, CT, S34-A&A
HM/ CAPE TOWN METROPOLITAN/ GOODWOOD /ERF 76005
Case No: 20091014SM0911E
- 8.5.8 Proposed Additions and Alterations Erf 19202, 70 Michau Street, Strand, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN/ STRAND /ERF 19202
Case No: 20091003SM0911E
- 8.5.9 Proposed Alterations and Additions, Erf 59823, 6 Buckingham Road, Landsdowne, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN/ LANDSDOWNE / ERF 59823
Case No: 20091403TZ0916E
- 8.5.10 Proposed Alterations and Additions, Erf 94707, 2 Nicol Street, Gardens, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN / GARDENS / ERF 94707
Case No: 20090809TZ0916E
- 8.5.11 Proposed Total Demolition, Erf 98099, 69 Greenbank Road, Rondebosch, CT, S34-Total Demolition
HM/ CAPE TOWN METROPOLITAN/ RONDEBOSCH / ERF 98099
Case No: 20090901TZ0916E
- 8.5.12 Proposed Alterations and Additions, Erf 153268, 27 Beatty Avenue, Maitland, CT.S34-A&A
HM/ CAPE TOWN METROPOLITAN/ MAITLAND / ERF 153268
Case No: 20082811TZ0916E
- 8.5.13 Proposed Alterations and Additions, Erf 4327, 16 Plein Street, Calendon, Theewaterskloof. S34-A&A
HM/ THEEWATERSKLOOF / CALEDON / ERF 4327
Case No: 20082805TZ0918E
- 8.5.14 Proposed Alterations and Additions, Erf 15082, 540 Main Road, Paarl, Drakenstein, S34-A&A
HM/ CAPE WINELANDS / DRAKENSTEIN/ PAARL/ ERF 15082
Case No: 20082415TZ0918E
- 8.5.15 Proposed Alterations and Additions, Erf 89751, 76 B Main Road, Kalk Bay, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN/ KALK BAY / ERF 89751

Case No: 20042403TZ0921E

8.5.16 Proposed Alterations and Additions, Erf 178292, 7 Bree Street, Cape Town CBD, S34-A&A

HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN CBD / ERF 178292

Case No: 20091513TZ0921E

8.5.17 Proposed Alterations and Additions, Erf 178292, 7 Bree Street, Cape Town CBD, S34-A&A

HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN CBD / ERF 178292

Case No: 20091513TZ0921E

8.5.18 Proposed Alterations and Additions, Erf 263, 5 Serpentine Road, Pinelands, CTS34-A&A

HM/ CAPE TOWN METROPOLITAN/ PINELANDS / ERF 263

Case No:20071607TZ0918E

9. Administrative Matters

9.1 None

10. Appointments

10.1 None

MATTERS TO BE DISCUSSED

11. Matters Arising

11.1 Proposed Alterations and Additions, Erf 2211 208 High Street, Oudtshoorn.S34-A&A

HM/ CENTRAL KAROO/ OUDTSHOORN /ERF 2211

Case No:20071513KB0817E

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Building graded III C
- Previous further requirements were that all work already done be shown.
- Position of car port must be changed.
- Further documentation received on 27 September 2020

DECISION

HWC cannot condone illegal work. A letter in terms of S51 of the NHRA be sent with regard to the work already completed.

The proposed work is approved as per the plans dated 27.9.2020

KB

- 11.2 Proposed Alterations and Additions, Erf 134205, 240 Main Road, 2nd Floor, Great Westerford, Rondebosch, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN/ RONDEBOSCH / ERF 135205
Case No: 20022417KB0831E

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- IIC building located inside an HPO;
- The internal works are minor.

DECISION

The Committee resolved to approve the proposal as submitted as not impacting on heritage resources.

KB

- 11.3 Proposed Alterations and Additions, Erf 3574, 20 Princess Margaret Street, Ruyterwacht, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN/ RUYTERWACHT/ ERF 3574
Case No:20091405KB0910E

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- CoCT comments received on 23 September 2020.

DECISION

The Committee resolved to approve the proposal as submitted as not impacting on heritage resources.

KB

- 11.4 Proposed alterations and additions on Erf 132, 1 London Road, Hermanus, Overstrand, S34-A&A
HM/OVERBERG/ OVERSTRAND / HERMANUS/ ERF 132
Case No: 20090703ND0910E

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is not conservation worthy
- Local Authority and Conservation Body comments received on 23 September 2020; the application was supported.

DECISION

The Committee resolved to approve the proposal as submitted as not impacting on heritage resources.

ND

- 11.5 Proposed Alterations and Additions, Erf 1130 , 2 Zone 7 Road, Langa,CT.S34-A&A
HM/ CAPE TOWN METROPOLITAN/ LANGA / ERF 1130
Case No: 20061707ND0825E

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Street photographs received on 22 September 2020.
- The building is graded III C.

DECISION

The Committee resolved to approve the proposal as submitted as not negatively impacting on heritage resources

ND

- 11.6 Proposed Additions and Alterations, Erf 51495, 65 Hamilton Road, Claremont, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/ CLAREMONT / ERF 51495

Case No: 20080302ND0825E

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded NCW and situated outside an HPO;
- Dated and stamped title deed received on 23 September 2020.

DECISION

The Committee resolved to approve the proposal as submitted as not negatively impacting on heritage resources.

ND

- 11.7 Proposed Additions and Alterations, Erf 930, 12 Strathcona Road, Oranjezicht, CT. S34-A&A

HM/ CAPE METROPOLITAN / ORANJEZICHT / ERF 930

Case No: 20200908ND0909E

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Comments from CoCT received on 23 September 2020;
- NCW located outside and HPO.

DECISION

The Committee resolved to approve the proposal as submitted as not negatively impacting on heritage resources.

ND

- 11.8 Proposed Alterations and Additions, Erf 1709, 53 Berg Street, Wellington, Cape Winelands, S34-A&A

HM/ CAPE WINELANDS / DRAKENSTEIN / WELLINGTON / ERF 1709

Case No: 20083110ND0902E

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- DHF, Paarl 300 and Drakenstein Municipality comments received on 28 September 2020. There were no objections from these parties;
- Building not graded, situated outside the special character area of Wellington;
- The committee graded the building as not conservation worthy.

DECISION

The Committee resolved to approve the proposal as submitted as not negatively impacting on heritage resources.

ND

- 11.9 Proposed Additions and Alterations, Erf 1020, 50 Reitz Street, Somerset West, CT.S34-A&A

HM/ CAPE TOWN METROPOLITAN/ SOMERSET WEST / ERF 1020

Case No: 20083106ND0901E

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- HRF and CoCT comments received 21 September 2020;
- CoCT and HRF supported the application.

DECISION

The Committee resolved to approve the proposal as submitted as not negatively impacting on heritage resources.

ND

- 11.10 Proposed Total Demolition, Erf 1744, 48 van der Stel Street, Stellenbosch, Cape Winelands. S34-Total Demolition

HM/ CAPE WINELANDS /STELLENBOSCH / ERF 1744

Case No: 20072708ND0729E

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Further requirements received 22 September 2020;
- Heritage Indicators to be prepared for the replacement structure;
- SIG did not object to the demolition or heritage indicators;
- The committee is satisfied with the information and indicators provided.

DECISION

The Committee resolved to approve the proposal as not negatively impacting on heritage resources.

ND

- 11.11 Proposed Alterations and Additions, Erf 1583, 59 Kerk Street, Strand, CT.S34-A&A

HM/ CAPE TOWN METROPOLITAN/ STRAND / ERF 1583

Case NO: 20060503SM0811E

SM introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Comments from CoCT and Heldeberg Renaissance Foundation submitted on 23 September 2020;
- The building Graded III C;
- The committee noted that the drawings were inaccurate and needs to indicate what work has been done and what is proposed.

FURTHER REQUIREMENTS

Accurate plans which clearly indicate what work has already been done and what work is still to be completed must be provided.

SM

- 11.12 Proposed Alterations and Additions, Erf 134205, 240 Main Road, Rondebosch, CT, S34-A&A (Minor works)

HM/ CAPE TOWN METROPOLITAN/ RONDEBOSCH / ERF 134205

Case NO: 20072308SM0724E

SM introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded III C;
- CoCT supports the application.

DECISION

The Committee resolved to approve the proposal as not negatively impacting on heritage resources.

SM

12 New Matters

- 12.1 Proposed boundary wall & fencing, Erf 1086, Hoekwil, off N2 Highway, George Municipality. S38(1) NID

HM/ EDEN/ GEORGE/ERF 1086

Case No 20041403SB0928E

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- George Heritage Trust had certain reservations;
- Committee considers that there will be an impact on the rural landscape.

DECISION

The committee requires the submission of an HIA including a visual impact assessment to assess the impact of the proposed boundary wall on the rural landscape.

SB

- 12.2 Proposed telecommunications mast, Ptn 24 of Farm 725 Joostenberg Vlake, 2 Crow Street, Paarl. S38(8) NID
HM/ CAPE WINELANDS / DRAKENSTEIN / PAARL/ PTN 24 OF FARM 725
Case No 20091706SB0922E

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Telecommunications mast on a farm;
- There is no heritage resources located on site.

DECISION

No further studies required as it is considered that heritage resources will not be affected.

SB

- 12.3 Proposed housing development on Portion 12 of Farm Olifantskop 191, off Oostewal Street, Langebaan, Saldanha Bay. S38(8) NID
HM/ WEST COAST /SALDANHA BAY / LANGEBAAN / PORTION 12 OF FARM OLIFANTSKOP
Case No 20200923SB0928E

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Consultant recommends that there will be no impact on heritage resources;
- The committee is of the view that the proposed housing development does not impact heritage resources.

DECISION

No further studies required as it is considered that heritage resources will not be affected.

SB

- 12.4 Proposed development on Secret Falls Farm 377 Ptn 7 off the Winteroek Road, North of Tulbagh, Witzenberg. S38(8) NID
HM/ CAPE WINELANDS/ WITZENBERG / TULBAGH / PTN 7 OF FARM 377
Case No 20072803SB0928E

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Application in terms S24G of NEMA, work has already been undertaken;
- Consultant advises little to no impact on archaeological resources;
- The committee resolved that the completed work did not impact the heritage resources.

DECISION

No further studies required as it is considered that heritage resources will not be affected.

SB

- 12.5 Proposed upgrading of divisional road (DR) 1206, KM 13.00 –16.00, Buffeljachts Baai, Western Cape. S38(8) NID

HM/ OVERBERG/ OVERSTRAND / BUFFELJACHTS BAAI / (DR) 1206

Case No 20092203SB0922E

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The road runs close to the coast and may impact on a large midden.
- Archeologically sensitive area;
- Upgrade to an already existing road so unlikely to have further impact.

DECISION

No further studies required as it is considered that heritage resources will not be affected.

SB

- 12.6 Proposed Alterations and Additions, Erf 48511, 64 Palmboom Road, Newlands

HM/ CAPE TOWN METROPOLITAN/ NEWLANDS / ERF 48511

Case No: 20091512KB0917E

KB introduced the case.

COMMENT

Incomplete application, Newlands resident's association comment required

KB

- 12.7 Proposed Alterations and Additions, Erf 2606, 18 Hofmeyer Street, Gardens, CT. S34-A&A, minor works

HM/ CAPE TOWN METROPOLITAN/ NEWLANDS / ERF 2606

Case No: 20091506KB0915E

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Replacement of roof tiles;
- The building is garded IIB within and HPO.

FURTHER REQUIREMENT

A suitably qualified heritage practitioner to provide a fabric analysis with specific regard to mortars to be used to ensure that they are compatible with the existing fabric.

KB

- 12.8 Proposed Alterations and Additions, Erf 28697, 1 Princess Street, Mowbray, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/ MOWBRAY / ERF 28697

Case No: 20091105KB0915E

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works replacement of roof;
- The building is not conservation worthy.

DECISION

Committee resolved to approve the proposal as not negatively impacting on heritage resources.

KB

- 12.9 Proposed Alterations and Additions, Erf 44743, 58 Balfour Road, Rondebosch, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/ RONDEBOSCH / ERF 44743

Case No: 20051316KB0915E

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded NCW and outside an HPO;
- CoCT supports the proposal.

DECISION

The committee resolved to approve the proposal as not negatively impacting on heritage resources.

KB

- 12.10 Proposed Alterations and Additions, Erf 49107, 32 Ravensberg Avenue, Newlands, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/ NEWLANDS / ERF 49107

Case No: 20091009KB0915E

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded NCW and outside an HPO;
- CoCT supports the proposal;
- NRA have no objections.

DECISION

The committee resolved to approve the proposal as not negatively impacting on heritage resources.

KB

- 12.11 Proposed Alterations and Additions, Erf 28905, 9 Strubens Road, Mowbray, CT.S34-A&A

HM/ CAPE TOWN METROPOLITAN/ MOWBRAY/ ERF 28905

Case No: 19110404KB0916E

KB introduced the case.

COMMENT

Incomplete application, requires RAMPAC comment

KB

- 12.12 Proposed Alterations and Additions, Erf 237, 56 Church Street, Elim.S27-A&A

HM/ OVERSTRAND/ ELIM / ERF 237

Case No: 20082606KB0916E

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is located within a PHS;
- Friends of Elim supported the application;
- The committee expressed concern regarding the raising of the roof.

COMMENT

The committee referred the matter to BELCom 28.10.2020 with the comment that HOMS was concerned at the raising of the roof.

KB

12.13 Proposed Alterations and Additions, Erf 3671, 93 Church Street, Strand, CT.S34-A&A

HM/ CAPE TOWN METROPOLITAN/ STRAND / ERF 3671

Case No: 20073003KB0916E

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded NCW and is located outside of a HPO;
- Helderberg Renaissance Foundation and CoCt support the proposal.

DECISION

The committee resolved to approve the proposal as not negatively impacting on heritage resources.

KB

12.14 Proposed Alterations and Additions, Erf 87011, 192 Main Road, Muizenberg, CT.S27 -A&A

HM/ CAPE TOWN METROPOLITAN/ MUIZENBERG/ ERF 87011

Case No: 20082611KB0917E

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works for internal alteration;
- Structure is graded to be a PHS.

DECISION

The committee resolved to approve the proposal as not negatively impacting on heritage resources.

KB

12.15 Proposed Alterations and Additions Erf 98099, Greenbank Road, Rondebosch, CT.S34-A&A

HM/CAPE TOWN METROPOLITAN / RONDEBOSCH / ERF 98099

Case No: 20090901KB0917E

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded NCW and is located outside an HPO;
- CoCT supports the proposal.

DECISION

The committee resolved to approve the proposal as not negatively impacting on heritage resources.

KB

- 12.16 Proposed Alterations and Additions Erf 167909, 52 Gabriel Road, Plumstead, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/ PLUMSTEAD / ERF 167909

Case No: 20091401KB0917E

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded NCW and it falls outside an HPO;
- CoCT supports the proposal.

DECISION

The committee resolved to approve the proposal as not negatively impacting on heritage resources.

KB

- 12.17 Proposed redevelopment , Erf 8526, Masonic Hotel, Reits Street and Hoop Street, Robertson, Langeberg. S38(4)-HIA

HM/ CAPE WINELANDS/LANGEBERG / ROBERTSON / ERF 8526

Case No: 181002306AS1017E

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Further requirements from IACom.

HELD OVER

The supplementary HIA be referred to the IACom meeting on 14 October 2020.

KB

- 12.18 Proposed proposed re-development of the site on Erf 8019, Block bounded by Russel Street, Sir Lowry Road, Basket Lane and Francis Street, Woodstock, CT. S38(8)HIA

HM/ CAPE TOWN METROPOLITAN/SEA POINT / ERF 8019

Case No: 20091008KB0921E

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- PB recused himself and left the meeting;
- Supplementary HIA furnished in response to IACom's further requirements.

HELD OVER

The committee referred the matter to the IACom meeting on 14 October 2020.

KB

- 12.19 Proposed Alterations and Additions, Erf 128, 16 Quendon Road, Sea Point, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/SEA POINT / ERF 128

Case No: 20083114ND0911E

COMMENT

Incomplete application, comments from Sea Point For All required.

ND

- 12.20 Proposed Alterations and Additions, Erf 1254, 1A Welgemeed Street, Oranjezicht, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/ ORANJEZICHT / ERF 1254

Case No: 20081406ND0911E

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded III C and falls within an HPO;
- CoCT and CIBRA support the application.

DECISION

The committee resolved to approve the proposal as not negatively impacting on heritage resources

ND

- 12.21 Proposed Alterations and Additions, Erven 3069 and 3070, Corner Church and Market Street, Mossel Bay. S34-A&A

HM/ EDEN/ MOSSEL BAY /ERVEN 3069 AND 3070

Case No: 20080710ND0911E

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Heritage Mossel Bay and the Mossel Bay Municipality support the application;
- Queries on the fixing of the canopy to the fabric, and whether the fabric being connected to is old fabric.

FURTHER REQUIREMENTS

The Committee requires the provision of clear photographs indicating old and new fabric. Concern is expressed regarding the box gutter detail especially if the wall is historic and of lime and soft brick construction. Clarity on the waterproofing methodology to be provided.

ND

- 12.22 Proposed Alterations and Additions, Erf 3560, 96 Main Road, Paarl, Drakenstein, Cape Winelands.S34-A&A

HM/CAPE WINELANDS / DRAKENSTEIN / PAARL/ERF 3560

Case No: 20082413ND0911E

COMMENT

Incomplete application; plans required.

ND

- 12.23 Proposed minor works, Erf 4568, 16 Alexander Street, Paarl, Drakenstein, Cape Winelands. S34-A&A

HM/ CAPE WINELANDS / DRAKENSTEIN / PAARL /ERF 4568

Case No: 20200909ND0911E

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The application is a minor works.
- Drakenstein Municipality graded the building as III C.

DECISION

The committee resolved to approve the proposal as not negatively impacting on heritage resources. The new internal doorframe to be date stamped before installation.

ND

- 12.24 Proposed Alterations and Additions, Erf 10347, 19 Long Street, Hermanus, Overstrand. S34-A&A

HM/ OVERBERG / OVERSTRAND / HERMANUS / ERF 10347

Case No: 20082804ND0911E

COMMENT

Incomplete application, Local Authority comment and Title Deed required. The applicant is to clarify what work has been completed and what is being proposed.

ND

- 12.25 Proposed Alterations and Additions, Erf 14901, 102 Main Road, Paarl, Drakenstein, Cape Winelands. S34-A&A

HM/CAPE WINELANDS / DRAKENSTEIN /PAARL / ERF 14901

Case No: 20091705ND0917E

COMMENT

Incomplete application, comments from Paarl 300 required.

ND

- 12.26 Proposed Alterations and Additions, Erf 44548, 34 Forth Road, Rondebosch, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/ / RONDEBOSCH /ERF 44548

Case No 20090815ND0917E

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded NCW, and is not within an HPO;
- There are no conservation bodies.

DECISION

The committee resolved to approve the proposal as not negatively impacting on heritage resources

ND

12.27 Proposed Additions and Alterations, Erf 61298, 25 Matruh Road, Kenwyn, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/ KENWYN / ERF 61298

Case No: 20080605ND0918E

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded NCW and it falls outside an HPO;
- CoCT supports the application.

DECISION

The committee resolved to approve the proposal as not negatively impacting on heritage resources.

ND

12.28 Proposed Alterations and Additions, Erf 98260, 9 Orrscroft Road, Rondebosch, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/ RONDEBOSCH /ERF 98260

Case No: 20091514ND0918E

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded NCW and it falls outside an HPO;
- CoCT supports the proposal;
- Does not fall within conservation body area.

DECISION

The committee resolved to approve the proposal as not negatively impacting on heritage resources

ND

12.29 Proposed Total Demolition, Erf 308, 76 Kruis Road, Brackenfell, CT.S34-Total Demolition

HM/ CAPE TOWN METROPOLITAN/ BRACKENFELL /ERF 308

Case No: 20011411ND0921E

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded NCW and falls outside an HPO,;
- CoCT supports the proposal.
- Insufficient heritage to warrant retention.

DECISION

The committee resolved to approve the proposal as not negatively impacting on heritage resources.

ND

- 12.30 Proposed Alterations and Additions, Erf 1070, 1 Marina Orchard Flats, Gillmour Hill Road, Tamboerskloof, CT.S34-A&A
HM/ CAPE TOWN METROPOLITAN/ TAMBOERSKLOOF /ERF 1070
Case No: 20090802ND0921E

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- CIBRA and CoCT supports the proposal;
- The building is grade III C and it falls within an HPO.

DECISION

The committee resolved to approve the proposal as not negatively impacting on heritage resources. New windows and doors to be date stamped before installation.

ND

- 12.31 Proposed 11 KV powerline on Ptn 149/2, Malmesbury, Swartland.S38(4)-NID
HM/ WEST COAST/ SWARTLAND/ MALMESBURY / PTN 149/2
Case No: 20091005ND0921E

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- There is no reason to believe that the proposed 11 KV powerline will impact heritage resources.

DECISION

No further studies required as heritage resources are not affected.

ND

- 12.32 Proposed Alterations and Additions, Erf 16276, 168 Wiener Street, Goodwood, CT, S34-A&A
HM/ CAPE TOWN METROPOLITAN/ GOODWOOD /ERF 76005
Case No: 20091014SM0911E

COMMENT

Incomplete application, CoCt comment and streetscape photographs required.

SM

- 12.33 Proposed Additions and Alterations Erf 19202, 70 Michau Street, Strand, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN/ STRAND /ERF 19202
Case No: 20091003SM0911E

COMMENT

Incomplete application . Title deed does not reflect the owners' details.

SM

- 12.34 Proposed Alterations and Additions, Erf 174052, 5A Lincoln Road, Claremont, CT S34-A&A
HM/ CAPE TOWN METROPOLITAN/ CLAREMONT /ERF 174052
Case No: 20090705SM0911E

SM introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded NCW and it falls outside an HPO;
- CoCT has no objection.

DECISION

The committee resolved to approve the proposal as not negatively impacting on heritage resources.

SM

- 12.35 Proposed Alterations and Additions, Erf 3050 , Unit 5, Arundel Gardens, 13 Leewendal Crescent, Oranjezicht, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN/ ORANJEZICHT /ERF 3050
Case No: 20081808SM0916E

SM introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded IIIC and it falls within an HPO;
- CoCT and CIBRA support the proposal.

DECISION

The committee resolved to approve the proposal as not negatively impacting on heritage resources.

SM

- 12.36 Proposed Alterations and Additions, Erf 1092, 25 Rugley Road, Vredehoek, CT . S34-A&A
HM/ CAPE TOWN METROPOLITAN / VREDEHOEK /ERF 1092
Case No: 20091515SM0917E

SM introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded IIIC and it falls outside an HPO;
- CoCT and Greater Vredehoek Residents association support.

DECISION

The committee resolved to approve the proposal as not negatively impacting on heritage resources. Existing windows to be re-used if possible.

SM

- 12.37 Proposed Total Demolition, Erf 4996, 6 Park Lane, Hermanus, Overstrand, Overberg.S34-Total Demolition
HM/ OVERBERG / OVERSTRAND / HERMANUS /ERF 4496
Case No: 20091503SM0917E

SM introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded NCW;
- Overstrand Heritage Aesthetics Committee supports the application.

DECISION

The committee resolved to approve the proposal as not negatively impacting on heritage resources.

SM

12.38 Proposed Alterations and Additions, Erf 6104 10 Nichol Street, Hermanus, Overstrand, Overberg.S34-A&A

HM/ OVERBERG/ OVERSTRAND/ HERMANUS/ ERF 6104

Case No: 20091510SM0917E

SM introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The committee graded the building NCW;
- OHAC supports the proposal.

DECISION

The committee resolved to approve the proposal as not impacting a heritage resources.

SM

12.39 Proposed Alterations and Additions, Erf 12, Spilhaus Avenue, Constantia, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN / CONSTANTIA /ERF 12

Case No: 20042406SM0921E

SM introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded IIC and it falls outside an HPO
- CCRRA have no objection
- CoCT notes the work has already been completed and objects to the size of the dormers.

DECISION

HWC cannot condone illegal work. A letter in terms of S51 of the NHRA to be sent.

SM

12.40 Proposed Alterations and Additions, Erf 45100, 10 Milner Road, Rondebosch, CT.S34-A&A

HM/ CAPE TOWN METROPOLITAN/ RONDEBOSCH /ERF 45100

Case No: 20090801TZ0915E

TZ introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded NCW and it falls outside and HPO;
- CoCT supports the proposal.

DECISION

The committee resolved to approve the proposal as not negatively impacting on heritage resources.

TZ

- 12.41 Proposed Alterations and Additions, Erf 59823, 6 Buckingham Road, Landsdowne, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN/ LANDSDOWNE / ERF 59823
Case No: 20091403TZ0916E

COMMENT

Incomplete application, S.34 application form and images required.

TZ

- 12.42 Proposed Alterations and Additions, Erf 94707, 2 Nicol Street, Gardens, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN / GARDENS / ERF 94707
Case No: 20090809TZ0916E

COMMENT

Incomplete application. Plans and all photographs required.

TZ

- 12.43 Proposed Total Demolition, Erf 98099, 69 Greenbank Road, Rondebosch, CT, S34-Total Demolition
HM/ CAPE TOWN METROPOLITAN/ RONDEBOSCH / ERF 98099
Case No: 20090901TZ0916E

COMMENT

Incomplete application. HWC application form, photographs, plans and Title Deed required.

TZ

- 12.44 Proposed Alterations and Additions, Erf 153268, 27 Beatty Avenue, Maitland, CT.S34-A&A
HM/ CAPE TOWN METROPOLITAN/ MAITLAND / ERF 153268
Case No: 20082811TZ0916E

COMMENT

Incomplete application. Streetscape, internal and external photographs are required.

TZ

- 12.45 Proposed telecommunications mast on RE Farm 1653 La Motte, Stellenbosch, Cape Winelands. S38(4)-NID
HM/ CAPE WINELANDS / STELLENBOSCH / RE FARM 1653
Case No: 20091602TZ0916E

TZ introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Practitioner recommends no further studies;
- There is no reason to believe that the telecommunication mast will impact heritage resources.

DECISION

No further studies required as heritage resources will not be affected.

TZ

- 12.46 Cape Flats Wastewater Treatment Works, Erf "(Various Erven based on 6 alternatives Erf 93374, Erf 1, Erf 93284, Farm 1/840 Erf 93374 , RE/829 93374 RE/974 RE/829 Farm 1/840 Erf 93374 RE/974 RE/829 Farm 837 Farm 1/840)" Cape Flats Waste Water Treatment Works, False Bay Nature Reserve, Grassy Park, CT. S38(8)-NID

HM/ CAPE TOWN METROPOLITAN/ GRASSY PARK / ERF 93374, ERF 1, ERF 93284, FARM 1/840 ERF 93374, RE/829 93374 RE/974 RE/829 FARM 1/840 ERF 93374 RE/974 RE/829 FARM 837 FARM 1/840

Case No: 20073008TZ0916E

TZ introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- AIA conducted in 2015;
- There is no reason to believe that the Cape Flats Wastewater Treatment Works, False Bay Nature Reserve will impact heritage resources.

DECISION

No further studies required as heritage resources will not be affected.

TZ

- 12.47 Proposed Wastewater Treatment Works, Farm 2878, Morreesburg, Morreesburg. S38(8)-NID

HM/ WEST COAST/ SWARTLAND / MORREESBURG / FARM 2878

Case No: 20083115TZ0916E

TZ introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Upgrading of existing water treatment plant;
- There is no reason to believe that the Morreesburg Wastewater Treatment Works, will impact heritage resources.

DECISION

No further studies required as heritage resources will not be affected.

TZ

- 12.48 Proposed Alterations and Additions, Erf 4327, 16 Plein Street, Caledon, Theewaterskloof. S34-A&A

HM/ OVERBERG/ THEEWATERSKLOOF / CALEDON / ERF 4327

Case No: 20082805TZ0918E

COMMENT

Incomplete application, internal images and properly coloured plans required.

TZ

12.49 Proposed Alterations and Additions, Erf 15082, 540 Main Road, Paarl, Drakenstein, S34-A&A

HM/ CAPE WINELANDS / DRAKENSTEIN/ PAARL/ ERF 15082

Case No: 20082415TZ0918E

COMMENT

Incomplete application , Drakenstein Municipality comment required.

TZ

12.50 Proposed Alterations and Additions, Erf 72275, 50 Churchill Road, Plumstead, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/ PLUMSTEAD / ERF 72275

Case No: 20091402TZ0921E

TZ introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded NCW and falls outside an HPO;
- CoCT support the proposal.

DECISION

The committee resolved to approve the proposal as not negatively impacting on heritage resources.

TZ

12.51 Proposed Alterations and Additions, Erf 89751, 76 B Main Road, Kalk Bay, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/ KALK BAY / ERF 89751

Case No: 20042403TZ0921E

COMMENT

Incomplete application. Comment of Kalk Bay Ratepayers and Resident's Association required.

TZ

12.52 Proposed Alterations and Additions, Erf 178292, 7 Bree Street, Cape Town CBD, S34-A&A

HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN CBD / ERF 178292

Case No: 20091513TZ0921E

COMMENT

Incomplete application. City Bowl Ratepayers Association comments required.

TZ

12.53 Proposed housing development on Ptn 81/29, Steyn's Nusery, Stellenbosch, Cape Winelands. S38(4)-HIA

HM/ CAPE WINELANDS /STELLENBOSCH/ PTN 81/29

Case No: 20061010TZ0624E

TZ introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- HWC requested an HIA consisting of VIA and alternative options of a VIA;
- The committee is of the opinion that portions 29 and 33 of Farm 81 should be considered holistically.

HELD OVER

The committee referred the matter to IACom on 14 October 2020. The committee expressed concern that the HIA does not sufficiently comply with the requirements for the assessment of impact on heritage resources. HOMS notes in particular the current architectural proposal in the HIA which does not speak to the heritage aspects. This proposal falls within one of the major gateway routes into Stellenbosch. HOMS suggest that the authors of the HIA should consider the Stellenbosch Municipality's Heritage Management Plan in their assessment.

TZ

12.54 Proposed mixed use development on Ptn 33/81, Stellenbosch, Cape Winelands. S38(8)-HIA

HM/ CAPE WINELANDS / STELLENBOSCH/ PTN 33/81

Case No: 19032707AS0402M

TZ introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The committee is of the opinion that portions 29 and 33 of Farm 81 should be considered holistically.

HELD OVER

The committee referred the matter to IACom on 14 October 2020. The committee expressed concern that the HIA does not sufficiently comply with the requirements for the assessment of impact on heritage resources. HOMS notes in particular the current architectural proposal in the HIA which does not speak to the heritage aspects. This proposal falls within one of the major gateway routes into Stellenbosch. HOMS suggest that the authors of the HIA should consider the Stellenbosch Municipality's Heritage Management Plan in their assessment.

TZ

12.55 Proposed Alterations and Additions, Erf 263, 5 Serpentine Road, Pinelands, CT S34-A&A

HM/ CAPE TOWN METROPOLITAN/ PINELANDS / ERF 263

Case No:20071607TZ0918E

TZ introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

COMMENT

Incomplete application: Pinelands Residents and Ratepayers Association comment required.

TZ

14 OTHER MATTERS

14.1 None

15. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions.
TZ and adopted and SB seconded

16 CLOSURE

The meeting adjourned at: 12:30

17 DATE OF NEXT MEETING:

8 October 2020

Chairperson's Signature.....

Date:

Secretariat's Signature..... 

Date: 8.10.2020

APPROVED