

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING**
**Held on Monday, 19 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)
Ms Laura Milandri (LM)

Members of Staff

Ms Nosiphiwo Tafeni (NT) (secretary)
Ms Colette Scheermeyer (CS) (Deputy Director)
Ms Waseefa Dhansay (WD) (Assitant Director)
Jonathan Windvogel (JW) (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)Mr

Legal Advisor

Ms Cathy-Ann Potgieter (CP)

Visitors

Mr Rowen Ruiters
Ms Marli Goussard
Mr Kaizer Makati
Mr Willam Hammers
Mr Hassan Asmal
Ms Shabnum Asmal

Observers

None

3 APOLOGIES

None

Absent

None

4. APPROVAL OF AGENDA

4.1 Dated 19 October 2020.

The items relevant to the meeting were noted as those assigned in the case allocation for the meeting of 19th October 2020.
PB moved to adopt the agenda and ND supported.

5. Approval of Minutes of the Previous Meetings

5.1 Minutes from 5, 8, 12 and 19 October 2020 held over to Thursday 22nd October HOMs meeting for approval.

6. Disclosure of conflict of interest

6.1 PB, item 12.3

6.2 LM, item 12.5

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 Item 11.5

8.2 Site Inspection Reports

8.2.1 None

8.3 Preparation for the upcoming coming committee meetings

8.3.1 Appeals Committee meeting 21 October 2020

8.4 Interim and Close Out Reports

8.4.1 None

8.5 Incomplete Applications

8.5.1 Proposed Alterations and Additions, Erf 1636, Dorchester Court, 271 High Level Road, Sea Point, CT. S34-A&A
HM/CAPE TOWN METROPOLITAN/SEA POINT/ERF 1636
Case No: 20100111KB1008E

8.5.2 Proposed Alterations and Additions, Erf 9911, 41 Valley Road, Hout Bay, CT S3416434
HM/CAPE TOWN METROPOLITAN/HOUT BAY/ERF 9911
Case No: 20031915ND1001E

8.5.3 Proposed Alterations and Additions, Erf 86417, 10 Camp Road, Muizenberg, CT.S34-A&A
HM/CAPE TOWN METROPOLITAN/MUIZENBERG/ERF 86417
Case No: 20100511TZ1007E

9. Administrative Matters

9.1. None

10. Appointments

10.1 Item 11.1

10.1.2 Item 11.6

10.1.3 Item 11.14

MATTERS TO BE DISCUSSED

11. Matters Arising

11.1 Proposed Alterations and Additions, Erf 1506, 20 Rhine Road, Sea Point , S34-A&A

HM/CAPE TOWN METROPOLITAN/SEA POINT/ERF 1506

Case No 20032419JW0331E

Application documents were tabled.

JW introduced the case.

Mr Rowen Ruiters, architect representing the applicant, was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIIC and falls within an HPO;
- Sea Point For All and Sea Point, Fresnaye, Bantry Bay Ratepayers and Residents' Association support the proposal;
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application as it will not negatively impact the heritage resource.

JW

11.2 Proposed Alterations and Additions, Erf 10065, 20 Justice Walk, Zonnebloem, CT.S34-A&A

HM/CAPE TOWN METROPOLITAN/ZONNEBLOEM/ERF 10065

Case No: 20092902KB0929E

Application documents were tabled.

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIIC and does not fall within an HPO;
- CIBRA comments requested and received on the 8th of October 2020.;
- CIBRA and CoCT supports the proposal.

DECISION

The Committee resolved to approve the application as it will not negatively impact the heritage resource.

KB

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

HM/CAPE TOWN METROPOLITAN/SEA POINT/ERF 128

Case No: 20083114ND0911E

Application documents were tabled.

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Sea Point For All supports the proposal, and comments were received on 11th October 2020;
- The site is graded III B and does not fall within an HPO;
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application as it will not negatively impact the heritage resource.

ND

- 11.4 Proposed Additions and Alterations, Erf 480, 4 Lismore Terrace, Green Point, CT.S34-A&A

HM/CAPE TOWN METROPOLITAN/GREEN POINT/ERF 480

Case No: 20061802ND0713E

Application documents were tabled.

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Heritage report was received on 9th October 2020;
- The site is graded III B and falls within an HPO;
- The Committee notes that the illegal work was undertaken by the previous owner. The report submitted by Johan Cornelius provides an outline of the illegal work and the impact to the heritage resource, which in this instance is recorded as minimal.

DECISION

HWC cannot condone illegal work undertaken by the previous owner. The Committee resolved to approve the proposed work still to be completed.

ND

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

HM/OVERBERG/OVERSTRAND/HERMANUS/ERF 10347

Case No: 20082804ND0911E

Application documents were tabled.

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Overstrand Municipality stated that they did not have comments at this stage of the proposal;
- Overstrand Heritage and Aesthetics Committee does not support the proposal and indicated that work has commenced on site.

FURTHER REQUIREMENTS

The Committee is of the opinion a site inspection is required to clarify the Committee's queries regarding the work completed and proposed work.

ND

- 11.6 Proposed Additions and Alterations, Erf 16434, 5 and 7 Victoria Street, Stellenbosch, Cape Winelands, S34-A&A
HM/CAPE WINELANDS/STELLENBOSCH/ERF 16434
Case No: 20051317ND0925E

Application documents were tabled.

Ms Marli Goussard applicant, Mr Kaizer Makati Heritage Planner with the local municipality, Mr Willam Hammers, architect, and Mr Ian Wallace, civil engineer, were present and took part in the discussion.

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded III B and is located within the Stellenbosch core historic area;
- Stellenbosch Municipality and Stellenbosch Heritage Foundation support the proposal;
- Stellenbosch Interest Group had several concerns which, amongst others includes retaining the original roof profile, windows to be of vertical proportion and to match existing, lime paint to be used where there are lime plaster walls and not acrylic paint;
- The committee were supportive (in principle) of the idea of revitalising the building and its use of space and required further clarity on the specifics of how certain interventions would be treated from a conservation approach.

FURTHER REQUIREMENTS

The Committee requires a conservation methodology approach specifying how the work will be undertaken.

ND

- 11.7 Proposed Additions and Alterations, Erf 949, 6 Lochner Street, Strand, CT, S34-A&A (Minor works)
HM/CAPE TOWN METROPOLITAN/STRAND/ERF 949
Case No: 20081901SM0825E

Application documents were tabled.

SM introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- CoCT supports the proposal;
- The site is graded NCW and does not fall within an HPO;

- The Committee requested images, which were received on the 23rd September 2020.
- The Helderberg Renaissance Foundation supports the proposal.

DECISION

The Committee resolved to approve the application as it will not negatively impact the heritage resource.

SM

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

Application documents were tabled.

SM introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW and does not fall within an HPO;
- CoCT supports the proposal;
- The information was received on the 8th of October 2020;
- There are no registered conservation bodies in the area.

DECISION

The Committee resolved to approve the application as it will not negatively impact a heritage resource.

SM

- 11.9 Proposed Alterations and Additions, Erf 162895, 32 Kenilworth Road, Kenilworth. S34-Additions
HM/CAPE TOWN METROPOLITAN/KENILWORTH/ERF 162895
Case No: 20072906SM0928E

Application documents were tabled.

SM introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIA, and falls outside an HPO;
- Report was received on 12th October 2020;
- CoCT supports the proposal.

HELD OVER

The Committee resolved to refer the matter to BELCom on 28th October 2020.

SM

- 11.10 Proposed Alterations and Additions, Erf 1583, 59 Kerk Street, Strand, CT S34-A&A
HM/CAPE TOWN METROPOLITAN/STRAND/ERF 1583
Case No: 20060503SM0811E

Application documents were tabled.

SM introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded III C and does not fall within an HPO;
- The Committee notes that work is already completed.

DECISION

The Committee resolved to issue a S51 letter.

SM

- 11.11 Proposed Alterations and Additions, Erf 19202, 70 Michau Street Strand , CT. S34-A&A

HM/CAPE TOWN METROPOLITAN/STRAND/ERF 19202

Case No: 20091003SM0911E

Application documents were tabled.

SM introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- CoCT has graded the site as a potential III C but the Committee is of the opinion that the site is graded NCW;
- The requested title deed was received on 9th October 2020;
- Helderberg Renaissance Foundation supports the proposal;
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application as it will not negatively impact a heritage resource.

SM

- 11.12 Proposed Minor Works, Erf 4018,4-6 Vredenburg Lane, Cape Town CBD.S34-Minor Works

HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ERF 4018

Case No: 20071414SM0812E

Application documents were tabled.

SM introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded III C and falls within an HPO;
- CoCT supports the proposal;
- Requested photographs received on 23rd September 2020.

DECISION

The Committee resolved to approve the application subject to the following conditions:

1. That the new addition be finished in a dark tone to minimise its visual impact as a backdrop to the surrounding streetscapes.
2. That the front façade be adequately propped and protected during construction.

SM

- 11.13 Proposed Alterations and Additions, Erf 128074, 13 Duke Street, Observatory, CT. S34-A&A

HM/CAPE TOWN METROPOLITAN/OBSERVATORY/ERF 128074

Case No: 20060302SM0615E

Application documents were tabled.

SM introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIIC and falls within an HPO;
- Observatory Civic Association does not support the proposal;
- The Committee notes that a permit was previously issued on 16th November 2016, however the permit holder deviated from the approved plans, hence the illegal work.

DECISION

HWC cannot condone the illegal work undertaken. The Committee resolved to approve the proposed work still to be completed.

SM

- 11.14 Proposed Total Demolition, Erf 1238, 5 Wattle Grove Road, Pinelands, CT, S34-Total Demolition

HM/CAPE TOWN METROPOLITAN/PINELANDS/ERF 1238

Case No: 2008217TZ0903E

Application documents were tabled.

Mr Hassan Asmal and Ms Shabnum Asmal, architect was present and took part in the discussion.

TZ introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The application is not for minor works;
- The building is graded NCW and does not fall within an HPO;
- CoCT raised concerns about the replacement structure should the demolition be approved.

DECISION

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

TZ

- 11.15 Proposed Alterations and Additions, Erf 59823, 6 Buckingham Road, Landsdowne, CT. S34-A&A

HM/CAPE TOWN METROPOLITAN/LANDSDOWNE/ERF 59823

Case No: 20091403TZ0916E

Application documents were tabled.

TZ introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Additional information requested was received on 12th October 2020;

- The site is graded NCW and does not fall within an HPO;
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application as it will not impact a heritage resource.

TZ

- 11.16 Proposed Alterations and Additions, Erf 28082, 2 Waverley Road, Observatory, CT.S34-A&A

HM/CAPE TOWN METROPOLITAN/OBSERVATORY/ERF 28082

Case No: 20070901TZ0710E

Application documents were tabled.

TZ introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded III B and falls within an HPO;
- CoCT supports the proposal;
- OCA does not support the proposal.

HELD OVER

The Committee resolved to hold the matter over to the meeting on 26th October 2020.

TZ

- 11.17 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

Application documents were tabled.

TZ introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee requested confirmation from the owner that the work has already been undertaken. That confirmation was received in writing on 9th October 2020.

DECISION

HWC cannot condone illegal work. The Committee resolved to issue a S51 letter.

TZ

- 11.18 Proposed Alterations and Additions, Erf 38469, 12 Archer Avenue, Athlone, CT.S34-A&A

HM/CAPE TOWN METROPOLITAN/ATHLONE/ERF 38469

Case No: 20092507TZ0930E

Application documents were tabled.

TZ introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW;
- CoCT comment was received on 8th October 2020.
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application as it will not negatively impact a heritage resource.

TZ

11.19 Proposed Alterations and Additions, Erf 109193, 11 Rose Street, Newlands, CT.S34-A&A

HM/CAPE TOWN METROPOLITAN/NEWALNDS/ERF 109193

Case No: 20090903KB0910E

Application documents were tabled.

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- CoCT did not comment within the 30-day commenting period;
- The Committee is of the opinion that the site is graded IIIc and does not fall within an HPO.

DECISION

The Committee resolved to approve the application as it will not negatively impact the heritage resource.

KB

12 New Matters

12.1 Proposed Square Kilometre Array (SKA) fibre optic cable, Beaufort West. S38(8)-NID

HM/CENTRAL KAROO/BEAUFORT WEST/ SKA Project

Case No: 20200206SB1006E

Application documents were tabled.

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site falls within the road reserve area;
- The Committee notes that the development may impact on archaeological and palaeontological resources;
- The Committee notes the application crosses into the Northern Cape, which to the Committee's understanding falls under the jurisdiction of SAHRA, and therefore requires SAHRA's comment with regards to the portions of the proposal that falls within the Northern Cape. The comments of the committee are therefore only respect to its area of jurisdiction.

DECISION

The Committee requires that an HIA be submitted comprising of an archaeological and palaeontological impact assessment.

SB

- 12.2 Proposed mixed use development on Erf13814, Salt River, CT. S38(8)-NID
HM/CAPE TOWN METROPOLITAN/SALT RIVER/ERF 13814
Case No 20092911SB1006E

Application documents were tabled.

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee notes that there were no heritage resources identified on the site, nor within its immediate context;
- The Committee notes the vacant land, which is part of a previously used quarry, does not contribute to the townscape from a heritage point of view;
- The Committee is also of the view that the matter is an urban design matter that will find its resolution within the City's town planning process.

DECISION

The Committee resolved that no further studies are required in terms of the NHRA.

SB

- 12.3 Proposed building improvements to the farm infrastructure to improve the efficiency of the farm, as well as consolidate the existing main house on Farm 1546, Franschoek, Stellenbosch, Cape Winelands S38(4)-NID
HM/CAPE WINELANDS/STELLENBOSCH/FRANSCHHOEK/FARM 1546
Case No: 20092914SB1007E

Application documents were tabled.

PB recused himself and left the meeting.

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIA in terms of the Stellenbosch Heritage Inventory;
- The Committee is of the opinion that the proposed building improvements and infrastructure development will not change the character of the site. The Committee also notes that any alterations or additions to structures older than 60 years will require a S34 permit application to HWC;
- There is no reason to believe that heritage resources will be negatively impacted upon.

DECISION

The Committee resolved that no further studies are required in terms of the NHRA.

SB

- 12.4 Proposed 11kvw medium voltage cables CA604-2, Philippi, CT. S38(8)-NID
HM/CAPE TOWN METROPOLITAN/PHILIPPI/CA604-2
Case No: 20081407SB1009E

Application documents were tabled.

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- There is no reason to believe that heritage resources will be impacted upon.

DECISION

The Committee resolved that no further studies are required in terms of the NHRA.

SB

- 12.5 Proposed Alterations and Additions (Minor Works), Erf 95147, University of Cape Town, Hiddingh Campus - Ritchie Building, Cape Town CBD, CT.S34-A&A, Minor works
HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ERF 95147
Case No: 20052702KB1006E

Application documents were tabled.

LM recused herself and left the meeting.

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded II and falls within an HPO;
- The application involves the replacement of windows and window frames with like for like.

DECISION

The Committee resolved to approve the application on the following conditions:

1. An architect with suitable heritage experience monitors the development; and
2. A close-out report to be provided within 30 days of practical completion of the development.

KB

- 12.6 Proposed Alterations and Additions, Erf 149639, 18 Kloof Street, Gardens, CT. S34-A&A
HM/CAPE TOWN METROPOLITAN/GARDENS/ERF 149639
Case No: 20080507KB1008E

Application documents were tabled.

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIA by the CoCT and falls within an HPO. The Committee is of the opinion that the grading of the site should be IIIC;
- CoCT supports the proposal;
- CIBRA supports the proposal.

DECISION

The Committee resolved to approve the application as it will not negatively impact the heritage resource.

KB

- 12.7 Proposed Alterations and Additions, Erf 1636, Dorchester Court, 271 High Level Road, Sea Point, CT. S34-A&A

HM/CAPE TOWN METROPOLITAN/SEA POINT/ERF 1636

Case No: 20100111KB1008E

Application documents were tabled.

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIA and does not fall within an HPO;
- The Committee is of the opinion that this is a minor works application.

COMMENT

The application is incomplete. The Committee requires that internal photographs and streetscape photographs be submitted.

KB

- 12.8 Proposed Alterations and Additions, Erf 118914, 1 Bonair Road, Rondebosch, CT. S34-A&A

HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ERF 118914

Case No: 20100703KB1011E

Application documents were tabled.

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIB and does not fall within an HPO;
- The site falls outside the conservation body boundaries;
- While the Committee is satisfied with the modern language on the scullery unit and the graded, there is concerns about the steel pop-out on the east elevation, as it is not appropriate or sympathetic to the heritage quality of that elevation.

FURTHER REQUIREMENTS

The Committee requires that the applicant considers a more sympathetic design option in respect of the en-suite bathroom elevation that is more sympathetic (in materiality and proportion) to the heritage quality of that elevation.

KB

- 12.9 Proposed New Structure, Erf 1406, 13 Oxford Street, Oudtshoorn. S34-Rezoning
HM/CENTRAL KAROO/OUTDSHOORN/ERF 1406

Case No: 20073107KB

Application documents were tabled.

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW;
- The Committee notes that the application does not trigger the provisions of the NHRA as the proposal is for a new structure that does not alter our touch the fabric of a structure older than 60 years.

COMMENT

The Committee notes that the application does not trigger the provisions of the NHRA and therefore a permit application to HWC is not required in this instance.

KB

12.10 Proposed, Alterations and Additions, Erf 2350, 6 Rhone Street, Pinelands, CT.S34-A&A

HM/CAPE TOWN METROPOLITAN/PINELANDS/ERF 23506

Case No: 20091812ND1006E

Application documents were tabled.

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIIC does not fall within an HPO;
- CoCT supports the proposal;
- The Committee notes that work may already have commenced.

FURTHER REQUIREMENTS

Case Officer to confirm with the applicant whether the work has already started and/or been completed. The Committee requires additional photographs of the areas of the proposed work.

ND

12.11 Proposed Alterations and Additions, Erf 71, 12 Barry Street, Robertson, Langeberg, Breede River Winelands, Cape Winelands.S34-A&A

HM/L/ CAPE WINELANDS /BREEDE RIVER WINELANDS//ROBERTSON/ERF 71

Case No: 20091808ND1006E

Application documents were tabled.

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee is of the opinion that the site is graded IIIB;
- The Langeberg Municipality supports the proposal;
- The Committee notes that it is satisfied in general with the scale and the placement of the additional structure;
- The placement of new openings and treatment of historic material needs additional detailing.

FURTHER REQUIREMENTS

The Committee requires the following amendments reflected on the drawings:

1. Wall nibs of the proposed demolished living room wall are retained at 400mm on either side (to ensure stability);
2. Insert slip joints between old and new masonry to separate cement mortar from lime mortar;
3. No OPC cement to be used in the historic building at all; and
4. The existing stable timber door be retained.

An architect with suitable heritage experience must oversee the development.

ND

- 12.12 Proposed Alterations and Additions, Erf 11287, 37 First Crescent, Fish Hoek, CT, S34-A&A

HM/CAPE TOWN METROPOLITAN/FISH HOEK/ERF 11287

Case No: 20091811ND1006E

Application documents were tabled.

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site does not fall within a conservation body area;
- The site is graded NCW and does not fall within an HPO;
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application as it will not negatively impact a heritage resource.

ND

- 12.13 Proposed Alterations and Additions, Erf 9911, 41 Valley Road, Hout Bay, CT S3416434

HM/CAPE TOWN METROPOLITAN/HOUT BAY/ERF 9911

Case No: 20031915ND1001E

Application documents were tabled.

ND introduced the case.

COMMENT

Application is incomplete. CoCT comment outstanding. Comments from Hout Bay and Lundudno Heritage Trust outstanding. More contextual photographs are required.

ND

- 12.14 Proposed Total Demolition, Erf 2711, 9th Street, Yzerfontein, S34-Total Demolition

HM/SWARTLAND/YZERFOINTEIN/ERF 2711

Case No: 20082407ND1009E

Application documents were tabled.

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Swartland Municipality supports the proposal with conditions;
- Friends of Blaauwberg Conservation Area supports the proposal;
- The Committee notes that there are period elements on the site, however it is of the opinion that the site is graded NCW.

DECISION

The Committee resolved to approve the application as it will not negatively impact a heritage resource.

ND

- 12.15 Proposed Alterations and Additions Erf 476647 Oakdale Road, Rondebosch, CT. S34-A&A

HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ERF 476647

Case No: 20100604SM1008E

Application documents were tabled.

SM introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee is of the opinion that the site is graded NCW;
- The site does not fall within an HPO;
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application as it will not negatively impact a heritage resource.

SM

- 12.16 Proposed Additions and Alterations, 96830, 89 Palmyra Road, Newlands, CT. S34-A&A

HM/CAPE TOWN METROPOLITAN/NEWLANDS/ERF 96830

Case No: 2002303SM1007E

Application documents were tabled.

SM introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIC and falls within an HPO;
- Greater Lynfrae Civic Association supports the proposal.

UNDER INVESTIGATION

The Committee requires clarity regarding the CoCT's comment i.e the site address and Erf number.

SM

- 12.17 Proposed Alterations and Additions, Erf 6950, 28 Victoria Road, Goodwood, CT.S34-A&A

HM/CAPE TOWN METROPOLITAN/GOODWOOD/ERF 6950

Case No: 20032002SM1012E

Application documents were tabled.

SM introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW and does not fall within an HPO;
- The site does not fall within a conservation body area;
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application as it will not negatively impact a heritage resource.

SM

- 12.18 Proposed Alterations and Additions, Erf 69933, 67 Gabriel Road, Plumstead, CT. S34-A&A

HM/CAPE TOWN METROPOLITAN/PLUMSTEAD/ERF 69933

Case No: 20091814SM1006E

Application documents were tabled.

SM introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site does not fall within an HPO;
- The Committee is of the opinion that the site is graded NCW;
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application as it will not negatively impact a heritage resource.

SM

- 12.19 Proposed Alterations and Additions, Erf 19534, Corner Main and Koning Street, Paarl, Drakenstein, Cape Winelands S34-A&A

HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 19534

Case No: 20072105SM1006E

Application documents were tabled.

SM introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIC;
- The Drakenstein Municipality and Drakenstein Heritage Foundation (DHF) noted that the work has already been completed;
- DHF does not support the work undertaken.

UNDER INVESTIGATION

The Committee requests the Case Officer to liaise with the legal advisor for clarity on the process in respect of potential mitigation of the illegal work.

SM

- 12.20 Proposed Alterations and Additions, Erf 9795, Constantia Uitsig, Spaanschemat River Road, Guest Cottage, Constantia, CT S34-A&A

HM/CAPE TOWN METROPOLITAN/CONSTANTIA/ERF 9795

Case No: 20100110TZ1007E

Application documents were tabled.

TZ introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIA and the building is graded IIIC;
- CoCT supports the proposal;
- Friends of Constantia Valley Green Belt and CRRRA support the proposal;
- The Committee notes that the conditions from IACom remain unfulfilled.

UNDER INVESTIGATION

The Committee requests the Case Officer to liaise with the legal advisor on the outstanding implementation of conditions of a previous HWC permit, which has a broad bearing on the current application. The Committee feels strongly that previous conditions of a Committee must be addressed to the satisfaction of HWC before other work related to the broader project is considered.

TZ

- 12.21 Proposed Alterations and Additions, Erf 9795, Constantia Uitsig, Spaanschemat River Road, Homestead, Constantia, CT. S34-A&A
HM/CAPE TOWN METROPOLITAN/CONSTANTIA/ERF 9795
Case No: 20200928TZ1007E
Application documents were tabled.

TZ introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded IIIB;
- CoCT does not support the proposal;
- Friends of Constantia Valley Green Belt supports the proposal;
- The Constantia Property Owners' Association did not comment on the amended design;
- CRRRA did not comment on the amended design.

UNDER INVESTIGATION

The Committee requests the Case Officer to liaise with the legal advisor on the outstanding implementation of conditions of a previous HWC permit, which has a broad bearing on the current application. The Committee feels strongly that previous conditions of a Committee must be addressed to the satisfaction of HWC before other work related to the broader project be considered.

TZ

- 12.22 Proposed Alterations and Additions, Erf 57910, 15 Wesley Street, Harfield Village, CT. S34-A&A
HM/CAPE TOWN METROPOLITAN/HARFIELD VILLAGE/ERF 57910
Case No: 20091815TZ1007E

Application documents were tabled.

TZ introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded III B and does not fall within an HPO;
- The Harfield Village Association supports the proposal;
- CoCT supports the proposal;
- The Committee notes that the work may have already commenced.

FURTHER REQUIREMENTS

Case Officer to confirm with the applicant if the work has been completed or not.

TZ

12.23 Proposed Alterations and Additions, Erf 86417, 10 Camp Road, Muizenberg, CT.S34-A&A

HM/CAPE TOWN METROPOLITAN/MUIZENBERG/ERF 86417

Case No: 20100511TZ1007E

Application documents were tabled.

TZ introduced the case.

COMMENT

Application is incomplete. CoCT comment is outstanding.

TZ

14 OTHER MATTERS

14.1 None

15. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions. TZ moved to adopt the resolutions and ND supported.

16 CLOSURE

The meeting adjourned at 13:41

17 DATE OF NEXT MEETING:

22 October 2020

Chairperson's Signature.....

Date:

Secretariat's Signature.....

Date: