

**Approved Minutes of the Meeting of the Heritage Officers Meeting (HOMs)
of Heritage Western Cape (HWC) held via MS Teams
at 08H30 on Monday, 6 November 2023**



1. Opening and Welcome and acceptance of code of conduct

The Chair, Ms Colette Scheermeyer, officially opened the meeting at 08:30 and welcomed everyone present.

2. Attendance

Members

Ms Stephanie Barnardt (Heritage Officer)
Ms Corne Nortje (CN) (Heritage Officer)
Ms Chane Herman (CH) (Heritage Officer)
Ms Khanyisile Bonile (Heritage Officer)
Ms Sneha Jhupsee (SJ)(Heritage Officer)

Staff

Mr Olwethu Dlova (OD) (Admin)
Ms Zikhona Sigonya (ZS) (Admin)
Ms Waseefa Dhansay (WD) (Assistant Director) (Chair)
Ms Colette Scheermeyer (CS) (Deputy Director)
Ms Nuraan Vallie (Assistant Director)
Ms Xola Mlwandle (XM) (Admin)
Mr Yaseen Samodien (YS) (Admin)
Mr Mueed Jacobs (MJ) (Admin)

Legal Advisor

Ms Penelope Meyer (PM) (Legal Advisor)
Ms. Naushina Rahim (NR) (Assistant Legal Advisor)

Observers

None

Visitors

Mr Clive Theunissen
Mr Cahlan Williams
Ms Nicolene Visser
Ms Christiana Groenewoud
Ms Philippa Duncan

3. Apologies

Ms Nosiphiwo Tafeni (NT) (Secrétariat)

3.1. Absent

None

4. Approval of the Agenda

4.1 Agenda dated 6 November 2023

The Committee resolved to approve the agenda dated 6 November 2023 with minor changes.

5. Approval of Minutes of Previous Meeting

5.1 Minutes dated 23 October 2023

The Committee reviewed the minutes dated 23 October 2023 and resolved to approve them as circulated with amendments.

5.2 Minutes dated 30 October 2023

The Committee reviewed the minutes dated 30 October 2023 and resolved to approve them as circulated with amendments.

6. Disclosure of Interest

None

7. Confidential Matters

None

8. Standing Items

8.1 Site inspections undertaken

8.2 Proposed Site Inspection

None

8.3 Site Inspection Reports

8.3.1 Erf 1129, 5 Louwskloof Road, Mamre (CN)

The Committee notes the site inspection. The report will be discussed as part of item no. 11.28 under Matters Arising below.

8.4 Preparation for upcoming Committee meetings

- Appeals meeting_8 November 2023
- BELCom meeting_9 November 2023

8.5 Interim and Close out Reports

None

8.6 Incomplete Applications

Noted

8.7 Archaeological Matters

8.7.1 None

8.8 Illegal Works Database (Stop works order)

8.8.1 None

9 Administrative Matters

9.1 Monitoring by practitioner

9.1.1 Erf 6144, 15 Market Street, Stellenbosch (CH)

The Committee endorsed the appointment of Mr. Mike Scurr (Rennie Scurr Adendorff) as the Heritage Practitioner.

9.3 Permit deadline

For noting.

9.4 Duplication of minutes and agenda

The matter will be discussed on Tuesday, 7 November 2023 after Operation Discussion meeting.

10 Discussion of the agenda

MATTERS DISCUSSED

11. MATTERS ARISING

11.1 Proposed Alterations and Additions on Erf 1015, 6 Du Plessis, Paarl- S34-A&A

Case No: HWC23091919KB0920

Ms Waseefa Dhansay introduced the case.

Mr Clive Theunissen (Drakenstein Municipality) was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is not graded and is situated outside an HPOZ. The Committee proposed as Not Conservation Worth.
- Minor bathroom and patio upgrade.
- Drakenstein Municipality supports the proposal.
- DHF supports the proposal.
- Paarl 300 supports the proposal.

RECORD OF DECISION:

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

WD (KB)

11.2 Proposed Alterations and Additions on Erf 10557, 72 8th Avenue, Vredelust, Bellville- S34-A&A

Case No: HWC23073103KB0815

Ms Waseefa Dhansay introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site situated outside an HPOZ.
- Extensive alterations to the property, however the site is not a heritage resource.
- The City have supported the proposal.

RECORD OF DECISION:

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

WD (KB)

11.3 Proposed Alterations and Additions on Erf 12486-RE, 76 Ravenscraig Road, Walmer Estate- S34 A&A

Case No: HWC23100310KB1004

Ms Waseefa Dhansay introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is Grade IIIC resources and is situated inside an HPOZ.
- Evidence for consultation was provided but no response received from any IA&P, including the CoCT.

RECORD OF DECISION:

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

WD (KB)

11.4 Proposed Alterations and Additions Erf 127038, 1B Simpson Street, Alicedale, Athlone -S34-Minor Works

Case No: HWC23100602KB1009

Ms Waseefa Dhansay introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded as Not Conservation Worth and situated outside an HPOZ.
- Work has been completed.
- CoCT has no objection to the proposal.
- There are no conservation bodies around the area.

RECORD OF DECISION:

HWC cannot condone unauthorised work. The Committee resolved that a S.51 letter to be issued.

WD (KB)

11.5 Proposed Alterations and Additions Erf 131978, 23 Olympic Crescent, Silvertown- S34-A&A

Case No: HWC23073114KB1006

Ms Waseefa Dhansay introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded as Not Conservation Worth and situated outside an HPOZ.
- CoCT supports the proposal.
- There are no conservation bodies around the area.

RECORD OF DECISION:

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

WD (KB)

11.6 Proposed Alterations and Additions on Erf 1355, 25 Yeoville Street, Vredehoek- S34-A&A

Case No: HWC23080114KB0806

Ms Waseefa Dhansay introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is Grade IIIA resources and situated outside an HPOZ.
- CoCT supports the proposal.
- Greater Vredehoek Action Group did not comment within the 30-day commenting period.

RECORD OF DECISION:

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

WD (KB)

11.7 Proposed Alterations and Additions on Erf 189, 21 Rutherford Way, Meadowridge, S34-A&A

Case No: HWC23091132KB1009

Ms Waseefa Dhansay introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded as Not Conservation Worth and situated outside an HPOZ.
- CoCT supports the proposal.

RECORD OF DECISION:

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

WD (KB)

11.8 Proposed Alterations and Additions on Erf 173092, 11 Nares Street, Observatory, S34-A&A-MW.

Case No: HWC23100224KB1003

Ms Waseefa Dhansay introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is Grade IIIC resources and situated inside an HPOZ.
- The work is deemed to be a minor work.

- CoCT supports the proposal.

RECORD OF DECISION:

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

WD (KB)

11.9 Proposed Alterations and Additions on Erf 677, 53 Marais Street, Strand -S34-A&A

Case No: HWC23051213KB0621

Ms Waseefa Dhansay introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded as Not Conservation Worth and situated outside an HPOZ.
- The work has been completed and deemed to be minor.
- CoCT has no objection to the proposal.
- HRF did not comment within the 30-day commenting period.

RECORD OF DECISION:

HWC cannot condone unauthorised work. The Committee resolved that a S.51 letter to be issued.

WD (KB)

11.10 Proposed Alterations and Additions on Erf 10184, 33 Bowler Street, Goodwood S34-A&A

Case No: HWC23080305KB0815

Ms Waseefa Dhansay introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded as Not Conservation Worth and situated outside an HPOZ.
- CoCT supports the proposal.

RECORD OF DECISION:

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

WD (KB)

11.11 Proposed Alterations and Additions on Erf 2495, 18 Meerlust Street, Pinelands-S34-A&A

Case No: HWC23091912KB0919

Ms Waseefa Dhansay introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded as Not Conservation Worth and situated outside an HPOZ.
- The work has been completed.
- CoCT has no objection to the proposal and cannot condone unauthorized work.
- Pinelands Ratepayers & Residents Association does not comment on the area.

RECORD OF DECISION:

HWC cannot condone unauthorised work. The Committee resolved that a S.51 letter to be issued.

WD(KB)

11.12 Proposed Alterations and Additions on Erf 85586, 13 Devon Road, Lakeside -S34-A&A

Case No: HWC23100414KB1004

Ms Waseefa Dhansay introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The grading is question as Grade IIIC resources and is situated outside an HPOZ.
- The work has been completed.
- CoCT given that cannot condone unauthorised work.

RECORD OF DECISION:

HWC cannot condone unauthorised work. The Committee resolved that a S.51 letter to be issued.

WD (KB)

11.13 Proposed Alterations and Additions on Erf 1732, 6 Ennerdale Road, Pinelands -S34-A&A

Case No: HWC23091812KB1012

Ms Waseefa Dhansay introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded as Not Conservation Worth and situated outside an HPOZ.
- CoCT supports the proposal.
- No Pinelands Ratepayers & Residents Association comment required.

RECORD OF DECISION:

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

WD (KB)

11.14 Proposed Alterations and Additions on Erf 48903, 20 Finsbury Road, Newlands. S34-A&A

Case No: HWC23090105SJ0914

Ms Sneha Jhupsee introduced the case.

Mr Ludi Cronje (owner) was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is Grade IIIB resources and situated outside an HPOZ.
- The application was tabled at the HOMs meeting that was held on 19 October 2023.
- Further requirements were received on the 30th October 2023.
- The work has started with very minimum work. CoCT issued a stop works order with regard. However, with work ongoing, the CoCT supports the proposal.
- Newlands Residents Association did not support the proposal as they have the problem with the replacement of the garage.

RECORD OF DECISION:

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

SJ

11.15 Proposed Alterations and Additions on Erf 676, Avondrust, 10 Cardinal Close, Noordhoek, Cape Town. S34-A&A

Case No: HWC23101709SJ1020

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is Grade IIIB resources and is situated outside an HPOZ.

- This case was present on HOMs meeting that was held 22nd of May 2023. Section 34 was approved at HOMs and that was permitted on the 7th of June 2023 with no conditions.
- CoCT informed HWC that there was unauthorized work that had taken place. Due to this, and then also upon further investigation, HWC realized that the site was over 5000 square meters and section 38 was recommended to the applicant to be submitted.
- NID - proposed development (approx. 12000sqm): alterations of envelope of historic homestead such as raising and changing the form of the roofscape; demolition of existing buildings such as the former stables; development of 3 residential use buildings; development of 5 additional buildings/structures for stables, barn, home gym, pool terrace, and garden gazebo; upgrading equestrian facilities, such as the arena and paddocks; new swimming pool; extensive landscaping that includes the planting of new trees and shrubbery; new site boundary fencing.
- Blue Paleo zone - low

FURTHER REQUIREMENTS:

The Committee requested that a Heritage Impact Assessment, Archaeological Impact Assessment and a Visual Impact Assessment on the cultural landscape to be submitted to HWC.

SJ

11.16 Proposed Alterations and Additions on Erf 102, 3 Princess Road, Fresnaye, S34-A&A

Case No: HWC23091511CH1009

Ms. Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information was received on 30 October 2023.
- The site is Grade IIIB resources.
- Falls outside an HPOZ.
- The proposal is for internal refurbishments and an additional storey above a portion of the existing building. Work has not started.
- CoCT supports the proposal.
- SFB had no concerns with upgrading the heritage resources for contemporary living, however, strongly objects to the proposal in its current form.
- SFA supports the intention to upgrade the building but does not support the substantial loss of heritage material/fabric.

FURTHER REQUIREMENTS:

The Committee requires annotated internal photographs to be submitted in order to consider the matter for the at the next meeting.

CH

11.17 Proposed Alterations and Additions on Erf 159, St Thomas Church Complex, Corner of Morton and Longmarket Street, Stanford-S27-Minor Works

Case No: HWC23091908CH1009

Ms. Chane Herman introduced the case.

were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Information was received on 26 October 2023.
- The site is Grade II resources
- Falls inside the declared Stanford Heritage Area
- Proposal is for internal refurbishments to the hall at the St Thomas Church in Stanford.
- Work has started and includes the replacement of the entire electrical system and defective floor planks.
- The proposed work forms part of a multi phased approach to restore the Church precinct. Two permits have already been issued by HWC for the removal of palm trees and repairs and re-thatching of the roof.

RECORD OF DECISION:

The Committee resolved to approve the application with conditions that the work be monitored by a suitably qualified architect with heritage experience and that a close out report be submitted to HWC within 30 days of practical completion.

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

11.18 Proposed Alterations and Additions on Erf 4483, 15 Batavia Way, Ruyterwacht -S34-A&A

Case No: HWC232105CH0929

Ms. Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded as Not Conservation Worth and situated outside an HPOZ.
- Information was received on 25 October 2023.
- The proposal is for a bedroom and lounge addition, and minor extension of the bathroom.
- Work has not started.
- CoCT did not provide a written comment instead requires the HWC permit.

RECORD OF DECISION:

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

CH

11.19 Proposed Alterations and Additions on Erf 581, 38 Alexandra Road, Oranjezicht -S34-A&A

Case No: HWC23083107CH0906

Ms. Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded as Not Conservation Worth
- Falls inside an HPOZ.
- The proposal is for internal alterations, addition of a garage, bedroom, play area and staircase.
- Work has not started.
- CoCT had further requirements for photographs which have been provided in the S34 application.
- CIBRA does not support the proposal noting that the proposal is disappointingly bland with minimal architectural merit. CIBRA further stated that the double garage should be separated with two single doors and a masonry piety.
- The building is not a heritage resource.

RECORD OF DECISION:

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

CH

11.20 Proposed Alterations and Additions on RE of Erf 8928, C.O Textile and Moni Streets, Paarl, S34-A&A, Minor Works

Case No: HWC23100242CN1003

Ms Corne Nortje introduced the case.

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

DISCUSSION:

Amongst other things, the following was discussed:

- The property is ungraded and outside an HPOZ.
- The proposed work on site has not started.
- The proposal is to create a kitchen, bathroom and office space internally.
- Drakenstein Municipality supports.
- The recommendation is for approval and a grading of NCW.

RECORD OF DECISION:

The Committee resolved to approve the application as not negatively impact heritage resources. The Committee supported the grading of the site as not Conservation Worth.

CN

11.21 Proposed Alterations and Additions on Erf 913, 20 Kweek Street, Paarl, S34-A&A

Case No: HWC23091903CN1012

Ms Corne Nortje introduced the case.

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

DISCUSSION:

Amongst other things, the following was discussed:

- The site is ungraded and is situated outside an HPOZ.
- Additional information received on 24 October 2023.
- Most of the work on site has been completed.
- The proposal was for a room extension and stoep enclosure that has been completed and a steel roof for the covered parking which has not started.
- Drakenstein Municipality objects and states that the drawings are not a true reflection of the work undertaken and being undertaken on site and request amended drawings to be submitted to provide detailed comments.
- DHF has no objection to the proposal.
- Paarl 300 did not comment within 30 days commenting period time.

FURTHER REQUIREMENTS:

The Committee requested that revised plans reflecting the work that's have been done accurately in terms of new additions and the comments from Drakenstein Municipality, to be submitted.

CN

11.22 Proposed Alterations and Additions on Erf 91994, 26 Silverlea Road, Wynberg, S34-A&A

Case No: HWC23100415CN1006

Ms Corne Nortje introduced the case.

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

DISCUSSION:

Amongst other things, the following was discussed:

- The site is Grade IIIB resources and is situated outside an HPOZ.
- Additional information received on 18 and 25 October 2023.
- The proposed work on site has been completed at various stages in the past since 2007/2008.
- The proposal was for two bedroom extensions, a patio extension, enclosure of a carport and a partial boundary wall.
- CoCT does not support the proposal.
- WRRRA did not comment within 30-days commenting period time.

FURTHER REQUIREMENTS:

The Committee requested that a heritage statement including mitigation measures be submitted.

CN

11.23 Proposed Total Demolition on Erven 19157 and 19158, 85 Bergriver Boulevard, Paarl, S34-TD

Case No: HWC23100217CN1002

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is ungraded and is situated outside an HPOZ.
- The Committee requested application form, Company Resolution, SG diagram to be submitted. Additional information was received on 25 October 2023.
- The proposed work on site has not started.
- The proposal is the extension of the previous total demolition permit dated 1 October 2020.

- The permit extension was submitted in time.

RECORD OF DECISION:

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

CN

11.24 Proposed Alterations on Erf 1432, 7 Rust en Vrede Avenue, Constantia, S34-A&A Minor Works

Case No: HWC23101209CN1012

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded as Not Conservation Worth and situated outside an HPOZ.
- The Committee requested that photographs be submitted. Additional information was received on 25 October 2023.
- The proposed work on site has not started.
- The proposal is the extension of the previous total demolition permit dated 1 October 2020. The permit extension was submitted in time.

RECORD OF DECISION:

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

CN

11.25 Proposed Alterations and Additions on Erf 715, 8 Belladonna Avenue, Vredehoek, S34-A&A

Case No: HWC23091902CN1002

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded as Not Conservation Worth and situated outside an HPOZ.
- The Committee previously requested that the CoCT comments to be submitted. Additional information received on 26 October 2023
- The proposed work on site has been completed.
- The proposal extensive additions and alterations, mostly to the rear of the property.
- CoCT supports the proposal.
- GVHAG supports the proposal.

RECORD OF DECISION:

HWC cannot condone unauthorised work. The Committee resolved that a S.51 letter is to be issued.

CN

11.26 Proposed Alterations and Additions on RE of Erf 237, 27 Nuwe Street, Elim, S34-A&A

Case No: HWC23080709CN0826

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is ungraded and situated inside an HPOZ.
- The Committee require a title deed, locality plan, streetscape photographs, a colour up municipality plan, comments from the Elim Heritage Society and Conservation Body comments, and a SG diagram to be submitted. Additional information received on 30 Aug, 21 Sept and 26 Oct 2023.
- The property is a recommended grade IIIC by Friends of Elim and inside an HPOZ.
- The proposed work on site has not started.
- The proposal is for extensive alterations and additions to the house, front and rear.
- Agulhas Mun supports the proposal.
- Friends of Elim did not indicate support and recommends retaining the frontal view and style of house-windows type, size and door design with window above. They do not support the proposed frontal changes to the structure, needs to blend with general street visage. Rear and internal changes are acceptable but must follow the Elim guidelines. Roof height and design must blend with the general roof height of the street. Retain the frontal garden and front boundary wall height to remain the same.
- Agulhas Heritage Society supports and notes that the street has experienced a loss of historic fabric through moderation of dwellings. And due to most buildings not conforming to either building regulations or heritage guidelines, proposal such as these cannot be refused except of the objections are based on principles and facts.

HELD OVER:

The matter is referred to BELCom meeting to be held on 11 December 2023.

CN

11.27 Proposed Alterations and Additions on Erf 44959, 15 Old Farm Road, Rondebosch, S34-A&A

Case No: HWC23080813CN1009

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is ungraded and situated outside an HPOZ.

- Additional information was received on 27 Oct 2023.
- The proposed work on site has not started.
- The proposal is for a bedroom extension, internal alterations and an outbuilding.
- CoCT supports the proposals

RECORD OF DECISION:

The Committee resolved to approve the application as not negatively impact heritage resources. The grading is for CoCT to confirm.

CN

11.28 Proposed Alterations and Additions on Erf 1129, 5 Louwskloof Road, Mamre, S34-A&A

Case No: HWC23100411CN1005

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Heritage Western Cape (HWC) conducted a site inspection on Friday, 26 October 2023 upon HOMS requesting a site inspection be undertaken for I&AP concerns raised
- The site inspection report, its findings, discussions and recommendations were presented before the committee.
- I&AP concerns remain.

HELD OVER:

The matter is referred to BELCom meeting to be held on 11 December 2023.

CN

11.29 Proposed Alterations and Additions on Erf 44938, 10 Moolenberg Road, Rondebosch, S34-A&A

Case No: HWC23081605CN1020

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded as Not Conservation Worth and situated outside an HPOZ.
- Additional information received on 30 Oct 2023.
- The proposed work on site has not started.
- The proposal is for a lounge extension, internal alterations and an external wall.
- CoCT supports the proposal.

RECORD OF DECISION:

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

CN

11.30 Proposed Additions, Alterations and Partial Demolition on Erf 1804, 16 Van Riebeeck Street, Stellenbosch, S34-A&A

Case No: HWC23082812CN0906

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is Grade IIIA resources and is situated inside an HPOZ.
- Further requirements received on 31 Oct and was requested at HOMS on 18 Sept in that the applicant should engage with SIG regarding their negative comments on fence and pergola design.
- The Committee proposed Graded IIIB resources grading.
- Stellenbosch municipality and SHF did not provide comments in 30 days.
- SIG notes that the proposed pergola and fence as a series of 220x50mm vertical fins on Murray Street are out of character with the surrounding streetscape, and not supported. SIG, however, supports the additions and alterations to the cottage, as the plans have been revised, and the vertical fins have been removed and no boundary fence is being proposed.

RECORD OF DECISION:

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

CN

11.31 Proposed SW on ERF 19173 and a Section of Erf 17988, Paardevlei SW – S38 (8)-NID

Case No: HWC23

Ms Stephanie Barnardt introduced the case.

HELD OVER:

The matter was held over and will be tabled at the next HOMs meeting.

SB

11.32 Proposed Alterations and Additions on Erf 2578, Pinelands- S34-A&A

Case No: HWC23 SB0921

DUPLICATE:

The matter was removed from the agenda.

SB

11.33 Proposed Alterations and Additions on Erf 98574, 19 Saxon Road, Rondebosch, S34-A&A

Case No: HWC23

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded as Not Conservation Worth and situated outside an HPOZ.
- Work has not started.
- Proposed carport and bathroom.
- CoCT supports the proposal.
- Interior images indicate that the work has started.
- The Committee previously requested SG, Title deed to be submitted.
- Additional information was received 26 October 2023.

RECORD OF DECISION:

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

SB

11.34 Proposed Solar Panels on Portion 4 Schaapkraal, 33 Springfield Road, Philippi, S38 (8)-NID

Case No: HWC2

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is situated in a PHA area.
- Consultant recommend that NFS to be submitted.

- The Committee previously requested that SG to be submitted. Additional information was received on 27 October 2023.

RECORD OF DECISION:

The Committee requested that a Visual Impact Assessment on the cultural landscape to be submitted to HWC.

SB

11.35 Proposed Additions and Alterations on Rusty Gate Farm No's 824, 826 And 887, Greyton -S38(8)-NID

Case No: HWC23

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Proposed Tourism Accommodation.
- NID form does not adequately assess heritage resource.
- The Committee previously requested that SG, proof of ownership (Title/deed search), revised NID application form to be submitted. Additional information was received on 27 October 2023.
- Archaeology - one single very high Archaeological site according to the screen.
- Palaeontological - very high to low.
- Consultant recommends that no further studies required.

RECORD OF DECISION:

The Committee requested that the HIA, Archaeological and AIA and PIA to be submitted to HWC.

SB

NEW MATTERS

12.1 Proposed Alterations and Additions on Erf 68298, 184 Rosmead Avenue, Kenilworth -S34-A&A

Case No: HWC23100206KB1003

INCOMPLETE APPLICATION:

The Committee requires that CoCT (HRS) comments, Lower Kenilworth Improvement District comment and additional streetscape to be submitted to HWC.

SB

12.2 Proposed alterations and additions on Erf 6909, Corner Main and Merten Street, Paarl, S34- A&A

Case No: 21091327KB0913E

INCOMPLETE APPLICATION:

The Committee requires that the Paarl300 comment and internal photos to be submitted to HWC.

SB

12.3 Proposed Alterations and Additions on Erf 69472, 359 Main Road, Dennekamp, Kenilworth - S34-A&A

Case No: HWC23100308KB1003

INCOMPLETE APPLICATION:

The Committee requires that streetscape and internal photographs, to be submitted too HWC.

SB

12.4 Proposed Alterations and Additions on Erf 71235, 23 Cannon Street, Plumstead - S34 A&A

Case No: HWC23072701KB0815

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is Grade IIIC resources and is situated outside an HPOZ.
- CoCT supports he proposal.
- Work has not started.
- Proposed new bedroom, rebuilding boundary wall, internal changes, pool and patio.

RECORD OF DECISION:

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

SB

12.5 Proposed Alterations and Additions Erf 71371, 2 Atherstone Road, Plumstead -S34-Minor Works

Case No: HWC23072801KB0809

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded as Not Conservation Worth and situated outside an HPOZ.
- No heritage values.
- CoCT supports the proposal.

RECORD OF DECISION:

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

SB

12.6 Proposed Alterations and Additions Erf 71471, 35 Waterford Road, Plumstead- S34-A&A

Case No: HWC23083010KB0911

Ms Stephanie Barnardt introduced the case.

HELD OVER:

The matter was held over. The Committee resolved that the I&APs to be invited to attend the next HOMs meeting to be held on 13 November 2023.

SB

12.7 Proposed Alterations and Additions on Erf 72064, 32 Pluto Road, Plumstead - S34-A&A

Case No: HWC23111001KB1012

INCOMPLETE APPLICATION:

The Committee requires that CoCT comment, internal images, streetscape, SG, application form to indicate if work has started to be submitted to HWC.

SB

12.8 Proposed Alterations and Additions on Erf 7932, 35 New Street, Somerset West, S34-A&A

Case No: HWC23082405KB0828

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is Grade IIIC resources and situated outside and HPOZ.
- This a minor works application.
- CoCT did not comment within 30 days of commenting period time.
- HRF supports the proposals.

RECORD OF DECISION:

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

SB

12.9 Proposed Alterations and Additions on Erf 8716, 3 Bo Meul Street, Paarl, S34- A&A.

Case No: HWC22101911KB1027

Ms Stephanie Barnardt introduced the case.

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

DISCUSSION:

Amongst other things, the following was discussed:

- The site is previously Grade IIIC resources.
- DHF supported the proposed deviation of approved permit (July 2022)
- Reduce the size of the new garage.
- Paarl300 supports the proposals
- Application to be treated as MW application.

RECORD OF DECISION:

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

SB

12.10 Proposed Alterations and Additions on Erf 89740, 31 Gatesville Road, Kalk Bay -S34-A&A

Case No: HWC23100409KB1009

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is Grade IIIB resources and situated inside an HPOZ.
- Work has been completed, deviations from approved plans: added pergola, new windows on NW changed the size, sliding screen omitted, braai chimney installed, opening at loft closed, back of loft wider with glass balustrades.
- CoCT has no objection to the proposals.

RECORD OF DECISION:

The Committee resolved that a S.51 letter to be issued.

SB

12.11 Proposed Alterations and Additions on Erf 23578, 5 Blair Street, Maitland- S34-A&A

Case No: HWC23092701KB0928

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded as Not Conservation Worth and situated outside an HPOZ.
- The proposed work on site has not started.
- The proposal is for an extension to the rear, internal alterations that including changes to doors and windows.
- CoCT supports the proposal.

RECORD OF DECISION:

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

CN

12.12 Proposed Alterations and Additions on Erf 34455, 117 Main Road, Strand - S34 A&A Minor Works

Case No: HWC23100245KB1002

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is Grade IIIC resources and situated outside an HPOZ.
- The proposed work on site has been completed.
- The work is considered to be minor in nature
- The proposal was to enclose a stoep between the main dwelling and the outbuilding.
- CoCT supports the proposals
- -RF's comment document is blank.

RECORD OF DECISION:

HWC cannot condone unauthorised work. The Committee resolved that a S.51 letter to be issued.

CN

12.13 Proposed Alterations and Additions Erf 3542, 12 Windsor Road, Parow- S34-A&A

Case No: HWC23062602KB0731

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is ungraded and situated outside an HPOZ.
- The proposed work on site has not started.
- The proposal is for a braai patio extension and a swimming pool to the rear, as well as for a new boundary wall.
- CoCT supports the proposal.

RECORD OF DECISION:

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

CN

12.14 Proposed Alterations and Additions Erf 3690, 4 Montrose Avenue, Oranjezicht - S34-A&A

Case No: HWC23100502KB1006

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded as Not Conservation Worth and situated inside an HPOZ.
- The proposed work on site has not started.
- The proposal is for a garage extension to the street, bathroom alterations and a swimming pool to the rear.
- CoCT supports the proposal.
- CIBRA supports the proposal.

RECORD OF DECISION:

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

CN

12.15 Proposed Alterations and Additions on Erf 41887, 42 Second Avenue, Rondebosch - S34-A&A

Case No: HWC23100402KB1004

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded as Not Conservation Worth and situated outside an HPOZ.
- The proposed work on site has not started.
- The proposal is for extensive additions and alterations to the house including replacing the asbestos roof with an IRB flat roof.
- CoCT supports the proposal.

RECORD OF DECISION:

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

CN

12.16 Proposed Alterations and Additions on Erf 442, Much Binding Road, Wetton, S34-A&A

Case No: HWC23100403KB1006

Ms Corne Nortje introduced the case.

INCOMPLETE APPLICATION:

The Committee requested that the transfer letter, locality plan and the updated CoCT comments to be submitted.

CN

12.17 Proposed Alterations and Additions on Erf 47118, 79 Campground Road, Rondebosch, S34-A&A.

Case No: HWC23071003KB0926

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The property is graded 3B and outside an HPOZ.
- The proposed work on site has not started.
- The proposal is for internal alterations, a vertical extension by adding a 1st storey, enclosing the veranda and adding a swimming pool.
- The City does not support the proposal in its current form as there is no sensitivity to the high levels of heritage significance involved and as such, there will be an overly negative impact on the levels of significance of the resource itself and on nearby resources within the historic context of significant groupings.
- GLCA has no objection but has a condition in that the existing veranda remaining open, as house forms part of a group of houses that are very similar in terms of age and design; none have enclosed verandas
- My recommendation is for the application to be referred to BELCOM.

HELD OVER:

The matter is referred to BELCom meeting to be held on 11 December 2023.

CN

12.18 Proposed Total Demolition on Erf 510, 7 Cavalcade Road, Green Point. S34-TD

Case No: HWC23101820CN1020

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is Grade IIIC resources and situated outside an HPOZ.
- The proposed work on site has started but not been completed.
- The proposal is for total demolition of the existing house and outbuilding to be replaced by an apartment building.
- The applicant describes the house as being half demolished resulting from its poor condition and vandalism. The owner submitted a demolition application to the City and was not aware that a permit from HWC is required, and whilst the City's application was in progress the owner decided to start incrementally dismantling parts of the building himself. The City issued a stop works but the owner stopped the work before the stop works order was issued.
- The City does not support and requests that a heritage report be prepared to assess the surrounding heritage environment/context, to establish design indicators and to inform the design of an appropriate replacement building for approval, before the demolition of the contextually significant heritage resource is authorised.
- The Ward Councilor noted receipt of the application.
- De Waterkant Civic Association did not comment in 30 days
- The Body Corporate of Melrose Mansions raised concerns and stated a few conditions such as re-use of materials and retaining the avocado tree.
- GPRRA has no objection to the proposal
- CIFA did not comment within 30 days of the commenting period time
- SFA has no objection but recommended that the new design be informed by the neighboring heritage graded properties and the fine texture of the neighborhood
- SFB did not comment within 30 days of the commenting period time
- CTHF did not comment within 30 days of the commenting period time

RECORD OF DECISION:

The matter is referred to BELCom meeting to be held on 11 December 2023 due to the controversial nature of the demolition, and the design indicators of the replacement building.

CN

12.19 Proposed Alterations and Additions on Erf 54212, 26 Dunluce Avenue, Claremont -S34-A&A

Case No: HWC23091904KB1003

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded as Not Conservation Worth and situated outside an HPOZ.
- The proposed work on site has been completed.
- The proposal was for internal alterations and relocation of the lapa.
- CoCT supports the proposal
- GLCA supports the proposal

RECORD OF DECISION:

HWC cannot condone unauthorised work. The Committee resolved that a S.51 letter to be issued.

CN

12.20 Proposed Alterations on Erf 66923,11 Benjamin Road, Wynberg, S34-Minor Works

Case No: HWC23100234KB1009

INCOMPLETE APPLICATION:

The Committee requested that an application form and locality plan to be submitted to HWC.

CN

12.21 Proposed Additions on Erf 2246, NG Kerk Paarl (Strooidak), Paarl, S27-Other

Case No: HWC23092717KB0928

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is Grade II resources and situated inside an HPOZ.
- The proposed work on site has been completed.
- The proposal was for a playpark on the church lawn which consist of a jungle gym and trampoline.

- Drakenstein Municipality objects to the proposal and raised concern regarding the location of the play area in relation to marked and unmarked graves. Drakenstein further notes that the play area detracts from the significance of the site.
- DHF has no objection to the proposal
- Paarl 300 did not provide comments within the 30 days commenting period of time.

HELD OVER:

The matter is referred to BELCom meeting to be held on 11 December 2023 for the expertise on the concerns raised by the municipality. The Committee also resolved that the heritage statement that addresses the impact of the unauthorized work on the PHS to be submitted to BELCOM.

CN

12.22 Proposed Alterations and Additions on RE of Erf 424, 26a De Bruyn Street, Stanford. S31- A&A
Case No: HWC23101208CN1020

INCOMPLETE APPLICATION:

The Committee requires that new application form and SG diagram to be submitted to HWC.

CN

12.23 Proposed Total Demolition on Erf 611, 12 The Valley Walk, Constantia, S34-TD

Case No: HWC23100205KB1003

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded as Not Conservation Worth and situated outside an HPOZ.
- The proposed work on site has not started.
- The proposal is to demolish the existing building on site.
- CoCT supports the proposals
- CRRA & FoCVGB supports the proposals.

RECORD OF DECISION:

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

CN

12.24 Proposed Alterations and Additions, Erf 178716, 90 Strubens Road, Observatory. S34-A&A

Case No: HWC23091508KB1006

INCOMPLETE APPLICATION:

OCA comments required.

CH

12.25 Proposed Alterations and Additions on Erf 180, 25 Central Avenue, Pinelands. S34-A&A

Case No: HWC23080214KB1004

Ms. Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded IIIC resources and is situated inside HPOZ.
- Work is complete
- CoCT supports the proposal.
- PRRA supports the proposal.

RECORD OF DECISION:

The Committee resolved that a Section 51 letter to be issued.

CH

12.26 Proposed Alterations and Additions on Erf 18660, 5 Bremer Street, Tijgerhof, Cape Town -S34-A&A

Case No: HWC23071302KB0718

INCOMPLETE APPLICATION:

Updated application form, contextual photographs and City of Cape Town comments.

CH

12.27 Proposed Alterations and Additions on Erf 1382, 3 Bradwell Road, Vredehoek -S34- Minor Works

Case No: HWC23082108KB0826

Ms. Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is Grade IIIC resources and is situated outside HPOZ.
- Minor works application to raise the boundary wall and widen the vehicular gate.

RECORD OF DECISION:

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

CH

12.28 Proposed Alterations and Additions Erf 1624, 8 Firmount Road, Somerset West, S34-Minor Works

Case No: HWC23100202KB1004

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is ungraded and is situated inside HPOZ.
- Minor works application for a covered patio and internal alterations.
- The work is complete
- Heldeberg Renaissance Foundation supports the proposals.

RECORD OF DECISION:

The Committee resolved that a Section 51 letter to be issued.

CH

12.29 Proposed Alterations and Additions Erf 1665, 138 High Level Road, Green Point. S34-Minor Works

Case No: HWC23101007KB1011

Ms. Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is Grade IIIB and is situated inside HPOZ.
- The minor works application is for alterations to the internal layout of the existing building and alterations to doors and windows on the south and east façade.
- The work has not started.

RECORD OF DECISION:

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

CH

12.30 Proposed Alterations and Additions on Erf 1062, 165 Marmion Court, High Level Road, Sea Point -S34-Minor Works

Case No: HWC23101218KB1012

Ms. Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is Grade IIIB and is situated inside HPOZ.
- The proposal is for internal alterations to the existing apartment Unit 1.
- The work has not started.
- CoCT raised concerns regarding the proposed changes to the external envelope and the fenestration. CoCT supported on condition that at least half of the opening depth be retained of the balcony.
- The Committee notes that the CoCT concerns have been addressed and the setback is reflected on the drawings.

RECORD OF DECISION:

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

CH

12.31 Proposed Alterations and Additions on Erf 1641, 21 Bellair Road, Vredehoek, S34- Minor Works

Case No: 20061508KB0703E

Ms. Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is Grade IIIB and is situated outside HPOZ.
- The proposal is to enclose 2 balconies on the third floor.
- CoCT does not support the balcony enclosures as it will negatively impact on the significance of the typology of the apartment block and its contribution to the streetscape. CoCT further states that they cannot support incremental continuous negative impacts and further erosion of the overtreated each quality.
- Greater Vredehoek Heritage Action Group supports the proposal.
- CIBRA supports the proposal and suggests that the coping be omitted from the proposal for consistency with rest of the new structure to the rear of the original Art Deco building.

HELD OVER:

The matter is held over to the next HOMs meeting to be held on 13 November 2023. CoCT and I&APs to be invited.

CH

12.32 Proposed Alterations and Additions on Erf 1446, 130 Ocean View Drive, Sea Point, S34- Minor Works

Case No: HWC23081703KB0822

Ms. Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is Grade IIIC and is situated outside HPOZ.
- The proposal is for internal renovations to the existing apartment and to enclose the balcony.
- CoCT support the proposal and notes that the work is minor in nature.

RECORD OF DECISION:

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

CH

12.33 Proposed Alterations and Additions on Erf 3282, 15 Kalden Street, Strand, S34-A&A

Case No: HWC23051903KB0621

Ms. Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is Grade IIIC and is situated outside HPOZ.
- The proposal is for minor internal alterations and the addition of a pool, room and the expansion of the living area, as well as alterations to the boundary wall.
- The work is complete.
- CoCT supports the proposal.
- Heldeberg Renaissance Foundation supports the proposals.

RECORD OF DECISION:

The Committee resolved that a Section 51 letter to be issued.

CH

12.33 Proposed Alterations and Additions on Erf 19772, Huis Vergenoegd, 172-174 Main Street, Paarl, S27-A&A

Case No: HWC23101720CH1020

Ms. Chane Herman introduced the case.

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

DISCUSSION:

Amongst other things, the following was discussed:

- The site is Grade II resources and is situated inside HPOZ.
- The proposal is for internal alterations and upgrades to each flat layout.
- Drakenstein Municipality supports the proposal.
- DHF supports the proposal.
- Paarl300 Foundation supports the proposal.

RECORD OF DECISION:

The Committee resolved to approve the application on condition that a close out report be submitted to HWC within 30 days of practical completion.

CH

12.35 Proposed Alterations and Additions on Erf 13811, Milner Street, Wellington- S34-Minor Works

Case No: SJ1023

INCOMPLETE APPLICATION:

The Committee requires that internal, external and streetscape, POP and confirm exact address to be submitted to HWC.

SJ

12.36 Proposed Alterations and Additions on Erf 2170, 9 Longmarket Street, Stanford, S31-Addition

Case No: HWC23091126SJ1023

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is ungraded and situated in a Heritage Area.
- Proposed addition of double garage.
- House built in 2015 on vacant erf.
- SHC supports the proposal
- OHAC supports the proposal

RECORD OF DECISION:

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

SJ

12.37 Proposed Alterations and Additions on Erf 29198-Re, 10 Muswell Hill Avenue, Mowbray. S34-A&A

Case No: HWC23102312SJ1023

INCOMPLETE APPLICATION:

The Committee resolved that streetscape images to be submitted to HWC.

SJ

12.38 Proposed Alterations and Additions on Erf 45168, 10 Park Road, Rondebosch. S34-A&A

Case No: HWC23102005SJ1023

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is Grade IIIB resources and situated inside an HPOZ.
- Alterations to convert existing offices into veterinary practice.
- CoCT supports the proposal
- RCID (Community Improvement District) has no objection to the proposal.

RECORD OF DECISION:

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

SJ

12.39 Proposed Alterations and Additions on Erf 7249, 12A Main Road, Courtrai, Paarl. S34-A&A

Case No: HWC23102306SJ1023

INCOMPLETE APPLICATION

The Committee requires that new application form and streetscapes images to be submitted to HWC.

SJ

12.40 Proposed Total Demolition on Erf 772, 6 Comrie Road, Camps Bay. S34-Total Demolition

Case No: HWC23101703SJ1023

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is graded as Not Conservation Worth.
- Full demolition of existing house to build new single residential house.
- CoCT supports the proposal and recommended the retention of stone wall.
- Camps Bay Clifton Ratepayers Association (CBCRA) did not comment within 30 days of commenting period time.

RECORD OF DECISION:

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

SJ

12.41 Proposed Alterations and Additions on Erf 8199, 20 Mann Street, George, S34-A&A

Case No: HWC23102003SJ1023

INCOMPLETE APPLICATION:

The Committee requires that streetscape, external, internal photos and consultation comments to be submitted to HWC.

SJ

12.42 Proposed Alterations and Additions on Erf 9768, St. Stephens DRC, Riebeeck Square, 104 Bree Street, Cape Town, S27-A&A

Case No: HWC23102009SJ1023

INCOMPLETE APPLICATION:

The Committee resolved that the letter of motivation, pictures and locality document and Title deed to be submitted to HWC.

SJ

12.43 Proposed Alterations and Additions on Erf 7044, 183 Jan van Riebeeck Road, Oudtshoorn, S34-A&A

Case No: HWC23102309SJ1023

INCOMPLETE APPLICATION:

The Committee resolved that streetscape images to be submitted to HWC.

SJ

12.44 Proposed Alterations and Additions on Farm 790-Re, Adjacent N2 Highway, Botrivier, S34-Minor Works

Case No: HWC23102010SJ1023

INCOMPLETE APPLICATION:

The Committee requires that streetscapes images and WCC comment to be submitted to HWC.

SJ

12.45 Proposed Alterations and Additions on Farm 291, Langebome, Wupperthal, Cederberg, S31-New Dwelling

Case No: HWC23101824SJ1030

INCOMPLETE APPLICATION:

The Committee resolved that the NID form submitted, acquire S31 form.

SJ

12.46 Proposed Alterations and Additions on Portion 11 of Farm 113, Aan De Kruisrivier, Riversdal, S34-Minor Works

Case No: HWC23100407SJ1023

INCOMPLETE APPLICATION:

The Committee requires that SG diagram and clear images to be submitted to HWC.

SJ

12.47 Proposed Redevelopment, Piketberg, S38(1)-Advice

Case No: HWC23101601SB1020

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is ungraded and situated outside an HPOZ.
- Proposed expansion of the Piquetberg mall, the existing dwelling on the property will be demolished.

- The dwelling has been modified from original form however windows (stained glass) has some heritage value, although not in historic or scenic route.
- Archaeology - unlikely as in urban context.
- Palaeontology - unknown but unlikely as site previously developed.
- Consultant recommends that no further studies required.

RECORD OF DECISION:

The Committee resolved that no further studies to be required. The separate section 34 application needs to be submitted for the demolition of the structure on site.

SB

12.48 Proposed Tourism Development, Calitzdorp, S38(4)-NID

Case No: HWC23101903SB1020

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is 1.3km from the historic town centre, it has been transformed by previous cultivation activities.
- Number of historic buildings within the proximity of the site, a cemetery was noted on adjoining, erf 55 but no graves on subject property.
- It is noted that number of significant archaeological sites has be found in the area however site has a different terrian and unlikely to have highly significant ESA or MSA artefacts.
- Palaeontological - moderated according to the SAHRA map.
- Consultant recommends that no further studies required.

RECORD OF DECISION:

The Committee resolved that no further studies to be required.

SB

12.49 Proposed Rezoning for Mix-Use Development on Erf 469-Re, Wetton, S38(4)-NID

Case No: HWC23101726SB1020

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Site is currently vacant, surrounding properties included mixed-use, rural and general industry.
- The proposed rezoning for mix-use will be keeping in the character of the site.
- Consultant recommends that no further studies required.

RECORD OF DECISION:

The Committee resolved that no further studies to be required.

SB

12.50 Proposed Mining Rights on Farm 1186 Malmesburg, Darling, S38(8)-NID

Case No: HWC23101804SB1019

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Lease for land still in preparation. proposed mining and rehabilitated for agricultural use after mining.
- No direct impact to the farmsteads, visual - low as site to be rehabilitated afterwards.
- Archaeological - possibility of isolated stone tools, low significance hence low impact.
- Palaeontological - low as granite outcrops, Graves - Hildebrand Monument (erected on graves of Field Cornet Casparus Hildebrand) which lies 45 m west will not be impacted.
- Consultant recommends that no further studies required.

RECORD OF DECISION:

The Committee resolved that no further studies to be required.

SB

12.51 Proposed Mining on Farm 1450 (Cape Registration Division), Philippi, S38(8)-NID

Case No: HWC23101806SB1020

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The proposed mining area is topographically higher than surrounding horticultural land. The mining area will be divided into 5 blocks and only 1 at a time will be mined.
- The edges will be shaped to match the topography and remain agriculturally viable.
- Site is within the Philippi Horticultural Area (PHA), highly significant landscape, unlikely to be impacted by the proposed mining.
- Archaeological low due to previous cultivation of site.
- Palaeontological moderate although this relates to the deeper formation and not the surficial Witzands formation.
- Graves unlikely although municipal graveyard 2.7km away. Consultant recommends NFS -agree with Chance Finds protocol

RECORD OF DECISION:

The Committee resolved that no further studies to be required.

SB

12.52 Proposed Development of Farm 1597/1 Olive & Vine, Simondium, S38(4)-NID

Case No: HWC23091917SB1020

INCOMPLETE APPLICATION:

The Committee requires that no indication on the form who made the recommendation nor is the form complete with assessment of anticipated impacts to possible heritage resource.

SB

OTHER MATTERS

13. OTHER MATTERS

14. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee agreed to adopt the decisions and resolutions as recorded above.

15. CLOSURE

The meeting adjourned at 13:00

16. DATE OF NEXT MEETING: 13 November 2023

MINUTES APPROVED AND SIGNED BY:

CHAIR:

DATE:

SECRETARY:

DATE:

APPROVED