

**Approved Minutes of the Meeting of the Heritage Officers Meeting (HOMs)
of Heritage Western Cape (HWC) held via MS Teams
at 08H30 on Monday, 27th November 2023**



1. Opening and Welcome

The Chair, Stephanie Barnardt, officially opened the meeting at 08:30 and welcomed everyone present.

2. Attendance

Members

Ms Stephanie Barnardt (Heritage Officer) (Chair)
Ms Corne Nortje (CN) (Heritage Officer)
Ms Chane Herman (CH) (Heritage Officer)
Ms Khanyisile Bonile (Heritage Officer)

Staff

Ms. Nosiphiwo Tafeni(NT) (Secrétariat)
Ms Zikhona Sigonya (ZS) (Admin)
Ms Waseefa Dhansay (WD) (Assistant Director)
Ms Colette Scheermeyer (CS) (Deputy Director)
Ms Xola Mlwandle (XM) (Admin)

Legal Advisor

Ms Penelope Meyer (PM) (Legal Advisor)

Observers

None

Visitors

Mr Riad Davids, Mr Stuart Hermansen, Claire Abrahamse, Clive Theunissen, Wynand Ferreira, Phillip Smith, Sjanel Martin, Emmylou Bailey, Katie smuts

3. Apologies

Ms. Naushina Rahim (NR) (Assistant Legal Advisor)
Ms Sneha Jhupsee (SJ)(Heritage Officer)

3.1. Absent

None

4. Acceptance of the Code of Conduct

4.1 The Code of Conduct was accepted by all staff members in the meeting.

5. Agenda dated 27th November 2023

The Committee resolved to approve the agenda dated **27th November** 2023 with minor changes. CN moved to adopt the approval of the agenda and KB seconded.

6. Approval of Minutes of Previous Meeting

6.1 Minutes dated 21st November 2023

The Committee resolved to hold the minutes over of the 21st November 2023 to the meeting of the 4th of December 2023.

6.2 Minutes dated 24th November 2023

The Committee resolved to hold the minutes over of the 24th of November 2023's HOMs to the meeting to the 4th of December 2023

7. Disclosure of Interest

None

8. Confidential Matters

None

9. Standing Items

None

9.1 Site inspections undertaken:

9.1.1 None

9.2 Proposed Site Inspection

9.2.1. None

9.3 Site Inspection Reports

9.3.1. None

9.4 Preparation for upcoming Committee meetings

9.4.1. LEAN Management presentation

9.5 Interim and Close out Reports

9.5.1. None

9.6 Incomplete Applications

9.7 Archaeological Matters

None

9.8 Illegal works database

9.8.1 Erf 2838-RE, 148 Buitengracht Street, Bo-Kaap (CS)

- HWC was informed of unauthorized work on 25 November 2023.
- The extent of the work was external alterations – removal of plaster from the façade walls.
- A stop works order was not issued as the work has stopped voluntarily. The owner confirmed to HWC that no further work will be done until a permit is obtained from HWC.

10. Administrative Matters

10.1. Monitoring by practitioner:

10.1.1.

11. Discussion of the agenda

MATTERS TO BE DISCUSSED

12. MATTERS ARISING

12.1 Proposed Alterations and Additions on Erf 1629, 112 Forest Drive, Pinelands: S34-A&A Case No: HWC23110724KB1107

Ms Khanyisile Bonile introduced the case. Mr Riad Davids was present and took part.

DISCUSSION:

Amongst other things, the following was discussed:

- Not Graded
- CoCT supports the proposal
- Work has been completed- some internal work to the outbuilding.

RECORD OF DECISION:

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

KB

12.2 Proposed Alterations and Additions on Erf 2, 3 1st Avenue, Grassy Park: S34-A&A Case No: HWC23102607KB1108

Ms Khanyisile Bonile introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal

- Work has not started.

RECORD OF DECISION:

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

KB

12.3 Proposed Alterations and Additions on Erf 213, 31 Acacia Way, Pinelands: S34-A&A
Case No: HWC23110207KB1106

Ms Khanyisile Bonile introduced the case. Wynand Ferreira was present

DISCUSSION:

- Graded NCW
- Outside HPO
- CoCT supports the proposal
- Work has not started.
- PRRA supports the proposal

RECORD OF DECISION:

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

KB

12.4 Proposed total demolition on Erf 23356, 55 Coronation Road, Maitland: S34-TD
Case No: HWC23103004KB1106

Ms Khanyisile Bonile introduced the case.

INCOMPLETE APPLICATION

Internal and streetscape photographs required.

KB

12.5 Proposed minor works on Erf 330, 13 Bickley Road, Sea Point: S34-MW
Case No: HWC23103021KB1107

Ms Khanyisile Bonile introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIC
- Inside HPO
- CoCT supports the proposal
- SFB supports the proposal

RECORD OF DECISION:

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

KB

12.6 Proposed Alterations and Additions Erf 4201, 6 Short Street, Pacaltsdorp: S34-A&A

Case No: HWC23101827KB1107

Ms Khanyisile Bonile introduced the case.

INCOMPLETE APPLICATION

Local authority comment and the comment from George Heritage Trust and all photographs.

KB

12.7 Proposed Alterations and Additions Erf 4221, 46 Taronga Road, Rondebosch: S34-A&A

Case No: HWC23102406KB1106

Ms Khanyisile Bonile introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal
- Work has started

FURTHER REQUIREMENTS:

The committee requesting confirmation of the percentage of the work completed along with the annotated plan showing the proposed work and the completed work.

KB

12.8 Proposed Alterations and Additions Erf 54162, 8 Malone Avenue, Claremont: S34-A&A

Case No: HWC23110701KB1107

Ms Khanyisile Bonile introduced the case.

INCOMPLETE APPLICATION

All photographs required

KB

12.9 Proposed Alterations and Additions Erf 6168, 7 & 9 van der Stel Street, Stellenbosch: S34-A&A

Case No: HWC23110205KB1106

Ms Khanyisile Bonile introduced the case. Mr Stuart Hermansen was present.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIA

- HPO
- Stellenbosch Municipality supports the proposal
- SIG did not support the proposal

COMMENT:

Held over to the 04 of December.

KB

12.10 Proposed minor works on Erf 957, 26 Woodside Drive, Pinelands: S34-MW

Case No: HWC23110710KB1108

Ms Khanyisile Bonile introduced the case.

INCOMPLETE APPLICATION

PRRA comments required

KB

12.11 Proposed restoration & minor work on Erf 710-Re, 3 Leicester Grove, Green Point: S34-MW

Case No: HWC23110102KB1107

Ms Khanyisile Bonile introduced the case.

INCOMPLETE APPLICATION

Application form, all photographs, SG diagram, Locality map and proof of ownership.

KB

12.12 Proposed Alterations and Additions Erf 485, 33 Uitvlugt Road, Pinelands: S34-A&A

Case No: HWC23110819KB1108

Ms Khanyisile Bonile introduced the case.

INCOMPLETE APPLICATION

PRRA comments, along with all photographs required.

KB

12.13 Proposed Alterations and Additions on Erf 117326, 44 2nd Avenue, Claremont: S34-A&A

Case No: HWC23102519CH1026

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Further required were received on 22 November 2023.
- Graded IIIB

- Falls outside the HPO
- CoCT objects to the removal of the front door and flanking windows as it contributes to the significance of the site. CoCT recommends that the front elevation be remain as is.
- HVA supports the proposal
- Work has not started
- The applicant responded to the concerns raised by the CoCT motivating for the minor change to the front elevation. The applicant also provided photographs of similar doors on street elevations in the Harfield Village.
- The Committee is of the opinion that the new timber small pane double doors will not detract from the significance of the heritage resource.

RECORD OF DECISION:

The Committee resolved to approve the application as the proposed work does not negatively impact the heritage resource.

CH

12.14 Proposed Minor Works on Erf 19173 & Portion of 17988, Paardevlei, Somerset West: S34-MW HWC23100504SB1010

Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received on November 2023.
- Minor works maintenance
- restoration and renovation of the Office Block Office building in particular, minor landscaping, paving, bricks and slate tile, cleaning paint and all the interior walls are going to be painted.

RECORD OF DECISION:

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

SB

12.15 Proposed work on Erf 179228, 4 Nursery Road, Rondebosch: S34-Other Case No: HWC23112814SB1128

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received on November 2023.

- Graded
- Falls the HPO
- This tribunal ruling addressed the replacement structure restructure which need HWC approval, this process was concluded.
- There has been a small deviation to the rear of the building.
- HWC has received an application for minor deviations to the replacement.
- It was noted that it was in accordance with mass and scale.
- The committee noted that they cannot condone illegal works, but the building was out of HWC authority as the building is not older than 60 years.

COMMENT:

The committee noted the replacement structure is in accordance with the massing and scale of the approved building as per the requirements of the tribunal ruling dated 13 November 2020 however cannot condone illegal deviation.

SB

13. NEW MATTERS

- 13.1 Proposed development on Erven 13165, 13166, 13167, 14689, 14690, Mountain Road Primary School, Victoria Walk, Woodstock**
Case No: 22030112TZ0429E / CH1116

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIB
- Outside HPO
- Supplementary report submitted for the proposed removal of two Blue Gum trees and replacing it with new trees.
- The Committee noted that although the trees contribute to the significance of the site and provide a shaded area, the site is not a PHS and therefore the trees are not protected in terms of the NHRA.

RECORD OF DECISION:

The Committee resolved that a letter of no trigger to be issued.

CH

- 13.2 Proposed Alterations and Additions on Erf 14216, 30 Balfour Street, Woodstock: S34 A&A**
Case No: HWC23111508CH1115

Ms Chane Herman introduced the case.

INCOMPLETE APPLICATION:

Internal photographs, WRA comments and WAAC comments required.

CH

13.3 Proposed redevelopment on Erf 161669, Good Hope Centre, 11 Sir Lowry Road, Cape Town: S38-NID

Case No: HWC23110309CH1114

Ms Chane Herman introduced the case.

Ms Sjanel Martin and Ms Emmylou Bailey were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIB
- Outside HPO
- The proposal is to develop the site of the Good Hope Centre a surrounding property to revitalize the property and precinct.
- The Good Hope Centre is an iconic landmark building in Cape Town, built in 1976 as an exhibition hall and conference Centre for the City of Cape Town.
- There are two development proposals. (1) Full demolition of existing structures and new appropriate development on the entire site, or (2) Partial demolition of existing buildings, renovation and upgrade of buildings with heritage significance and new development of undeveloped area.
- The site has social historical significance and historic links to the surrounding heritage sites, such as the Castle of Good Hope, District 6 and Woodstock precinct.
- The demolition of the Good Hope Centre building will have a significant impact on the site, as it is a landmark building, recognised for its architectural significance and graded as a 3B heritage resource, although sensitive reconstruction or redevelopment could result in a positive net outcome for heritage.
- There are potential archaeological resources related to the old Table Bay harbor and western shoreline as well as historic use of the site, especially to the east portion of the site where a parking lot has been constructed over previous residential buildings. Earthworks and excavation can uncover previously unknown archaeological material and permanently destroy the provenance of the resources if not mitigated for.
- The site falls within a low paleontologically sensitive area.
- There is a possibility that the development could change the character of the site
- Heritage Practitioner recommends an HIA with AIA, Townscape assessment and Social Historical Study.

RECORD OF DECISION:

The committee has resolved that special study is required, a heritage impact assessment which consisting of an AIA townscape and built environment assessment, social historical study along with the comments from the SAHRA (MUCH unit).

CH

13.4 Proposed Alterations and Additions on Erf 2384, 97 Tenth Street, Voëlklip, Hermanus- S34 A&A
Case No: HWC23111303CH1117

Ms Chane Herman introduced the case.

INCOMPLETE APPLICATION

SG Diagram required

CH

13.5 Proposed Minor Works on Erf 49767, 1 Appian Way, Newlands: S34-MW
Case No: HWC23081104CH1114

Ms Chane Herman introduced the case.

INCOMPLETE APPLICATION:

New application form and streetscape photographs required.

CH

13.6 Proposed Alterations and Additions on Erf 44201-RE, 16 Library Road, Rondebosch- S34 A&A
Case No: HWC23110810CH1110

INCOMPLETE APPLICATION:

Annexure B – drawings of maintenance required

13.7 Proposed Minor Works on Erf 812, 53 Hastings Street, Section 11, Camden Cottages, Tamboerskloof: S34-MW
Case No: HWC23110307CH1113

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIB
- Inside HPO
- The proposal is for internal alterations (opening and re-planning the interior), repositioning the boundary wall, new pool and solar panels to the rear facing portion of the roof.
- The proposed work has not started.
- CoCT supports the proposal.
- CIBRA supports the proposal.

RECORD OF DECISION:

The Committee resolved to approve the application as the proposed work does not

negatively impact the heritage resources.

CH

13.8 Proposed Minor Works on Erf 837, Malherbe and Prins Street, Wellington: S34-MW

Case No: HWC23111003CH1110

Ms Chane Herman introduced the case.

INCOMPLETE APPLICATION:

SG diagram required

CH

13.9 Proposed Minor Works on Erf 88535, 17 Ley Road, St James: S27-MW

Case No: HWC23110206CH1113

Ms Chane Herman introduced the case.

INCOMPLETE APPLICATION:

Full Section 34 application required (CoCT comments, Kalk Bay St James Ratepayers and Residents Association comments and Kalk Bay Historical Association comments)

CH

13.10 Proposed Alterations and Additions on Erf 96971, 3 Shetland Road, Rondebosch: S34 A&A

Case No: HWC23103014CH1113

Ms Chane Herman introduced the case.

INCOMPLETE APPLICATION:

Title deed, streetscape photographs additional external photographs of building, drawing elevations indicating the proposed work.

CH

13.11 Proposed Alterations and Additions on Erf 424, 2 Main Road, Somerset West: S34-A&A

Case No: HWC23110713CH1113

Ms Chane Herman introduced the case.

INCOMPLETE APPLICATION:

CoCT comment and HRF comment required

CH

13.12 Proposed Total Demolition on Erf 888-Re, 917, 885, 923, 926, 927, 928, 929, 930-Re, 30-36 High Street, Worcester: S34-TD

Case No: HWC23101003CH1115

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Not Graded
- Outside HPO
- Proposal if for rezoning, consent use and consolidation of nine Erven to expand the existing motor dealership.
- No structures on site are older than 60 years. One structure that is older than 60 years was approved for demolition on 16 August 2023.
- No heritage resources have been identified that will be impacted upon.
- Heritage Practitioner recommends NFS.

RECORD OF DECISION:

The committee notes that no further studies are required.

CH

13.13 Proposed upgrade of Chapel Street on Erven 8000-RE, 8203-RE, 8204-RE, 9869-RE, Chapel Street, District Six-S38(4)-HIA

Case No: HWC23111610CN1116

Ms Corne Nortje introduced the case. Ms Katie Smuts was present and took part

INCOMPLETE APPLICATION

WRRRA comments required

CN

13.14 Proposed Alterations and Additions on Erf 12762, 33 Montagu Street, Mossel Bay: S34-A&A

Case No: HWC23111002CN1113

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Grading unknown
- HPOz unknown
- Work has started
- The submission is not accompanied by any application form, since the applicants aren't applying for anything. Condition 8.2 of the letter of approval for a consent use and permanent departure from Mossel Bay Municipality for the development, states that building plans be submitted to Heritage Western Cape for Heritage Western Cape's approval, prior to

construction. The purpose of this submission is to comply with the Condition of approval of the Municipal Planning Tribunal.

- The NHRA is not triggered, neither S34 nor S38. The house under construction does not touch the existing heritage resource or any fabric older than 60 years.

RECORD OF DECISION:

The committee resolved that a letter of no trigger to be issued.

CN

**13.15 Proposed Alterations and Additions on Erf 141391, 116 Wale Street, Bo-Kaap: S34-A&A
Case No: HWC23111309CN1114**

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIC
- Inside HPOz
- Work has not started
- CoCT supports and recommends that all new windows be timber. The City questioned why the two sash windows on the back elevation on the upper floor needed to be replaced. And they prefer to retain original windows where possible, should they be original sash windows.
- Bo Kaap Civic Association did not provide comment in 30 days.

RECORD OF DECISION:

The Committee resolved to approve the application as not negatively impacting heritage resources, on condition that all original sash windows to be retained, and all new windows must made of timber.

CN

**13.16 Proposed Alterations and Additions on Erf 15662, Solomon Street, Paarl: S34-MW
Case No: HWC23101821CN1115**

Ms Corne Nortje introduced the case.

INCOMPLETE APPLICATION

Streetscape photos required

CN

**13.17 Proposed restoration and maintenance on Erf 2136, 10 Ivanhoe, Gardens: S34-A&A
Case No: HWC23111501CN1116**

Ms Corne Nortje introduced the case.

APPLICATION INCOMPLETE

Pages 4 & 5 of application form, As built plan/ plan indicating building outlines to be demolished required.

CN

13.18 Proposed alterations on Erf 27806, 21 Low Street, Observatory: S34-MW
Case No: HWC23060603CN1115

Ms Corne Nortje introduced the case.

APPLICATION INCOMPLETE

Locality Plan and Streetscape photos required

CN

13.19 Proposed Alterations and Additions on Erf 3886, 20 Paul Kruger Avenue, Ruyterwacht: S34-A&A MW
Case No: HWC23103106CN1110

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Not Graded
- Outside HPOz
- The proposed work on site has not started.
- The proposal is for extensions to the front, side, rear and a 1st floor addition.
- The CoCT supports

RECORD OF DECISION:

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

CN

13.20 Proposed Alterations on Erf 437, 9 Darling Street, McGregor: S34-MW
Case No: HWC23061202CN1117

Ms Corne Nortje introduced the case.

APPLICATION INCOMPLETE

Title Deed and SG diagram required

CN

13.21 Proposed total demolition on Erf 52125, 246 Imam Haron Street, Claremont: S34-TD
Case No: HWC23111513CN1116

Ms Corne Nortje introduced the case.

APPLICATION INCOMPLETE

Streetscape photos and CoCT Comments required

CN

13.22 Proposed Alterations and Additions on Erven 7442, 3 Barnard Street, Bellville: S34-A&A
Case No: HWC231109910CN1110

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPOz
- The proposed work on site has not started.
- The proposal is for internal alterations, and 3 bedroom extensions, as well as changes to doors and windows.
- The CoCT supports

RECORD OF DECISION:

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

CN

**13.23 Proposed Alterations and Additions on Erf 7866, 4 Nursery Lane, Constantia: S34-A&A
Case No: HWC23110912CN1114**

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPOz
- Work has not started
- The proposal is for a family room extension, internal alterations, alterations to the garage and a new boundary wall.
- The City supports.

RECORD OF DECISION:

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

CN

**13.24 Proposed Alterations and Additions on Erf 85587, 11 Devon Road, Lakeside: S34-A&A MW
Case No: HWC23100413CN1110**

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIC
- Outside HPOz
- The proposed work has started but not completed

- The proposal was for a stoep enclosure that was done by the previous owners and the current proposals include like for like replacement of the timber windows, demolition of some internal wall and internal alterations.
- The City cannot condone unauthorised work.

RECORD OF DECISION:

The Committee resolved to approve the application as not negatively impact heritage resources on condition that the window replacements are like for like.

CN

**13.25 Proposed Alterations and Additions on RE of Erf 47451, 62 Sandown Road, Rondebosch: S34-A&A
Case No: HWC23102522CN1113**

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIC
- Outside HPOz
- The proposal is for extensive alterations and additions on the property.
- The City supports

RECORD OF DECISION:

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

CN

**13.26 Proposed Alterations and Additions on Erf 1067, 14 Finchley Road, Camps Bay: S34-A&A
Case No: TBC**

Ms Khanyisile Bonile introduced the case.

INCOMPLETE APPLICATION

Application Incomplete-Application form, contextual photographs, sg diagram, locality plan

KB

**13.27 Proposed Alterations and Additions on Erf 10967, 31A Victoria Street, Strand: S34-A&A
Case No: HWC23110820 KB1108**

Ms Khanyisile Bonile introduced the case.

INCOMPLETE APPLICATION

All Photographs, SG Diagram, CoCT comments required.

KB

- 13.28 Proposed Alterations and Additions on Erf 121286, 167 Lower Klipfontein Road, Silvertown, Athlone: S34-A&A**
Case No: HWC23102522KB1115
Ms Khanyisile Bonile introduced the case.

INCOMPLETE APPLICATION

Work not deemed as minor, CoCT comment and contextual photos.

KB

- 13.29 Proposed Alterations and Additions on Erf 122213, 28 Thyphoon Street, Facticeon: S34-A&A-MW**
Case No: HWC23102522 KB1115
Ms Khanyisile Bonile introduced the case.

INCOMPLETE APPLICATION

Streetscape and external photographs.

KB

- 13.30 Proposed Alterations and Additions on Erf 1617, 206 Main Road, Somerset West: S34-MW**
Case No: TBC
Ms Khanyisile Bonile introduced the case.

INCOMPLETE APPLICATION

CoCT and HRF comment required

KB

- 13.31 Proposed Alterations and Additions Erf 23498, 110 Royal Road, Maitland: S34-A&A**
Case No: HWC23102522 KB1119
Ms Khanyisile Bonile introduced the case.

INCOMPLETE APPLICATION

Internal Photographs required

KB

- 13.32 Proposed Alterations and Additions Erf 2412, 199 Upper Buitenkant Street, Vredehoek: S34-A&A**
Case No: HWC23100601KB1113
Ms Khanyisile Bonile introduced the case.

INCOMPLETE APPLICATION

All photographs and locality map required.

KB

- 13.33 Proposed Alterations and Additions Erf 2923, 24 Sir George Grey Street, Oranjezicht: S34-A&A**
Case No: HWC23111306KB1115
Ms Khanyisile Bonile introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIC
- Outside HPOZ
- Work has started
- CoCT supports the application
- CIBRA supports the application

RECORD OF DECISION:

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

KB

13.34 Proposed Alterations and Additions Erf 321, 53 Upper Mill Street, Gardens: S34-A&A
Case No: HWC23102522KB1114

Ms Khanyisile Bonile introduced the case.

INCOMPLETE APPLICATION

Street photos, SG, Locality plan, title deed required

KB

13.35 Proposed minor works on Erf 44695, 16 Thornhill Road, Rondebosch: S34-MW
Case No: HWC23110721KB1110

Ms Khanyisile Bonile introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIC
- Inside HPOZ
- Work has started

RECORD OF DECISION:

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

KB

13.36 Proposed restoration & minor work on Erf 63692, 28 Stellenbosch Avenue, Kenilworth: S34-MW
Case No: TC

Ms Khanyisile Bonile introduced the case.

INCOMPLETE APPLICATION

CoCT comments required.

KB

- 13.37 Proposed Alterations and Additions Erf 989, Unit 3 Villa Tivoli, 35 Virginia Avenue, Vredehoek: S34-A&A**
Case No: TBC

Ms Khanyisile Bonile introduced the case.

INCOMPLETE APPLICATION

CoCT and GVHAG comments required.

KB

- 13.38 Proposed upgrade to Breede River Valley, between Robertson and Bonnievale on DR1358, DR1363, DR1365, MR289, MR291, Breede River Valley, between Robertson and Bonnievale, Breede River: S38(8)-NID**
Case No: HWC23111004SB1114

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The proposed upgrades between Robertson and Bonnievale, multiple Divisional Roads
- This is periodic maintenance.
- Consultant recommends no further studies
- The Committee is of the opinion that no heritage resources will be impacted on.

RECORD OF DECISION:

The committee notes that no further studies are required.

SB

- 13.39 Proposed Alterations and Additions on Erf 1006, 22 St James Street, Somerset West: S38(8)-NID**
Case No: HWC2311505SB1117

Ms Stephanie Barnardt introduced the case.

INCOMPLETE APPLICATION

Comments from HRF, CoCT, Streetscape required.

SB

- 13.40 Proposed Alterations and Additions Erf 1227-RE, Molteno Road, Oranjezicht: S34-A&A**
Case No: HWC23103101SB1116

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Reservoir was constructed in 1882, other buildings on site in 19Cth century.
- Radnor and Pinewood will be adapted and incorporated into the new facility,
- The garage building to be demolished is likely older than 60 years,
- The remaining structures to be demolished are all prefab structures.
- The new development will be set back from Molteno Road.
- Consultant recommends no further studies.
- The new intervention will be out of sight and unlikely to impact on the significance of the site.
- The Committee is of the opinion that no heritage resources will be impacted on.

RECORD OF DECISION:

The committee notes that no further studies are required.

SB

13.41 Proposed Alterations and Additions Erf 131, 48 Long Street, Montagu: S34-A&A Case No: HWC2311312SB1117

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Proposed Minor Works, Repair and Restoration to the building as per the approved plans.
- The site is ungraded
- Work has started.

RECORD OF DECISION:

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

SB

13.42 Proposed development of Erf 24543, Triangle Farm Industrial Area, Belville: S38(4)-NID Case No: HWC23103007SB1114

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Proposed subdivision, consent for offices, departures and a deviation from the District Plan in terms of the City of Cape Town's Municipal Planning By-Law.
- Historically the site was farmed, and the initial warehouse between 1953 and 1968, the additional structure between 1982 and 1988, the remaining of the site used for parking.
- No heritage resources on site.
- Consultant recommends no further studies

- The Committee is of the opinion that no heritage resources will be impacted on.

RECORD OF DECISION:

The committee notes that no further studies are required.

SB

- 13.43 Proposed residential development on Portion 11 of the Farm 587, Hemel and Aarde Valley, Caledon: S38(4)-NID**
Case No: HWC23111606SB1117

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- According to the screener tool, Archaeological anticipated impact to be low,
- Palaeontological impact anticipated to be high to low.
- Site currently used for agricultural purposes to be converted to solar installation.
- Consultant recommends no further studies
- The Committee is of the opinion that no heritage resources will be impacted on.

RECORD OF DECISION:

The committee notes that no further studies are required. Chance finds procedure to be included into the Environmental Authorization.

SB

- 13.44 Proposed redevelopment on Portion 3 of Onder Zandddrift No 119 Onder Zandddrift, Uniondale : S38(4)-NID**
Case No: HWC23111410SB1114

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- According to the screener, Archaeological impact as low, palaeontological very high.
- This is S24G application for the unauthorized Kommandantsdrift dam.
- The dam has earth-filled embankment.
- Not possible to determine if the dam had impacted palaeontological impact but unlikely to have impact Archaeological resources.
- The Committee is of the opinion that no heritage resources will be impacted on.

RECORD OF DECISION:

The committee notes that no further studies are required.

SB

- 13.45 Proposed residential and retail on Strandfontein Coastal Node Project, Strandfontein: S38(4)-NID**
Case No: HWC23092209SB1116

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Proposed A high-density development consisting of residential and retail opportunities, including possibly a conference.
- and hotel opportunities and other recreational facilities. The Strandfontein pavilion and pool complex was constructed from 1974-1985, and officially opened in 1983, so has
- been in existence for more than 40 years. No archaeological resources were recorded during the field scoping report. There is a chance for palaeontological resources, however surface finds scarcer. Consultant recommends NFS. According to the screener, Archaeological impact is low, Palaeontological impact moderate.
- The Committee is of the opinion that no heritage resources will be impacted on.

RECORD OF DECISION:

The committee notes that no further studies are required. Chance finds procedure to be included into the Environmental authorization.

SB

OTHER MATTERS

13. OTHER MATTERS

14. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee agreed to adopt the decisions and resolutions as recorded above.
KB adopted and CH supports.

15. CLOSURE

The meeting adjourned at 11:10

16. DATE OF NEXT MEETING: 04th December 2023

MINUTES APPROVED AND SIGNED BY:

CHAIR: Stephanie-
Anne Barnardt-
Delpont

Digitally signed by
Stephanie-Anne Barnardt-
Delpont
Date: 2023.12.12 11:47:18
+02'00'

SECRETARY:

Nosiphiwo
Thafeni
Makela

Digitally signed by
Nosiphiwo Thafeni
Makela
Date: 2023.12.12
13:05:25 +02'00'

APPROVED