

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING
HELD ON MONDAY, 18 JANUARY 2021, HOMS MEETING VIA MICROSOFT TEAMS,
SCHEDULED FOR 08:00**

1. OPENING AND WELCOME

The Chairperson, Ms Waseefa Dhansay officially opened the meeting at 08:00 and welcomed everyone present.

2. ATTENDANCE

Members

Mr Peter Buttgens (PB)
Ms Laura Milandri (LM)

Members of Staff

Ms Nosiphiwo Tafeni (NT) (secretary)
Ms Waseefa Dhansay (WD) (Assistant 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)
Ms Zikhona Sigonya (SG) (Intern Admin support)

Legal Advisor

Ms Cathy-Ann Potgieter (CP)

Visitors

Mr Graham Jacobs
Ms Anne-Laure Knockaert

Observers

None

3. APOLOGIES

Ms Colette Scheermeyer

Absent

None

4. APPROVAL OF AGENDA

4.1 Dated 18 January 2021.

The items relevant to the meeting were noted as those assigned in the case allocation for the meeting of 18 January 2021.
SM moved to adopt the agenda and SB supported.

5. Approval of Minutes of the Previous Meetings

5.1 Deferred to HOMS on 21 January 2020.

6. Disclosure of conflict of interest

6.1 LM – items 12.13, 12.29 and 12.41

7. Confidential matters

7.1 None

8. Standing Items

8.1 Site inspections undertaken

None

8.2 Proposed Site Inspection

None

8.3 Site Inspection Reports

None

8.4 Preparation for the upcoming coming committee meetings

8.4.1 Appeals Committee meeting 20 January 2021

8.5 Interim and Close Out Reports

8.5.1 Erf 2920, 18 Swellengebrel Street, Swellendam, Spiersehuis re-thatching prepared by Kathy Dumbrell Architectural Historian, dated 17 December 2021, Case No. 20021101LB0225E – the committee supported the findings of the report.

WD

8.5.2 Erf 8869, 64 Searle Street, Holy Cross Roman Catholic Primary School, District Six – Restoration and Repairs, prepared by Rennie Scurr Adendorff, dated 10 December 2020, Case No. 19102803WD1113E – the committee supported the findings of the report.

WD

8.5.3 Erf 1624, 2 Faure Street, Swellendam, prepared by Kathy Dumbrell Architectural Historian, dated 4 December 2020, Case No. 20081711TZ0825E – to be discussed with the legal team to confirm how to proceed with the matter.

TZ

8.6 Incomplete Applications

8.6.1 Proposed Additions and Alterations, Erf 832, 2 A Three Anchor Bay Road, Green Point, S34-A&A
HM/CAPE TOWN METROPOLITAN/GREEN POINT/ERF 832
Case No: 20110313ND1103E

8.6.2 Proposed Additions and Alterations, Erven 3069 and 3070, Corner Church and Market Street, Mossel Bay, S34-A&A
HM/EDEN/MOSSEL BAY/ERVEN 6039 AND 3070
Case No: 20080710ND0911E

8.6.3 Proposed Alterations and Additions, Erf 48890, 9 Ravensberg Avenue, Newlands, S34-A&A
HM/CAPE TOWN METROPOLITAN/NEULANDS/ERF 48890
Case No: 20120701KB1207E

8.6.4 Proposed new structure, Farm 168, Wupperthal, S31-New Structure
HM/WEST COAST/CEDERBERG/WUPPERTHAL/FARM 168
Case No: 20101604KB1130E

- 8.6.5 Proposed Alterations and Additions, Erf 72, 6 Forest Drive, Pinelands, S34-A&A
HM/CAPE TOWN METROPOLITAN/PINELANDS ERF 72
Case No: 2011109ND1215E
- 8.6.6 Proposed Alterations and Additions, Erf 809, 9 Bay View Avenue,
Tamboerskloof, S34-A&A
HM/CAPE TOWN METROPOLITAN/TAMBOERSKLOOF/ERF 809
Case No: 20121103ND1214E
- 8.6.7 Proposed Alterations and Additions, Erf 586, 160 Kloof Road, Bantry Bay, S34-
A&A
HM/CAPE TOWN METROPOLITAN/BANTRY BAY/ERF 586
Case No: 20091804SM1130E
- 8.6.8 Proposed Alterations and Additions, Erf 671, 3-5 Metren Street, Paarl, S34-A&A
HM/CAPE TOWN WINELANDS/DRAKENSTEIN/PAARL/ERF 671
Case No: 20091703SM1203E
- 8.6.9 Proposed Alterations and Additions, Erf 1039, 18 Bright Street, Somerset West,
S34-A&A
HM/CAPE TOWN METROPOLITAN/SOMERSET WEST/ERF 1039
Case No: 20111901SM1130E
- 8.6.10 Proposed Alterations and Additions, Erf 118893, 9 Primrose Avenue,
Claremont, S34-A&A
HM/CAPE TOWN METROPOLITAN/CLAREMONT/ERF 118893
Case No: 20120207SM1202E
- 8.6.11 Proposed Additions and Alterations, Erf 68534, 32 Vine Road, Wynberg, S34-
A&A
HM/CAPE TOWN METROPOLITAN/WYNBERG/ERF 68534
Case No: 20111902TZ1211E
- 8.6.12 Proposed Additions and Alterations, Erven 96958 and 96959, 5 Aberdeen
Road, Rondebosch, S34-A&A
HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ERVEN 96958 AND 96959
Case No: 20081709TZ1208E

9 Administrative Matters

10. Appointments

- 10.1 Item 11.1
- 10.2 Item 11.13
- 10.3 Item 12.51

MATTERS TO BE DISCUSSED

11. Matters Arising

- 11.1** Proposed Alterations and Additions, Erf 1116, 88 Long Street, McGregor, S34-
A&A
HM/CAPE WINELANDS/BREED VALLEY/LANGE BERG/MCGREGOR/ERF 1116
Case No: 20102006KB1026E

KB introduced the case

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIC.
- Application was previously submitted as minor works, so the Committee required a resubmission with comments from the municipality.
- The Langeberg Municipality supports the proposal.
- The McGregor Heritage Committee supports the proposal.

DECISION

The Committee resolved to approve the application as it will not negatively impact the heritage resource. The Committee requires that lime mortars and plasters are used as per the heritage practitioner's recommendation.

KB

- 11.2** Proposed Additions and Alterations, Erf 89959, 16 Harris Road, Kalk Bay, S34-A&A

HM/CAPE TOWN METROPOLITAN/KALK BAY/ERF 89959

Case No: 20111101KB1125E

KB introduced the case

HELD OVER

The Committee resolved to refer the matter to HOMs on 25 January 2021.

KB

- 11.3** Proposed Alterations and Additions, Erf 8731, 225 Main Road, Paarl, S34-A&A

HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 8731

Case No: 20773010KB1127E

KB introduced the case

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIA and falls within an HPO.
- Paarl 300 supports the proposal.
- DHF does not support the proposal.
- The Drakenstein Municipality does not support the proposal.
- Docomomo did not comment.

FURTHER REQUIREMENTS

The Committee requires comment from Docomomo. Once received, the matter will be referred to BELCom.

KB

- 11.4** Proposed Total Demolition, Erf 12459, Quay 3, Port of Mossel Bay, Mossel Bay.S34-TD

HM/EDEN/MOSSEL BAY/ERF 12459

Case No: 20100502KB1027E

KB introduced the case

DISCUSSION

Amongst other things, the following was discussed:

- The Committee requested a broader public participation process, which included requests for Simon van der Stel and municipal comments.
- The site is graded NCW.
- The municipality does not support the proposal.
- Simon van der Stel comment is still outstanding.
- The retention of stone for repurposing on the site as recommended by MHS is supported.

HELD OVER

The Committee resolved to refer the matter to BELCom on 27 January 2021.
KB

- 11.5** Proposed Additions and Alterations, Erf 832, 2 A Three Anchor Bay Road, Green Point, S34-A&A

HM/CAPE TOWN METROPOLITAN/GREEN POINT/ERF 832

Case No: 20110313ND1103E

ND introduced the case

COMMENT

This application is incomplete. GPRRA comment is required.

ND

- 11.6** Proposed Additions and Alterations, Erf 1646, 22 Inverness Avenue, Pinelands, S34-A&A

HM/CAPE TOWN METROPOLITAN/PINELANDS/ERF 1646

Case No: 20100905ND1019E

ND introduced the case

DISCUSSION

Amongst other things, the following was discussed:

- Applicant submitted interior photographs on 10th December 2020.
- The site is graded IIIIC and does not fall within an HPO.
- CoCT supports the proposal in principle but provided requirements.
- The Committee requires the applicant to submit images of the cladded chimney.

HELD OVER

The Committee resolved to refer the matter to HOMs on 1February 2021.

ND

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

HM/EDEN/MOSSEL BAY/ERVEN 3069 AND 3070

Case No: 20080710ND0911E

ND introduced the case

COMMENT

This application is incomplete. The Committee requires clarity on the waterproofing methodology and how to insert the box gutter that is on the plans, which has not been provided yet.

ND

- 11.8** Proposed Alterations and Additions, Erf 3578, 17 Joubert Street, Strand, S34-A&A
HM/CAPE TOWN METROPOLITAN/STRAND/ERF 3578
Case No: 20112518ND1127E

ND introduced the case

DISCUSSION

Amongst other things, the following was discussed:

- The application is for minor works.
- The Committee is of the opinion that the site is graded NCW and does not fall within an HPO.
- The Committee required photographs, which was provided on 10th December 2020.
- CoCT supports the application.

DECISION

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

ND

- 11.9** Proposed Alterations and Additions, Erf 5452, 97 Harrington Street, Cape Town CBD, S34-A&A
HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ERF 5452
Case No: 20110912ND1109E

ND introduced the case

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW and falls within an HPO.
- CIBRA supports the proposal.
- CoCT supports the proposal.

DECISION

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

ND

- 11.10** Proposed Alterations and Additions, Erf 1287, 23 Clivia Street, Gordons Bay, S34-A&A
HM/CAPE TOWN METROPOLITAN/GORDONS BAY/ERF 1287
Case No: 20102107ND1021E

ND introduced the case

DISCUSSION

Amongst other things, the following was discussed:

- Comments were received on 3rd December 2020.
- The site is graded NCW and does not fall within an HPO.
- CoCT supports the proposal.
- HRF supports the proposal.

DECISION

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

ND

- 11.11** Proposed Alterations and Additions, Erf 710, 3 Leicester Grove, Green Point, S34-A&A

HM/CAPE TOWN METROPOLITAN/GREEN POINT/ERF 710

Case No: 20101212ND1027E

ND introduced the case

DISCUSSION

Amongst other things, the following was discussed:

- Comments and photographs were received on 18 December 2020.
- The site is graded III C and does not fall within an HPO.
- GPRRA supports the proposal.
- CoCT supports the proposal.
- The Committee notes that the changes are substantial, but in keeping with the streetscape.

DECISION

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

ND

- 11.12** Proposed Alterations and Additions, Erf 507020, 50 Garfield Road, Claremont, S34-A&A

HM/CAPE TOWN METROPOLITAN/CLAREMONT/ERF 507020

Case No: 20101503ND1015E

ND introduced the case

DISCUSSION

Amongst other things, the following was discussed:

- Signed copy of the title deed was received on 14th December 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.

ND

- 11.13** Proposed Alterations and Additions, Erf 443, 19 Piet Retief Street, Montagu, S34-A&A

HM/CAPE WINELANDS/BREED VALLEY/LANGE BERG/MONTAGU/ERF 443

Case No: 20110305SM1112E

SM introduced the case

Ms Anne-Laure Knockaert was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- The use of white roof will be too reflective and disturbing to the surroundings
- The property is situated in the conservation area of Montagu and within a prominent corner location
- Municipality comment: indicated that it is a property with heritage significance, the committee is of the view that the site is a strong III B
- The site has been altered substantially over the years however maintains a strong heritage character

- The site is in the village center and therefore contributes to the coherent heritage character of the area
- The proposed internal changes and replacement of windows are not considered to have a heritage impact.

FURTHER REQUIREMENTS

1. The specification and data sheet of proposed roof sheeting to be supplied. The standing seam profile to have narrow pans to avoid an industrial aesthetic.
2. Natural grey finish of the roof sheeting is more acceptable, instead of white.
3. 3D renders showing the corten steel window shading are to be provided, especially of the street facing façades.

SM

11.14 Proposed Alterations and Additions, Erf 518, 15 Norwood Road, Milnerton, S34-A&A

HM/CAPE TOWN METROPOLITAN/MILNERTON/ERF 518

Case No: 20112414SM1127E

SM introduced the case

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded III B and does not fall within a HPO.
- CoCT supports the proposal.
- Friends of Blaauwberg Conservation Area supports the proposal.

DECISION

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

SM

11.15 Proposed Total Demolition, Erf 687, 8 Blair Road, Camps Bay, S34-TD

HM/CAPE TOWN METROPOLITAN/CAMPS BAY/ERF 687

Case No: 20191023SM1116E

SM introduced the case

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW and does not fall within a HPO.
- CoCT supports the proposal.
- Camps Bay Clifton Ratepayers Association supports the proposal.

DECISION

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

SM

11.16 Proposed Alterations and Additions, Erf 1017, 4 Kenmore Road, Tamboerskloof, S34-A&A

HM/CAPE TOWN METROPOLITAN/TAMBOERSKLOOF/ERF 1017

Case No: 20092903SM1022E

SM introduced the case

DISCUSSION

Amongst other things, the following was discussed:

- CIBRA comment suggests that the work has been completed.
- The Committee is of the opinion that the site is graded III C and does not fall within a HPO.
- The applicant confirmed in writing that the work has been completed.

FURTHER REQUIREMENTS

The Committee requires a completed set of corrected drawings.

SM

- 11.17** Proposed Alterations and Additions, Erf 47351, 7 Tulleyallen Road, Rondebosch, S34-A&A

HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ERF 47351

Case No: 20092504SM1112E

SM introduced the case

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW and does not fall within a HPO.
- CoCT supports the proposal.
- The applicant confirmed in writing that work had not yet started.

DECISION

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

SM

- 11.18** Proposed Alterations and Additions, Erf 7171, 18 Spencer Street, Goodwood, S34-A&A

HM/CAPE TOWN METROPOLITAN/GOODWOOD/ERF 7171

Case No: 20201116SM1123E

SM introduced the case

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

SM

- 11.19** Proposed Alterations and Additions, Erf 385, 5 Portman Street, Bantry Bay, S34-A&A

HM/CAPE TOWN METROPOLITAN/BANTRY BAY/ERF 385

Case No: 20101204TZ1111E

TZ introduced the case

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW and does not fall within a HPO.
- Additional information was received on 9th December 2020.
- CoCT supports the proposal.

- Sea Point Fresnaye and Bantry Bay Residents and Ratepayers Association and Sea Point For All support the proposal.

DECISION

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

TZ

- 11.20 Proposed Alterations, Erf 21518, De La Hay, 32 Link Road, Bellville, S34-A&A
HM/CAPE TOWN METROPOLITAN/BELVILLE/ERF 21518
Case No: 20110507TZ1127E

TZ introduced the case

DISCUSSION

Amongst other things, the following was discussed:

- Site is graded IIIc and falls outside an HPO.
- The case officer was due to conduct a site inspection however was unable to do so
- EHM does not support the proposal.

HELD OVER

The Committee resolved to refer the matter to BELCom on 27th January 2021

TZ

- 11.21 Proposed Total Demolition, Erf 49821, 2 Moss Street, Newlands, S34-TD
HM/CAPE TOWN METROPOLITAN/NEULANDS/ERF 49821
Case No: 20101208TZ1127E

TZ introduced the case

DISCUSSION

Amongst other things, the following was discussed:

- Broader consultation was previously required, but the applicant indicated non-compliance.
- The site is graded NCW.

HELD OVER

The Committee resolved to refer the matter to BELCom on 27 January 2021.

TZ

12 New Matters

- 12.1 Proposed subdivision, Erf 187, 23 Hawe Road, Khayelitsha, S38(4)-NID
HM/CAPE TOWN METROPOLITAN/KHAYELITSHA/ERF 187
Case No: 20120404SB1207E

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- No heritage impact is foreseen.

DECISION

The Committee resolved that no further studies are required.

SB

- 12.2 Proposed Vortum Solar Park, Portions 1 and 9 (Remaining Extent) of the Farm Langeberg 187 (Power Line Corridor), Portions 1 and Remainder of the Farm Uyekraal 189 (Power Line Corridor), Farm Everts Hope 190 (Power Line Corridor), Farm Wascklip 183 (Power Line Corridor), Farm Zoutekuylen 179 (Power Line Corridor), Farm 1162 (Power Line Corridor), Portions 3 and 8 of the Farm Langverwacht 178 (Power Line Corridor), Farm adjoining Springfontein 174 (Power Line Corridor) and Portions 3 and 4 of the Farm Driehoeksfontein 176 (Power Line Corridor), Vredenburg S38(8)-NID

HM/WEST COAST/SWARTLAND/VREDENBURG/PORTIONS 1 AND 9 (REMAINING EXTENT) OF THE FARM LANGEBERG 187 (POWER LINE CORRIDOR), PORTIONS 1 AND REMAINDER OF THE FARM UYEKRAAL 189 (POWER LINE CORRIDOR), FARM EVERTS HOPE 190 (POWER LINE CORRIDOR), FARM WASCKLIP 183 (POWER LINE CORRIDOR), FARM ZOUTEKUYLEN 179 (POWER LINE CORRIDOR), FARM 1162 (POWER LINE CORRIDOR), PORTIONS 3 AND 8 OF THE FARM LANGVERWACHT 178 (POWER LINE CORRIDOR), FARM ADJOINING SPRINGFONTEIN 174 (POWER LINE CORRIDOR) AND PORTIONS 3 AND 4 OF THE FARM DRIEHOEKSFONTEIN 176 (POWER LINE CORRIDOR)

Case No: 20092302SB1215E

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- SAHRIS palaeo-map indicates that the site is in a sensitive palaeontological area.

DECISION

The Committee requires that a HIA consisting of a specialist study including a PIA be submitted.

SB

- 12.3 Proposed upgrade of various roads within Jamestown, Stellenbosch, S38(4)-NID

HM/CAPE WINELANDS/STELLENBOSCH/JAMESTOWN ROAD UPGRADE

Case No: 20120234SB1202E

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- No heritage impact is foreseen

DECISION

The Committee resolved that no further studies are required.

SB

- 12.4 Proposed water pipeline along the R54, Remainder of Farm No. 1765, Kunnenburg Farm No. 17.811, Kunnenburg Farm No. RE/2/811, Kunnenburg Farm No. 38/811, Kunnenburg Farm No. 37/811 6. Remainder of Farm No. 1566, Lu Andrie Farm No. 6/815, Draaihoogte Farm No. RE/819, Erf No. 1278, Erf No. 827, Zandwyk Farm No. 97/832, Zandwyk Farm No. 96/832, Zandwyk Farm No. RE/54/832, Zandwyk Farm No. 48/832, Zandwyk Farm No. 47/832, Zandwyk Farm No. 56/832 Zandwyk Farm No. 93/832, Zandwyk Farm No. RE/832, Street Parcel No. 1382- Paarl S38(4)-NID

HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/REMAINDER OF FARM NO. 1765, KUNNENBURG FARM NO. 17.811, KUNNENBURG FARM NO. RE/2/811, KUNNENBURG FARM NO. 38/811, KUNNENBURG FARM NO. 37/811 6.

REMAINDER OF FARM NO. 1566, LU ANDRIE FARM NO. 6/815, DRAAIHOOGTE FARM NO. RE/819, ERF NO. 1278, ERF NO. 827, ZANDWYK FARM NO. 97/832, ZANDWYK FARM NO. 96/832, ZANDWYK FARM NO. RE/54/832, ZANDWYK FARM NO. 48/832, ZANDWYK FARM NO. 47/832, ZANDWYK FARM NO. 56/832 ZANDWYK FARM NO. 93/832, ZANDWYK FARM NO. RE/832, SG STREET PARCEL NO. 1382

Case No: 20201211SB1211E

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- No heritage impact is foreseen.

DECISION

The Committee resolved that no further studies are required.

SB

**12.5 Proposed Darling Conservation Plan.S38(8)-NID
HM/WEST COAST/SWARTLAND/DARLING/DARLING CONSERVATION
MANAGEMENT PLAN**

Case No: 20120231SB1202E

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- No heritage impact is foreseen.

DECISION

The Committee resolved that no further studies are required.

SB

**12.6 Proposed Malmesbury Conservation Plan.S38(8)-NID
HM/WEST COAST/SWARTLAND/MALMESBURY/MALMESBURY CONSERVATION
MANAGEMENT PLAN**

Case No: 20120232SB1202E

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- No heritage impact is foreseen.

DECISION

The Committee resolved that no further studies are required.

SB

**12.7 Proposed Yzerfontein Conservation Plan.S38(8)-NID
HM/WEST COAST/SWARTLAND/YZERFONTEIN/YZERFONTEIN CONSERVATION
MANAGEMENT PLAN**

Case No: 20120233SB1202E

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- No heritage impact is foreseen.

DECISION

The Committee resolved that no further studies are required.

SB

- 12.8 Proposed Vortrum Powerline Project, Remaining Extent of The Farm LANGEBERG 187, Malmesbury Rd, Portion 1 (Remaining Extent) Of the Farm LANGEBERG 187, Malmesbury Rd; Portion 11 Of the Farm LANGEBERG 187, Malmesbury RD; Portion 9 (Remaining Extent) Of the Farm LANGEBERG 187, Malmesbury RD; Portion 4 (Remaining Extent) Of the Farm LANGEBERG 187, Malmesbury RD; Portion 3 Of the Farm UYEKRAAL 189, Malmesbury RD; Portion 1 Of the Farm UYEKRAAL 189, Malmesbury RD; Portion 9 Of the Farm YZERVARKENSRUG 129, Malmesbury RD And Portion 3 Of the Farm YZERVARKENSRUG 129, Malmesbury RD, Vredenburg. S38(8)-NID **HM/WEST COAST/SWARTLAND/VREDENBURG/REMAINING EXTENT OF THE FARM LANGEBERG 187, MALMESBURY RD, PORTION 1 (REMAINING EXTENT) OF THE FARM LANGEBERG 187, MALMESBURY RD; PORTION 11 OF THE FARM LANGEBERG 187, MALMESBURY RD; PORTION 9 (REMAINING EXTENT) OF THE FARM LANGEBERG 187, MALMESBURY RD; PORTION 4 (REMAINING EXTENT) OF THE FARM LANGEBERG 187, MALMESBURY RD; PORTION 3 OF THE FARM UYEKRAAL 189, MALMESBURY RD; PORTION 1 OF THE FARM UYEKRAAL 189, MALMESBURY RD; PORTION 9 OF THE FARM YZERVARKENSRUG 129, MALMESBURY RD AND PORTION 3 OF THE FARM YZERVARKENSRUG 129, MALMESBURY RD**
Case No: 20111112SB1215E

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- As there is minimum subsurface work proposed, no heritage impact is foreseen.

DECISION

The Committee resolved that no further studies are required.

- 12.9 Proposed Vortum Thermal Plant - Gas Turbine Farm, Portions 1 and 9 (Remaining Extent) of the Farm Langeberg 187 (Power Line Corridor), Portions 1 and Remainder of the Farm Uyekraal 189 (Power Line Corridor), Farm Everts Hope 190 (Power Line Corridor), Farm Wascklip 183 (Power Line Corridor), Farm Zoutekuylen 179 (Power Line Corridor), Farm 1162 (Power Line Corridor), Portions 3 and 8 of the Farm Langverwacht 178 (Power Line Corridor), Farm adjoining Springfontein 174 (Power Line Corridor) and Portions 3 and 4 of the Farm Driehoeksfontein 176 (Power Line Corridor), Vredenburg. S38(8)-NID **HM/WEST COAST/SWARTLAND/VREDENBURG/PORTIONS 1 AND 9 (REMAINING EXTENT) OF THE FARM LANGEBERG 187 (POWER LINE CORRIDOR), PORTIONS 1 AND REMAINDER OF THE FARM UYEKRAAL 189 (POWER LINE CORRIDOR), FARM EVERTS HOPE 190 (POWER LINE CORRIDOR), FARM WASCKLIP 183 (POWER LINE CORRIDOR), FARM ZOUTEKUYLEN 179 (POWER LINE CORRIDOR), FARM 1162 (POWER LINE CORRIDOR), PORTIONS 3 AND 8 OF THE FARM LANGVERWACHT 178 (POWER LINE CORRIDOR), FARM ADJOINING SPRINGFONTEIN 174 (POWER LINE CORRIDOR) AND PORTIONS 3 AND 4 OF THE FARM DRIEHOEKSFONTEIN 176 (POWER LINE CORRIDOR)**
Case No: 20092302SB1215E

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee has reason to believe that there is a possibility of fossil finds.

DECISION

The Committee requires that a HIA consisting of a specialist study including a PIA to be submitted.

SB

- 12.10 Proposed Lake Brenton Environmental Management Maintenance Plan, Farm 92/216, Knysna, S38(8)-NID
HM/EDEN/BITOU/KNYSNA/92/216
Case No: 20120808SB1215E

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- No heritage impact is foreseen.

DECISION

The Committee resolved that no further studies are required.

SB

- 12.11 Proposed Tronox Namakwa Sands (TNS), Brand-se-Baai, proposed expansion of an existing site, Portion 1 (Brakfontein) of the farm Rietfontein Extension no. 151, Remainder of Portion 2 (Weltevreden) of the farm Rietfontein Extension no. 151 Kom no. 156, Portion 2 (Voorspoed) of the Farm Hartebeeste Kom no. 156, Portion 3 (Annex Pools Vlei) of the farm Hartebeeste Kom no. 156, Remainder of Portion 1 (Brand Zyn Baai) of the farm Graauw Duinen no. 152, Remainder of Portion 1 (Brand Zyn Baai) of the farm Graauw Duinen no. 152 Portion 1 (Blaauwvlei) of the Farm Hartebeeste Kom no. 156 Die Kom and Portion 1 (Blaauwvlei) of the Farm Hartebeest, Vredendal, S38(8)-NID
HM/WEST COAST/MATIZKAMA/VREDENDAL/PORITION 1 (BRAKFORTEIN) OF THE FARM RIETFORTEIN EXTENSION NO. 151, REMAINDER OF PORTION 2 (WELTEVREDEN) OF THE FARM RIETFORTEIN EXTENSION NO. 151 KOM NO. 156, PORTION 2 (VOORSPOED) OF THE FARM HARTEBEESTE KOM NO. 156, PORTION 3 (ANNEX POOLS VLEI) OF THE FARM HARTEBEESTE KOM NO. 156, REMAINDER OF PORTION 1 (BRAND ZYN BAAI) OF THE FARM GRAAUW DUINEN NO. 152, REMAINDER OF PORTION 1 (BRAND ZYN BAAI) OF THE FARM GRAAUW DUINEN NO. 152 PORTION 1 (BLAAUWVLEI) OF THE FARM HARTEBEESTE KOM NO. 156 DIE KOM AND PORTION 1 (BLAAUWVLEI) OF THE FARM HARTEBEEST
Case No: 19050713SB1209E

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee noted that the area is well-known for archaeological and palaeontological discoveries.

DECISION

The Committee resolved that a phased HIA with specific reference to PIA and AIA must be submitted.

SB

- 12.12 Proposed subdivision Nederburg Estate, Farm 3/613, Paarl, S38(8)-NID
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/FARM 3/613

Case No: 20120704SB1208E

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee is of the opinion that there will be minimal heritage impact.

DECISION

The Committee resolved that no further studies is required.

SB

12.13 Proposed restoration, Boschendal Farm 10/1674, Stellenbosch, S27-Restoration

HM/CAPE WINELANDS/STELLENBOSCH/FARM 10/1674

Case No: 20112618SB1127E

SB introduced the case.

LM recused herself.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee notes that there will not be major alterations.
- The application is for minor works.

DECISION

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

1. The work be monitored by a suitably qualified architect with heritage experience; and
2. A close-out report be submitted within 30 days of practical completion.

SB

12.14 Proposed new irrigation dam, Farm 24/433, Citrusdal S38(8)-NID

HM/WEST COAST/SWARTLAND/CITRUSDAL/FARM 24/433

Case No: 20051305SB1202E

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee is of the opinion that there will be minimal heritage impact.

DECISION

The Committee resolved that no further studies are required.

SB

12.15 Proposed SANSA Space Operations along with associated infrastructure, Erven 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 70, 8/148, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 40, 41, 43, 44, 45, 46, 47, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 62, 64, 65, 66, 34, 37, 38, 39, 42, 48, 49, 61, 63, 67, 72, 75, 185, 270, 282 and 1/150, Matjiesfontein, S38(8)-HIA

HM/CENTRAL KAROO/MATJIESFONTEIN/ERVEN 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 70, 8/148, 16, 17, 18, 19, 20, 21, 22,

23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 40, 41, 43, 44, 45, 46, 47, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 62, 64, 65, 66, 34, 37, 38, 39, 42, 48, 49, 61, 63, 67, 72, 75, 185, 270, 282 AND 1/150

Case No: 19092518WD0926E

SB introduced the case.

COMMENT

Amongst other things, the following was discussed:

- The matter has been processed by APM and IACOM on 13th and 15th January 2021.

SB

12.16 Proposed Vortum Solar Park, RE of Ptn 7 of Farm 187, Vredenburg. S38(8)-NID
HM/WEST COAST/SWARTLAND/VREDENBURG/RE OF PTN 7 OF FARM 187
Case No: 20092301SB1215E
SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee believes that heritage resources may be impacted upon.

DECISION

HIA which assesses the impact with specific reference to PIA and AIA to be conducted.

SB

12.17 Proposed Alterations and Additions, Erf 20, 37 Caledon Street, Greyton.S34-A&A
HM/OVERBERG/THEEWATERSKLOOF/GREYTON/ERF 20
Case No: 20112009KB1202E

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The town planning department does not support the proposal, but the concern is not heritage related.
- Greyton Heritage Society does not support the proposal.

HELD OVER

The Case Officer is to obtain written confirmation from the applicant as to whether the work has already started or been completed.

KB

12.18 Proposed Alterations and Additions, Erf 306 8 Graaff Street, Villiersdorp S34-A&A
HM/OVERBERG/THEEWATERSKLOOF/VILLIERSDORP/ERF 306
Case No: 20110201KB1209E

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW.

- Theewaterskloof Municipality and the Whale Coast Conservation Body Group have no objections to the proposal.

DECISION

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

KB

12.19 Proposed Alterations and Additions, Erf 746, 10 Milner Road, Sea Point, S34-A&A

HM/CAPE TOWN METROPOLITAN/SEA POINT/ERF 746

Case No: 20102309KB1207E

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIC and falls within a HPO.
- CoCT supports the proposal.
- SFB does not support the proposal as they required a heritage impact assessment.
- SFA supports the proposal.
- The Committee is of the opinion that there will be a negative impact on heritage resources.

HELD OVER

The Committee resolved to refer the matter to BELCom on 27th January 2021.

KB

12.20 Proposed Alterations and Additions, Erf 7573, 11 Outspan Road, Fish Hoek, S34- A&A

HM/CAPE TOWN METROPOLITAN/FISH HOEK/ERF 7573

Case No: 20112903KB1130E

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIB and does not fall within a HPO.
- CoCT supports the proposal.
- FHBRA supports the proposal.
- The Committee raised concerns over the designs of the rear double garage with regard to its roofscape size and height.

HELD OVER

The Committee resolved to refer the matter to HOMs on 1st February 2021. Case Officer to obtain feedback from the applicant before the meeting.

KB

12.21 Proposed Alterations and Additions, Erf 48890, 9 Ravensberg Avenue, Newlands, S34-A&A

HM/CAPE TOWN METROPOLITAN/NEULANDS/ERF 48890

Case No: 20120701KB1207E

KB introduced the case.

COMMENT

This application is incomplete. NRA comment is required.

KB

- 12.22 Proposed Alterations and Additions, Erf 55775, 8 Feldhausen Avenue, Claremont, S34-A&A

HM/ CAPE TOWN METROPOLITAN/ CLAREMONT/ ERF 55775

Case No: 20111105KB1208E

KB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded III C and does not fall within a HPO.
- UCRRA supports the proposal.
- CoCT supports the proposal.

DECISION

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

KB

- 12.23 Proposed Alterations and Additions, Erf 488943, 7 Lady Anne Avenue, Newlands, S34-A&A

HM/CAPE TOWN METROPOLITAN/NEULANDS/ERF 488943

Case No: 20120403KB1208E

KB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The Committee is of the opinion that the application can be dealt with as a minor works.
- The site is graded NCW and does not fall within a HPO.

DECISION

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

KB

- 12.24 Proposed Alterations and Additions, Erf 56309, 6 Paradise View Street, Claremont, S34-A&A

HM/CAPE TOWN METROPOLITAN/CLAREMONT/ERF 56309

Case No: 20112412KB1209E

KB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded III B and does not fall within a HPO.
- UCRRA is of the opinion that the site be graded III A and provided requirements.
- The Committee does not support the proposed development of a business centre as a third storey.

HELD OVER

The Committee resolved to refer the matter to BELCom on 27 January 2021.

KB

- 12.25 Proposed new structure, Farm 168, Wupperthal, S31-New Structure
HM/WEST COAST/CEDERBERG/WUPPERTHAL/FARM 168
Case No: 20101604KB1130E

KB introduced the item

COMMENT

This application is incomplete. Locality and images of the vacant site is required.

KB

- 12.26 Proposed Alterations and Additions, Erf 72, 6 Forest Drive, Pinelands, S34-A&A
HM/CAPE TOWN METROPOLITAN/PINELANDS ERF 72
Case No: 2011109ND1215E

ND introduced the item

COMMENT

This application is incomplete. Final CoCT comment and written clarification from the applicant regarding whether work has been completed are required.

ND

- 12.27 Proposed Alterations and Additions, Erf 353, 16 Wessels Road, Green Point, S34-A&A
HM/CAPE TOWN METROPOLITAN/GREEN POINT/ERF 353
Case No: 20121004ND1214E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

ND

- 12.28 Proposed Alterations and Additions, Erf 809, 9 Bay View Avenue, Tamboerskloof, S34-A&A
HM/CAPE TOWN METROPOLITAN/TAMBOERSKLOOF/ERF 809
Case No: 20121103ND1214E

ND introduced the item

COMMENT

This application is incomplete. Formal CoCT comment is required.

ND

- 12.29 Proposed Alterations and Additions, Rhone Farm 1730, Stellenbosch, S27-A&A
HM/CAPE WINELANDS/STELLENBOSCH/FARM 1730
Case No: 20112614ND1127E

ND introduced the item

LM recused herself

DISCUSSION

Amongst other things, the following was discussed:

- The site is a PHS.
- The application is for minor works.

DECISION

The Committee resolved to approve the application on condition that –

1. The work be overseen by a suitably qualified architect with heritage experience; and
2. A close-out report be submitted within 30 days of practical completion.

ND

12.30 Proposed Alterations and Additions, Erf 3503, 13 St John Estate, Gardens, S27-A&A

HM/CAPE TOWN METROPOLITAN/GARDENS/ERF 3503

Case No: 20121403ND1214E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is a PHS.
- The site is graded II.
- CIBRA is of the opinion that the work had already been done.
- CoCT supports the proposal.

FURTHER REQUIREMENTS

Case Officer to obtain written confirmation from the applicant that work has been completed.

ND

12.31 Proposed Zevenwacht Link Road extension between the R102 Van Riebeeck Road and Philiander Road, Blackheath S38(4)-NID

HM/CAPE TOWN METROPOLITAN/BLACKHEATH/R102 VAN RIEBEECK ROAD AND PHILIANDER ROAD

Case No: 20121409ND1217E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The Committee notes the site inspection undertaken in November 2020.
- There is no reason to believe that archaeological or palaeontological resources will be impacted.

DECISION

The Committee resolved that no further studies are required.

ND

12.32 Proposed Zevenwacht Link Road extension between the R102 Van Riebeeck Road and M12 Stellenbosch Arteria, Blackheath S38(4)-NID

HM/CAPE TOWN METROPOLITAN/BLACKHEATH/R102 VAN RIEBEECK ROAD AND STELLENBOSCH ARTERIAL

Case No: 20121408ND1217E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The Committee notes the site inspection undertaken in November 2020.
- There is no reason to believe that archaeological or palaeontological resources will be impacted.

DECISION

The Committee resolved that no further studies are required.

ND

- 12.33 Proposed Alterations and Additions, Erf 9785, 13 Upper Wheelan Street, Newlands, S34-A&A

HM/CAPE TOWN METROPOLITAN/NEULANDS/ERF 9785

Case No: 20102908ND1201E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded III C and falls within a proposed HPO.
- CoCT does not support the proposal.
- NRA does not support the proposal.

HELD OVER

The Committee resolved to refer the matter to BELCom on 27th January 2021.

ND

- 12.34 Proposed Alterations and Additions, Erf 586, 160 Kloof Road, Bantry Bay, S34-A&A

HM/CAPE TOWN METROPOLITAN/BANTRY BAY/ERF 586

Case No: 20091804SM1130E

SM introduced the item

COMMENT

This application is incomplete. Internal memo submitted, a formal CoCT comment is required.

SM

- 12.35 Proposed Alterations and Additions, Erf 671, 3-5 Metren Street, Paarl, S34-A&A

HM/CAPE TOWN WINELANDS/DRAKENSTEIN/PAARL/ERF 671

Case No: 20091703SM1203E

SM introduced the item

COMMENT

This application is incomplete. Comments from Paarl 300 and DHF are required.

SM

- 12.36 Proposed Alterations and Additions, Erf 1039, 18 Bright Street, Somerset West, S34-A&A

HM/CAPE TOWN METROPOLITAN/SOMERSET WEST/ERF 1039

Case No: 20111901SM1130E

SM introduced the item

COMMENT

This application is incomplete. Proof of ownership, title deed, power of attorney, stamped plans, streetscape images, proof of consultation with I&APs and municipality, and a SG diagram are required.

SM

12.37 Proposed Alterations and Additions, Erf 1269, 287 Main Road, Hermanus, S34-A&A

HM/OVERBERG/OVERSTRAND/HERMANUS/ERF 1269

Case No: 20102104SM1203E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIC.
- OHAC supports the proposal.

DECISION

The Committee resolved to approve the application on condition that existing timber windows be reused on site where possible, and that any new windows are to be added and/or replaced with timber.

SM

12.38 Proposed Total Demolition, Erf 8783, Corner Bain and Albert Street, Wellington, S34-TD

HM/CAPE WINELANDS/DRAKENSTEIN/WELLINGTON/ERF 8783

Case No: 2111107SM1202E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site falls within the Special Characteristic Overlay Zone.
- DHF supports the proposal.
- The Drakenstein Municipality does not support the proposal.

FURTHER REQUIREMENTS

The Committee requires that a heritage statement be compiled by a suitably qualified heritage practitioner to determine the heritage significance of the site. A copy of the statement is to be provided to the Drakenstein Municipality. Once submitted, all the parties are to be invited to the next HOMs meeting.

SM

12.39 Proposed Alterations and Additions, Erf 89765, 32 Gatesville Road, Kalk Bay, S34-A&A

HM/CAPE TOWN METROPOLITAN/KALK BAY/ERF 89765

Case No: 20112902SM1130E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The application is for minor works.
- The site is graded NCW.
- The Committee notes a deviation from the previously approved plans.

DECISION

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

SM

- 12.40 Proposed Alterations and Additions, Erf 94855, 18 Faure Street, Gardens, S34-A&A

HM/CAPE TOWN METROPOLITAN/GARDENS/ERF 94855

Case No: 20111903SM1210E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIIC and falls within a HPO.
- CoCT supports the proposal.
- City Bowl Ratepayers & Residents Association supports the proposal.

DECISION

The Committee resolved to approve the application on condition that existing timber windows and doors be reused on site where possible, and that any new windows are to be added and/or replaced with timber.

SM

- 12.41 Proposed Alterations and Additions, Erf 118893, 9 Primrose Avenue, Claremont, S34-A&A

HM/CAPE TOWN METROPOLITAN/CLAREMONT/ERF 118893

Case No: 20120207SM1202E

SM introduced the item

COMMENT

This application is incomplete. Comments from UCRRA and CoCT are required.

SM

- 12.42 Proposed new dwelling, Uitzicht Estate, Farm 5/1594, Paarl, S38(4)-NID

HM/CAPE WINELANDS/PAARL/FARM 5/1594

Case No: 20120405SM1217E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is vacant, and the surrounding properties all have small holdings with dwelling houses.

DECISION

The Committee resolved that no further studies are required.

SM

- 12.43 Proposed repairs, Erf 255, 24 Bath Street, Montagu, S27-Repairs

HM/CAPE WINELANDS/BREED VALLEY/LANGEBERG/MONTAGU/ERF 255

Case No: 20102909TZ1210E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Site is a PHS
- Langeberg Municipality support the proposal

DECISION

The Committee resolved to approve the application on condition that:

1. The work be done utilising lime mortar, and no cement, and that a suitably qualified consultant with heritage expertise is to oversee the work; and
2. A close-out report must be submitted to HWC within 30 days of practical completion.

TZ

12.44 Proposed Additions and Alterations, Erf 626, 10 Harbour Road, Hermanus, S34-A&A

HM/OVERBERG/OVERSTRAND/HERMANUS/ERF 626

Case No: 20102103TZ1211E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIIC and falls within the historic core.
- OHAC supports the proposal.

FURTHER REQUIREMENTS

The Committee requires that revised plans be submitted to HWC to show the glass enclosure sitting behind the existing balustrade and pillars. No alteration can be done to the balustrade.

TZ

12.45 Proposed Additions and Alterations, Erf 4854, 501 Main Street, Paarl, S34-A&A

HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 4854

Case No: 20112901TZ1218E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIIC and does not fall within a HPO.
- Drakenstein Heritage Foundation and Paarl 300 support the proposal.
- Drakenstein Municipality did not comment within the 30-day period.

DECISION

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

TZ

12.46 Proposed Additions and Alterations, Erf 50441, 38 Malcolm Road, Rondebosch, S34-A&A

HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ERF 50441

Case No: 20121702TZ1217E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIIC and falls within a proposed HPO.
- CoCT supports the proposal.

- Greater Lynfrae Civic Association supports the proposal.

HELD OVER

The Committee resolved to refer the matter to BELCom on 27th January 2021.

TZ

- 12.47 Proposed Additions and Alterations, Erf 68534, 32 Vine Road, Wynberg, S34-A&A

HM/CAPE TOWN METROPOLITAN/WYNBERG/ERF 68534

Case No: 20111902TZ1211E

TZ introduced the item

COMMENT

This application is incomplete. Wynberg East Conservation Association comment is required.

TZ

- 12.48 Proposed Additions and Alterations, Erven 96958 and 96959, 5 Aberdeen Road, Rondebosch, S34-A&A

HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ERVEN 96958 AND 96959

Case No: 20081709TZ1208E

TZ introduced the item

COMMENT

This application is incomplete. Greater Lynfrae Civic Association comment is required.

TZ

- 12.49 Proposed redevelopment of the site, Erf 35418, 4 Danena Close, Bellville, S38(4)-NID

HM/CAPE TOWN METROPOLITAN/BELLVILLE/ERF 35418

Case No: 20121510TZ1218E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site does not fall within a HPO.
- The proposed redevelopment of a site will not negatively impact heritage resources.

DECISION

The Committee resolved that no further studies are required.

TZ

- 12.50 Proposed permit extension for an approved Total Demolition, Erf 52291, 104 Queen Victoria Road, Claremont, S34-TD permit extension

HM/CAPE TOWN METROPOLITAN/CLAREMONT/ERF 52291

Case No: 20112310TZ1204E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The permit expired on 16 January 2021 however was submitted prior to expiration.

- The site is graded NCW

DECISION

The Committee resolved to approve the extension of the permit.

TZ

- 12.51 Proposed Additions and Alterations, Nosjes Batha Farm 86/218, Worcester, S34-A&A
HM/CAPE WINELANDS/BREDE VALLEY/WORCESTER/FARM 86/218
Case No: 20120706TZ1215E

TZ introduced the item

Mr Graham Jacobs was present and took part in the discussion

DISCUSSION

Amongst other things, the following was discussed:

- The site grade II with buildings with various gradings from A to C. The grading of the building in question has yet to be confirmed formally.
- The Committee notes that the only alteration to the historic fabric is changes to the windows on the front extension of the building, which is graded IIIB, and which has already been substantially altered previously in 2017.
- The Committee considers that the heritage impact will be minor.
- There has been no formal response to the public participation process.
- Simon van der Stel Foundation did not submit a comment within the 30-day period.

DECISION

The Committee resolved to approve the application as it will not negatively impact the heritage resource. The recommendations as per page 15 of the report dated 15th December 2020 prepared by ARCON are supported and the application is approved. Monitoring to be conducted by suitably qualified architect with heritage experience, in particular regarding lime mixes, and a close out report to be provided within 30 days of practical completion.

TZ

- 12.52 Proposed additions and alterations, Erf 404, 19 Carstens Street, Tamboerskloof, S34-A&A
HM/CAPE TOWN METROPOLITAN/TAMBOERSKLOOF/ERF 404
Case No: 20112403TZ1222E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIC and falls within a HPO.
- CoCT supports the proposal.
- City Bowl Ratepayers Association supports the proposal.

HELD OVER

The Committee resolved to refer the matter to HOMs on 1st February 2021. Case Officer to invite the applicants to attend.

TZ

- 12.53** Proposed additions and alterations, Erf 192 RE 193 – 195, Swartberg Hotel, Church Street, Prince Albert, S27-A&A
HM/CAPE TOWN METROPOLITAN/PRINCE ALBERT/ERF 192 RE 193 – 195
Case Number: KB0717E

KB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The Committee previously requested a report on the extent of illegal work that has been done.
- The site is a PHS.

HELD OVER

The Committee resolved to refer the matter to BELCom on 27th January 2021.

KB

- 12.54** Proposed additions and alterations, Erf 47588, 17 Portland Road Rondebosch, CT. S34-A&A
HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ERF 47588
Case No:18111903KB1121E

KB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded III B and does not fall within a HPO.
- CoCT supports the proposal.
- GLC did not comment.
- The Committee is of the opinion that the matter can be handled as a minor works application.

DECISION

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

KB

- 12.55** Prospecting rights applications for heavy minerals on Farms 277, 182, 39, 183, 279, 180 and 181, Vredendal. S38(8)- NID
HM/ WEST COAST/ MATZIKAMA/ VREDENDAL / FARM 277, 182, 39, 183, 279, 180, 181

Case No:20120301SB1208E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- There is no reason to believe that the proposed actions will impact heritage resources.

DECISION

The Committee resolved that no further studies is required.

SB

- 12.56** Proposed expansion of citrus production activities on Erf 912 and 478, Clanwilliam. S38(8)-NID
HM/ WEST COAST/ CEDERBERG / CLANWILLIAM / ERF 912 & 478

Case No: 20120303SB1203E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The Committee is of the opinion that there is reason to believe that the proposed activity will impact archaeological resources.

DECISION

The Committee requires an HIA focusing on an AIA to be submitted.

SB

13 OTHER MATTERS

13.1 None

15. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions.
SM approved and ND supported the adoption of the resolutions and decisions.

16 CLOSURE

The meeting adjourned at 12.45

17 DATE OF NEXT MEETING:

21 January 2021

Chairperson's Signature.....

Date:

Secretariat's Signature.....

Date: