

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING**
**Held on Monday, 2 November 2020, HOMS MEETING VIA MICROSOFT TEAMS,
scheduled for 09:00**

1. OPENING AND WELCOME

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

2. ATTENDANCE

Members

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

Members of Staff

Ms Nosiphiwo Tafeni (NT) (secretary)
Ms Colette Scheermeyer (CS) (Deputy Director)
Ms 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 Anita Shologu (AS) (Intern Admin support)
Ms Xola Mlwandle (XM) (Inter Admin support)

Legal Advisor

Ms Penelope Meyer

Visitors

None

Observers

None

3. APOLOGIES

Ms Waseefa Dhansay

Absent

None

4. APPROVAL OF AGENDA

4.1 Dated 2 November 2020.

The items relevant to the meeting were noted as those assigned in the case allocation for the meeting of 2nd November 2020.
LM moved and SB seconded to adopt the agenda.

5. Approval of Minutes of the Previous Meetings

5.1 Minutes from 26 October 2020, SB moved to adopt and SM supports.

6. Disclosure of conflict of interest

LM 11.3, 12.10 , 12.18, 12.19

7. Confidential matters

7.1 None

8. Standing Items

8.1 Site inspections undertaken

8.1.1 None

8.2 Proposed Site Inspection

8.2.1 None

8.3 Site Inspection Reports

8.3.1 None

8.4 Preparation for the upcoming coming committee meetings

8.4.1 APM Committee meeting 4 November 2020

8.5 Interim and Close Out Reports

8.5.1 None

8.6 Incomplete Applications

8.6.1 Proposed Alterations and Additions, Erf 51253, 55 Ranelagh Road, Claremont, CT.S34-A&A

HM/CAPE TOWN METROPOLITAN / CLAREMONT / ERF 51253

Case No: 20101406ND1021E

8.6.2 Proposed Alterations and Additions, Erf 176381, 20 Rhodes Avenue, Mowbray, CT. S34-A&A(Minor works)

HM/ CAPE TOWN METROPOLITAN/ MOWBRAY / ERF 176381

Case No: 20102101SM1029E

9. Administrative Matters

9.1 None

10. Appointments

10.1 Item 11.2

10.2 Item 11.8

MATTERS TO BE DISCUSSED

11. Matters Arising

- 11.1 Proposed new confined animal feeding operations Portion 0(RE) of Farm Boontjieskraal 417 Caledon RD Portion 0(RE) of Farm Klipheuvél 416 Caledon RD, Portion 3(RE) of Farm Klipheuvél 416 Caledon RD, Caledon, Theewaterskloof. S38(8)-NID
HM/ OVERBERG / THEEWATERSKLOOF / CALEDON/ BOONTJIESKRAAL FARM 417, KLIPHEUVE FARM 416
Case No:20083107SB0930E

Application documents were tabled.

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Title Deed received on 24 October 2020.
- Due to the recommendation of the Archaeologist, it is considered that archaeological resources will be affected.
- The Committee is of the opinion that heritage resources will be negatively impacted by the proposed new confined animal feeding operations development.
- As it is likely that heritage resources will be affected, an HIA including an AIA be required.

DECISION

HOMs requires an HIA consisting of an archaeological study.

SB

- 11.2 Proposed Alterations and Additions, Farm 1674/10, Boschendal Werf, off R310, Dwars River Valley, Stellenbosch, Cape Winelands. S27-A&A
HM/ CAPE WINELANDS / STELLENBOSCH / FARM 1674/10
Case No: 20032622SB0615E

Application documents were tabled.

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is a PHS
- Pniel Residents, DHF and Stellenbosch Municipality supported.
- SIG supported with the exception of the cobbled surface.
- Response to further requirements:
 - i. Conditions as per heritage statement 14 June 2020. Revised simplified drawings submitted on 24 October 2020.
 - ii. The heritage consultant confirmed that the work has already been completed. The nibs have been rebuilt which is a mitigation of previous illegal work. The committee does not support the proposed cobbling and notes that it has not been done.

DECISION

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

SB

- 11.3 Proposed Alterations and Additions, Erf 44201, University of Cape Town, Upper Campus, Chris Hani Lecture Theatre Road, Rondebosch, CT.S34-A&A
HM/ CAPE TOWN METROPOLITAN/ RONDEBOSCH / ERF 44201
Case No: 18112006HB1121E

Application documents were tabled.

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Revised roof proposal must be referred to BELCom

HELD OVER

HOMs supports the change of material. Submit to BELCOM on 12 November 2020.

KB

- 11.4 Proposed Alterations and Additions, Erf 48511, 64 Palmboom Road, Newlands, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN/NEWLANDS / ERF 2606
Case No 20091512KB091E

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Falls inside Newlands Village special area
- The site is graded III C
- Newlands Residents Association comments were received on 19 October, the application is supported.

DECISION

The committee resolved to approve the proposal as it will not impact the heritage resources

KB

- 11.5 Proposed Additions and Alterations, Erf 2672, 20 Bellevue Street, Gardens, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN/ GARDENS / ERF 2672
Case No: 20200925KB0925E

Application documents were tabled.

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Roof plan submitted on 14 October 2020.
- The site is garded IIIA inside the HPO
- Minor works application

FURTHER REQUIREMENTS

The committee requires that corrugated iron be utilised on the historic building. The committee requires that the plan clearly indicates which portion of the roof is being replaced and which materials are being used on those portions.

KB

- 11.6 Proposed Additions and Alterations, Erf 13803, 4 Highway Road, Fish Hoek, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/ FISHHOEK/ ERF 13803

Case No: 20092509KB0925E

Application documents were tabled.

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Applicant submitted more photographs.
- The building is graded NCW outside an HPO.

FURTHER REQUIREMENTS

Better contextual photographs are required as there are concerns about the significance of the surrounding area.

KB

- 11.7 Proposed Additions and Alterations, Erf 1028, 11 Stellendal Road, Somerset West, CT.S34-A&A

HM/ CAPE TOWN METROPOLITAN/ SOMERSET WEST / ERF 1028

Case No: 20101310ND1016E

Application documents were tabled.

ND introduced the case.

Additional information received.

DISCUSSION

Amongst other things, the following was discussed:

- CoCT is in support of the application
- Comments from RS, have no objection.
- The building is graded NCW outside an HPO

DECISION

The application is approved as not impacting on a heritage resource.

ND

- 11.8 Proposed Alterations and Additions, Erf 98639, 18 Kromboom Road, Rondebosch, CT.S34-A&A

HM/ CAPE TOWN METROPOLITAN/ RONDEBOSCH / ERF 98639

Case No: 20101608ND1016E

Application documents were tabled.

ND introduced the case.

DISCUSSION

- Amongst other things, the following was discussed,

- CoCt did not support the application,
- Not in an HPO, "potential III C",
- Not in an area covered by a conservation body.

DECISION

The application is approved as not having a negative impact on the heritage resources.

ND

- 11.9 Proposed Alterations and Additions, Erf 7274, 39 Fairfield Street, Parow, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/ PAROW/ ERF 7274

Case No: 20091016ND0928E

Application documents were tabled.

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Additional information was received on 20 October 2020.
- CoCT supports
- The building is graded NCW not in an HPO.

FURTHER REQUIREMENT

The case officer to follow up with the applicant in writing whether work has started based on the comments of the CoCT.

ND

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

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

Case No: 20091808ND1006E

Application documents were tabled.

ND introduced the case.

DISCUSSION

- Additional information received on 22 October 2020
- Amongst other things, the following was discussed:
- The building is graded IIIB building and falls inside a historic core.

FURTHER REQUIREMENT

Plans must clearly indicate construction detail for the proposed slip joints. Make the appropriate specification where pre-cast lintels are inserted above new openings to ensure that mortars are lime-based. The heritage experience of the person who is to oversee the work to be clarified in relation to previous work on heritage projects and experience in heritage fabric.

ND

- 11.11 Proposed Total Demolition, Erf 11197, 14A Hof Street, Bellville, CT.S34-Total Demolition
HM/ CAPE TOWN METROPOLITAN/ BELLVILLE/ ERF 11197
Case No: 20091802ND0928E

Application documents were tabled.

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Additional information received on 23 October 2020
- CoCt has graded potential IIIC outside and HPO
- CoCT supports,
- Site does not fall under a conservation body

DECISION

The application is approved as there is insufficient heritage significance to warrant retention.

ND

- 11.12 Proposed Alterations and Additions, Erf 13096, 22 Earl Street, Woodstock , CTS34-A&A,
HM/ CAPE TOWN METROPOLITAN/ WOODSTOCK / ERF 13096
Case No: 20031107SM1002E

Application documents were tabled.

SM introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIC in a proposed HPO
- CoCT supports the proposal
- Stamped plan from Woodstock Aesthetics Advisory Committee received 27 October 2020.

FURTHER REQUIREMENTS

The committee requires the submission of amended plans showing elevations to be marked up to clearly indicate the proposed new work (as per building regulations).

SM

- 11.13 Proposed Total Demolition, Erf 147902, 34 Church Street, Woodstock, CT. S34-
Total Demolition
HM/ CAPE TOWN METROPOLITAN/ WOODSTOCK / ERF 147902
Case No: 20091002SM0910E

Application documents were tabled.

SM introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW located in an HPO
- CoCT has no objection to the demolition but has concerns about the replacement building
- Woodstock Aesthetic Advisory Committee and Salt did not respond within 30 days
- Woodstock Residents Association has no objections.

HELD OVER

Refer to BELCOM on 12 November 2020. The committee supports the demolition of the building but considers that the heritage indicators for the replacement building be further interrogated and that the consultant be invited to attend.

SM

- 11.14 Proposed Alterations and Additions, Erven 1883, 24 Mann Street, George.S34-
A&A
HM/ EDEN/ GEORGE/ ERVEN 1883
Case No: 20100105TZ1001E

Application documents were tabled.

TZ introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- George Heritage Trust and Simon van der Stel Society support
- George Municipality did not comment
- Committee suggests a IIC grading and does not fall within HPO

DECISION

The committee approves the application and supports option II as suggested by the George Heritage Trust as a window placement. The existing window to be re-used.

TZ

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

Application documents were tabled.

TZ introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The work has already taken place.

DECISION

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

TZ

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

HM/ CAPE TOWN METROPOLITAN/ MUIZENBERG / ERF 86417

Case No: 20100511TZ1007E

Application documents were tabled.

TZ introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Comments from COCT received 21 October IIB inside and HPO
- COCT and Muizenberg Historical Society support the proposal.
- Unauthorised internal work was done, plans do not reflect what has been done and what must still be done.

HELD OVER

The committee deferred this application to BELCOM to be held 25 November 2020.

TZ

11.17 Proposed Maintenance, Farm 1026, Groote Post, Darling, S27-Maintenance

HM/ WEST COAST/ SWARTLAND / DARLING / FARM 1026

Case No: 20101202TZ1019E

Application documents were tabled.

TZ introduced the case.

Report by Graham Jacobs provided.

DISCUSSION

Amongst other things, the following was discussed:

- The site is a PHS
- The proposed work of minor

DECISION

The overall remedial work is approved subject plans for the ventilation of the roof being submitted for approval to HWC.

TZ

11.18 Proposed Alterations and Additions, Erf 1029, 9 Stellendal Road, Somerset West, CT.S34-A&A

HM/ CAPE TOWN METROPOLITAN/ SOMERSET WEST / ERF 1029

Case No:20101311ND1016E

Application documents were tabled.

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is situated outside an HPO, "potential IIC" HOMS considers the property to be NCW,
- CoCT supports proposal,
- HRS supports the application.

DECISION

The application is approved as not having a negative impact on the heritage resources.

ND

11.19 Proposed Alterations and Additions, Erf 1038, 16 Bright Street, Somerset West, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/ SOMERSET WEST / ERF 1038

Case No:20101312ND1016E

Application documents were tabled.

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Further requirements submitted on 27 October 2020
- Site is grade NCW and falls outside an HPO
- CoCT supports the proposal
- HRS is in support of the application

DECISION

The application is approved as not having a negative impact on the heritage resources.

ND

12 New Matters

12.1 Proposed boundary fence and development of orchards on Farm 956, Donkerhoek, Simondium, Paarl, Drakenstein, Cape Winelands.S38(4)-HIA

HM/ CAPE WINELANDS / DRAKENSTEIN / PAARL/ FARM 956

Case No: 20030508SB1020E

Application documents were tabled.

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The committee considered that the matter should be dealt with by IACom.

HELD OVER

Refer to IACom on 11 November 2020 with APM member with historical archaeological to sit in on the item when it goes to IACom.

SB

- 12.2 Proposed residential development on Erven 25 and 26, Goliath Estate, Kraaifontein, CT. S38(4)-NID
HM/ CAPE METROPOLITAN/KRAAIFONTEIN / ERVEN 25 AND 26
Case No 18050218SB1020E

Application documents were tabled.

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- No heritage resource was identified.
- The Committee is of the opinion that there will be no negative impact on heritage resources.

DECISION

No further studies in terms of the NHRA are required as there is not considered to be impact on heritage resources.

SB

- 12.3 Proposed agricultural development Ptn 481/12, Farm Scherpe Heuvel, Worcester, Breede River Winelands, Cape Winelands, S38(8)-NID
HM/ CAPE WINELANDS / BREEDE RIVER WINELANDS / WORCESTER/ PTN 481/12
Case No: 20091516SB1020E

Application documents were tabled.

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Middle Stone Age and Early Stone Age tools have been recorded on numerous farms in the surrounding area, likely that archaeological resource will be impacted by the proposed development.
- Dr John Almond recommended palaeontological desktop study as the site is situated in the palaeontological sensitive area.
 - Since there is reason to believe that the proposal will impact heritage Resources an HIA is required.

DECISION

HOMs requires an HIA consisting of an archaeological study including a foot survey and palaeontological desktop study.

SB

- 12.4 Proposed rezoning and subdivision on Portion 9 of the Farm Port Michael 653, Witsand, Hessequa Municipality, District Swellendam. S38(8)-HIA
HM/ EDEN/ HESSEQUA / WITSAND / PORTION 9 OF THE FARM PORT MICHAEL 653
Case No: 19090301SB0905E

Application documents were tabled.

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Due to the importance of the wool shed building, it should be referred to IACom.
- The committee finds the kind of suburban model on the subdivision quite disturbing.

HELD OVER

Refer to IACom on 11 November 2020 with APM member with historical archaeological to sit in on the item when it goes to IACom.

SB

- 12.5 Proposed dirt trek on Erf 177827, 13 Bowwood Road, Claremont, CT. S38(4)-NID

HM/ CAPE TOWN METROPOLITAN/ CLAREMONT / ERF 177827

Case No: 20100903SB1012E

Application documents were tabled.

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Previous demolition authorised by HWC in 2019;
- There is no reason to believe that the proposed dirt trek will impact on heritage resources.

DECISION

No further studies required as there will be no impact on heritage resources.

SB

- 12.6 Proposed development of a new hostel on Erf 8731, 225 Main Road, Paarl. S38(8)-NID

HM/ CAPE WINELANDS / DRAKENSTEIN / PAARL/ ERF 8731

Case No: 20101510SB1022E

Application documents were tabled.

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- There was concern over the possible visual impact of a 6-storey building on the historic streetscape;
- Since there is reason to believe that the proposal development of new hostel will impact heritage Resources an HIA is required.

DECISION

HOMs requires an HIA consisting of a visual impact assessment.

SB

- 12.7 HIA : Erven 14601 & Rem of Erf 6201, Distillery Road, Stellenbosch. S385(4)-HIA
HM/ CAPE WINELANDS / STELLENBOSCH / ERVEN 4601 & REM OF ERF 6201
Case No: 20101911KB1020E

Application documents were tabled.

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- SIG has reservations with the proposal.

HELD OVER

Referred to IACom on 11 November 2020.

KB

- 12.8 Proposed Total Demoliton Erf 839, 22 Avenue Disandt, Fresnaye, CT.S34-Total Demoliton
HM/ CAPE TOWN METROPOLITAN/ FRESNAYE / ERF 839
Case No: 20071605KB1020E

Application documents were tabled.

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- SFA does not support the application

HELD OVER

That the matter be held over to the next HOMS meeting to allow all parties to be invited to attend.

KB

- 12.9 Proposed Alterations and Additions, Erf 3277 1, Anderson Street, Riversdale.S34-A&A
HM/ EDEN/ HESSEQUA/RIVERSDALE / ERF 32771
Case No: 19082006KB1020E

Application documents were tabled.

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded NCW
- Hessequa Municipality supports

UNDER INVESTIGATION

Case officer to clarify in writing whether work has already been undertaken on site.

KB

12.10 Proposed, Alterations and Additions, Erf 25138, 45 Morningside Road, Ndabeni, CT.S34-A&A

HM/ CAPE TOWN METROPOLITAN/ NDABENI / ERF 25138

Case No: 20092111KB1023E

Application documents were tabled.

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded NCW outside an HPO
- No conservation body within the area
- CoCT supports.

DECISION

The application is approved as the proposal will not impact a heritage resource.

KB

12.11 Proposed Total Demolition, Erf 7052, 5 Clifton Road, West Cliff. Hermanus, CT, S34-A&A

HM/ OVERBERG/ OVERSTRAND/ HERMANUS / ERF 7052

Case No: 20091081KB1023E

Application documents were tabled.

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded NCW falls with Overstrand HPO
- OHAC supports
- Hermanus historical society is not registered with HWC
- Municipality supports the application

DECISION

The application for demolition is approved as the structure has insufficient heritage significance to warrant retention.

KB

12.12 Proposed Alterations and Additions, Erf 1378, 43 Wesley Street, Strand, CT. S34-A&A

HM/CAPE TOWN METROPOLITAN/ STRAND/ERF 1378

Case No: 20101903ND1021E

Application documents were tabled.

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Structure is graded IIIB and is not within an HPO
- CoCt supported the application
- HRS supports the application.

DECISION

The application is approved subject to the level and treatment of the ramp leading up to the front door being clarified.

ND

- 12.13 Proposed Alterations and Additions, Erf 51253, 55 Ranelagh Road, Claremont, CT.S34-A&A

HM/CAPE TOWN METROPOLITAN / CLAREMONT / ERF 51253

Case No: 20100114ND1021E

Application documents were tabled.

ND introduced the case.

Incomplete

Comments Greater Lynfrae Civic Association required.

ND

- 12.14 Proposed Total Demolition, Erf 54154, 8 Montrose Avenue, Claremont, CT.S34-Total Demolition

HM/CAPE TOWN METROPOLITAN / CLAREMONT / ERF 54154

Case No: 19112804ND1021E

Application documents were tabled.

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded NCW Not within HPO
- Not within an conservation body area.

DECISION

The total demolition is approved as the structure does not have sufficient heritage significance to warrant retention.

ND

- 12.15 Proposed Alterations and Additions, Erf 95116, 5 Hof Street, Gardens. S34-A&A

HM/CAPE TOWN METROPOLITAN/ GARDENS/ ERF 95116

Case No: 20062314ND1021E

Application documents were tabled.

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Site is graded III B and falls within an HPO (HOMS considers it to be a NCW)
- CoCT supports the application
- There was discussion around whether the grading could be associational rather than physical, and what implication that has on proposed alteration of the fabric.

Under investigation

Case officer to clarify the grading with the CoCT (Mark Bell) as HOMS considers it to be NCW.

ND

- 12.16 Proposed Alterations and Additions, Erf 25973-RE, North-Eastern Cnr of Jip de Jager Drive and Van Riebeeckshof Road Intersection, Bellville, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN/ BELLVILLE /ERF 25973-RE
Case No: 20091702ND1021E

Application documents were tabled.

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works, so no comments received.

DECISION

The application is approved as not having negative impact on the heritage resource.

ND

- 12.17 Proposed Alterations and Additions, Erf 98533, 9 Balintore Road, Rondebosch, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN/ RONDEBOSCH /ERF 98533
Case No: 20100910ND1021E

Application documents were tabled.

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Site is not within an HPO, and is graded a potential IIIC
- CoCT has no objection to the proposal

INCOMPLETE

Internal and streetscape photographs required.

ND

- 12.18 Proposed Alterations and Additions, Erf 176381, 20 Rhodes Avenue, Mowbray, CT. S34-A&A(Minor works)
HM/ CAPE TOWN METROPOLITAN/ MOWBRAY / ERF 176381
Case No: 20102101SM1029E

Application documents were tabled.

SM introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIA within an HPO
- Minor works application for maintenance, repairs and painting

DECISION

The application is approved as not impacting negatively on the heritage resource. A close-out report to be provided within 30 days of practical completion of the work. The committee endorses the requirement for a conservation management plan to be compiled for the UCT Campus as a whole.

SM

- 12.19 Proposed Alterations and Additions, Erf 28525-RE, 2 Rodes Ave, Allan Cornmack Building, Mowbray, CT. S34-A&A(minor works)
HM/ CAPE TOWN METROPOLITAN/ MOWBRAY / ERF 28525-RE
Case No: 20102102KB1023E

Application documents were tabled.

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIA within an HPO
- Minor works application for maintenance and repairs.
- Painting

DECISION

The application is approved as not impacting negatively on the heritage resource. A close-out report to be provided within 30 days of practical completion of the work. The committee endorses the requirement for a conservation management plan to be compiled for the UCT campus as a whole.

KB

- 12.20 Proposed Alterations and Additions, Erf 51254, 2A Cleveland Road, Claremont, CT. S34-A&A
HM/CAPE TOWN METROPOLITAN / CLAREMONT / ERF 51254
Case No: 20102214TZ1023E

Application documents were tabled.

TZ introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW not in an HPO
- COCT AND Greater Lynfrae Civic Association support the application

DECISION

The application is approved as it does not have a negative impact on a heritage resource.

TZ

- 12.21 Proposed Alterations and Additions, Erf 96236, 39 Kloof Street, Gardens, CT. S34-A&A

HM/CAPE TOWN METROPOLITAN/ GARDENS / ERF 96236

Case No: 20100807TZ1023E

Application documents were tabled.

TZ introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded 3C and falls inside HPO;
- CoCT and City Bowl Ratepayers Association support the proposal (option 1)

DECISION

The committee noted that the proposed amendments (option 1) are approved as not having a negative impact on a heritage resource.

TZ

- 12.22 Proposed maintenance and repairs, Erf 164, 47 5th Ave, Melkbosstrand, CT. S34-M&R (Minor Works)

HM/CAPE TOWN METROPOLITAN/ MELKBOSSTRAND/ ERF 164

Case No: 20101905TZ1021E

Application documents were tabled.

TZ introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- CoCT has graded the property IIIB
- The proposed work is for the replacement of corrugated Iron roofs and doors

DECISION

The proposal is approved subject to a suitably qualified architect overseeing the work and a close-out report to be submitted within 30 days of practical completion.

TZ

- 12.23 Proposed Alterations and Additions, Erf 44958, 17 Old Farm Road, Rondebosch, CT. S34-A&A

HM/CAPE TOWN METROPOLITAN / RONDEBOSCH / ERF 44958

Case No: 20091017TZ1023E

Application documents were tabled.

TZ introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW not within HPO

- CoCT has no objections

DECISION

HWC cannot condone unauthorised work. A letter in terms of Section 51 be sent to the applicant.

TZ

14 OTHER MATTERS

14.1 None

15. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions.
TZ adopted and ND supported

16 CLOSURE

The meeting adjourned at: 14:05

17 DATE OF NEXT MEETING:

9 November 2020

Chairperson's Signature.....

Date:

Secretariat's Signature.....

Date: