

**APPROVED MINUTES OF THE MEETING OF  
HERITAGE WESTERN CAPE,  
HERITAGE OFFICERS MEETING**  
**Held on Monday, 7 December 2020, HOMS MEETING VIA MICROSOFT TEAMS,  
scheduled for 08:00**

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**1. OPENING AND WELCOME**

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

**2. ATTENDANCE**

**Members**

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

**Members of Staff**

Ms Nosiphiwo Tafeni (NT) (secretary)  
Ms Waseefa Dhansay (WD)(Assitant Director)  
Ms Stephanie Barnardt (SB) (Case Officer)  
Ms Khanyisile Bonile (KB)( Case Officer)  
Ms Sandisiwe Matole (SM)(Case Officer)  
Mr Thando Zingange (TZ)(Case Officer)  
Ms Nokubonga Dlamini (ND)(Case Officer)  
Ms Anita Shologu (AS)(Intern Admin support)  
Ms Xola Mlwandle (XM)(Intern Admin support)  
Ms Zikhona Sigonya( SG)(Intern Admin support)  
Ms Colette Scheermeyer

**Legal Advisor**

Ms Cathy-Ann Potgieter (CP)

**Visitors**

Ms Jenny Collins  
Ms Bronwyn Pirrie

**Observers**

None

**3 APOLOGIES**

**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.  
.... moved to adopt the agenda and .... supported.

**5. Approval of Minutes of the Previous Meetings**

5.1 11 December 2021

**6. Disclosure of conflict of interest**

6.1 None

**7. Confidential matters**

7.1 None

**8. Standing Items**

**8.1 Site inspections undertaken**

8.1.1 Erf 21518, De La Hay, 32 Link Road, Bellville – TZ

**8.2 Proposed Site Inspection**

**8.3 Site Inspection Reports**

**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 –

**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 –

**WD**

8.5.3 Erf 1624, 2 Faure Street, Swellendam, prepared by Kathy Dumbrell Architectural Historian, dated 4 December 2020, Case No. 20081711TZ0825E -

**TZ**

**8.6 Incomplete Applications**

**9 . Administrative Matters  
HOMS Agenda 18 January 2021**

**10. Appointments**

10.1 Item 11.1 - Erf 8731, 225 Main Road, Paarl - KB

10.2 Item 11.2 – Erf 89959, 16 Harris Road, Kalk Bay - KB

**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/ BREEDE VALLEY/ LANGE BERG/ MCGREGOR / ERF 1116  
Case No 20102006KB1026E KB**

KB introduced the case

**DISCUSSION**

Amongst other things, the following was discussed:

**DECISION**

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

**DISCUSSION**

Amongst other things, the following was discussed:

**DECISION**

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:

**DECISION**

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:

**DECISION**

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

**DISCUSSION**

Amongst other things, the following was discussed:

**DECISION**

ND

- 11.6 Proposed Additions and Alterations, Erf 1646, 22 Iverness 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:

**DECISION**

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 6039 AND 3070  
Case No: 20080710ND0911E**

ND introduced the case

**DISCUSSION**

Amongst other things, the following was discussed:

**DECISION**

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:

**DECISION**

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:

**DECISION**

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**

ND introduced the case

**DISCUSSION**

Amongst other things, the following was discussed:

**DECISION**

ND

- 11.11 Proposed Alterations and Additions, Erf 710, 3 Leicester Grive, 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:

**DECISION**

ND

- 11.12 Proposed Alterations and Additions, Erf 57020, 50 Garfield Road, Claremont, S34-A&A  
HM/ CAPE TOWN METROPOLITAN / CLAREMONT / ERF 57020  
Case No: 20101503ND1015E**

ND introduced the case

**DISCUSSION**

Amongst other things, the following was discussed:

**DECISION**

ND

- 11.13 Proposed Alterations and Additions, Erf 443, 19 Piet Retief Street, Montagu, S34-A&A  
HM/ CAPE WINELANDS/ BREEDE VALLEY/ LANGE BERG/ MONTAGU / ERF 443  
Case No: 20110305SM1112E**

SM introduced the case

**DISCUSSION**

Amongst other things, the following was discussed:

**DECISION**

**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:

**DECISION**

**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:

**DECISION**

**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:

**DECISION**

**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:

**DECISION**

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:

**DECISION**

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:

**DECISION**

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:

**DECISION**

TZ

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

TZ introduced the case

## DISCUSSION

Amongst other things, the following was discussed:

## DECISION

TZ

### 12 New Matters

- 12.1 Proposed temporary sand mine on Farm Klein Soebatters Vlakte Ptn 369/30, Stillbay. S38(8)-HIA

**HM/EDEN/HESSEQUA/STILL BAY/PTN 369/30**

**Case No:** 20111808SB1119E

SB introduced the case.

## DISCUSSION

Amongst other things, the following was discussed:

- It is unlikely that proposed temporary sand mine will impact on palaeontological resource.
- The committee note that there is chance of MSA stone tool beneath the sand dune.
- There is reason to believe that the proposed temporary sand mine will impact heritage resources.

## DECISION

The Committee requires that the applicant submit a HIA along with an AIA.

SB

- 12.2 Proposed temporary gravel and sand mine on Farm Buffelstofontein Ptn 435/46, Albertinia Eden.S38(8)-NID

**HM/EDEN/HESSEQUA/ALBERTINIA/PTN 435/46**

**Case No:** 20111807SB1124E

SB introduced the case.

## DISCUSSION

Amongst other things, the following was discussed:

- The development is visible from the N2, but the Committee notes that it is temporary and within existing sand mined area.
- The Committee notes that it is in an industrial and not a scenic area portion of the N2.

## DECISION

The Committee resolved that no further studies are required.

SB

- 12.3 Proposed Bentonite and Zeolite mining activities on Erf 1412, Heidelberg S38(8)- HIA

**HM/EDEN/HESSEQUA/HEIDELBERG/ERF 1412**

**Case No:** 20070809SB0710E

SB introduced the case.

## DISCUSSION

Amongst other things, the following was discussed:

- The Committee notes that this is a palaeontological sensitive matter.



#### **HELD OVER**

The Committee resolved to refer the matter to the APM Committee meeting on 15<sup>th</sup> January 2020.

**SB**

- 12.4 Proposed 150MW Kruispad PVSEF on Kruispad 120, East of Velddrift, S38(8)-HIA  
**HM/WEST COAST/BERGRIVER/VELDRIFT/KRUISPAD 120**  
**Case No:** 16112202AS1124E

SB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee notes that this is a palaeontological sensitive matter.
- The Committee notes that there are some visual concerns.

#### **HELD OVER**

The Committee resolved to refer the matter to IACom meeting on 13<sup>th</sup> January 2021, and the APM Committee meeting on 15<sup>th</sup> January 2021.

**SB**

- 12.5 Proposed Bentonite and Zeolite mining activities on Ptn 1 of Farm 585, Uitskraal, Heidelberg. S38(8)-HIA  
**HM/EDEN/HESSEQUA/HEIDELBERG/PTN 1 OF FARM 585**  
**Case No:** 20070809SB0710E

SB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee notes that there are some visual concerns.
- The Committee notes that this is a palaeontological sensitive matter.

#### **DECISION**

The Committee resolved to refer the matter to IACom meeting on 13<sup>th</sup> January 2021, and the APM Committee meeting on 15<sup>th</sup> January 2021.

**SB**

- 12.6 Proposed diesel storage tank within Oranjevis Factory grounds on Erf 33, street parcel, St Helena Bay. S38(8)-NID,  
**HM/WEST COAST/SALDANHA BAY/ST HELENA BAY/ERF 33**  
**Case No:** 20112307SB1125E

SB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee notes that the area is already paved.
- There is no reason to believe that the proposed diesel storage tank will impact heritage resources.

#### **DECISION**

The Committee resolved that no further studies are required.

**SB**

- 12.7 Proposed quarry Farm 4/120Waaikraal, Beaufort West. S38(8)-NID. S38(8)-HIA  
**HM/CENTRAL KAROO/BEAUFORT WEST/FARM 4/120**  
**Case No:** 20112407SB1125E

SB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee notes that industrial work will be introduced to a previously undisturbed area.
- The Committee notes the possibility of archaeological impact.
- The SAHRIS map indicates the area in red.
- There is reason to believe that the proposed diesel quarry will impact heritage resources.

#### **DECISION**

The Committee requires a HIA, consisting of an AIA and a PIA.

**SB**

- 12.8 Proposed construction of a free-standing telecommunication on Ptn 32 of Farm 1154, Blue Rock, Sir Lowry Pass, 5 Forest Village Drive, Gordon's Bay, CT. S38(8)- NID

**HM/CAPE TOWN METROPOLITAN/GORDON'S BAY/ERF 32/1154**

**Case No:** 20111911SB1123E

SB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee notes surrounding development.
- There is no reason to believe that the proposed free-standing telecommunication will impact heritage resources.

#### **DECISION**

The Committee resolved that no further studies are required.

**SB**

- 12.9 Proposed development of housing and other building subdivision, infrastructure and construction of houses and other buildings on Ptn 41,42,16 & 17 of Farm 959, Gordon's Bay (Firland), Gordon's Bay, CT. S38(8)-NID

**HM/CAPE TOWN METROPOLITAN/GORDON'S BAY/PTN 41,42,16 & 17 OF FARM 959**

**Case No:**20112505SB1125E

SB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The farmstead is graded NCW.
- The site is situated within existing agriculture area.
- There is no reason to believe that the proposed development telecommunication will impact heritage resources.

#### **DECISION**

The Committee resolved that no further studies are required.

**SB**

- 12.10 Proposed non-motorized vehicle transport (NMT) route on Rem of Erf 16476, Stellenbosch. S38(4)-NID

**HM/CAPE WINELANDS/STELLENBOSCH/REM OF ERF 16476**

**Case No:** 20112608SB1127E

SB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee notes that it is likely that there will any negative impact.

#### **DECISION**

The Committee resolved that no further studies are required.

**SB**

- 12.11 Proposed Duiwelskloof dam on Farm Nieuwedriff Ptn 1 of Farm 156, Malmesbury and Farm misverstand Ptn 5 of Farm 333, Malmesbury. S38(8)-NID  
**HM/WEST COAST/SWARTLAND/MALMESBURY/PTN 1 OF FARM 156 & PTN 5 OF FARM 333**

**Case No:** 20112602SB1127E

SB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site does not fall within an archaeological or palaeontological sensitive area.
- There is no reason to believe that the proposed dam will impact heritage resources.

#### **DECISION**

The Committee resolved that no further studies are required.

**SB**

- 12.12 Proposed installation of gravity outfall sewer line on Farm 454 Robberg Nature Reserve- Cape Nature, Plettenberg Bay. S38(4)-NID  
**HM/BITOU/PLETTENBERG BAY/FARM 454**

**Case No:** 20071308SB1015E

SB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee notes that the area is a PHS.
- The Committee notes that the development will have minimal impact.

#### **DECISION**

The Committee resolved that no further studies are required.

**SB**

- 12.13 Proposed netting area Phase 1:209 on Ptn 1/158, 10/158, 12/158,2/159, RE 4/159, RE 8/159 and 11/159 of Farm Burgers Drift 40, Wellington.S38(4)-NID  
**HM/CAPE WINELANDS/DRAKENSTEIN/WELLINGTON/PTN 1/158, 10/158, 12/158,2/159, RE 4/159, RE 8/159 AND 11/159 OF FARM BURGERS DRIFT 40**

**Case No:** 20112413SB1127E

SB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee notes a single stone tool that was found during site survey.

- The Committee further notes that it is unlikely that there will be archaeological or palaeontological impact.

**DECISION**

The Committee resolved that no further studies are required.

**SB**

- 12.14 Proposed restoration on Ptn 10 of Farm 1674, Stellenbosch.S27-Repairs  
**HM/CAPE WINELANDS/STELLENBOSCH/PTN 10 FARM 1674**  
**Case No:** 20112615SB1127E

SB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded II.
- The Committee notes that this is an application for minor works.
- The Committee notes that a close-out report will be submitted.
- The Committee notes that repairs will be like-for-like.

**DECISION**

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

**SB**

- 12.15 Proposed additional dwelling units, venues, spa for tourism on Ptn 4 of Farm 660, White Water Farm, Off the main Road 267, Caledon. S38(4)- NID  
**HM/OVERBERG/CALEDON/4/660**  
**Case No:** 20111711SB1117E

SB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The SAHRIS map indicates the area is in a high palaeo sensitivity area.
- The homestead seems to be well maintained.
- The Committee notes that there may be historical archaeology on site.
- The Committee notes minimal visual impact.
- There is no reason to believe that the proposed development will impact heritage resources.

**DECISION**

The Committee resolved that no further studies are required.

**SB**

- 12.16 Proposed low density residential development on Ptn 1,2,3,4,5,6,7,11,12,13, of Farm 923, Farm Stellenbosch (Firland), off Sweetwater Road, Gordon's Bay, CT. S38(8)-NID  
**HM/CAPE TOWN METROPOLITAN/GORDON'S BAY/FARM 923**  
**Case No:** 20111706SB1125E

SB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The SAHRIS map indicates the area is in a high palaeo sensitivity area.
- There is a possibility of archaeological and palaeontological impact.
- There is a possibility of visual impact.

#### **DECISION**

The Committee resolved that an HIA consisting of an AIA and PIA is required.

**SB**

- 12.17 Proposed additions and alteration on Erf 1336, 75 Drommedaris Street, Gordon's Bay. S34-A&A

#### **HM/CAPE TOWN METROPOLITAN/GORDON'S BAY/ERF 1336**

**Case No:** 20102308KB1125E

KB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

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

#### **DECISION**

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

**KB**

- 12.18 Proposed alterations and additions on Erf 8731, 225 Main Road, Paarl. S34-A&A

#### **HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 8731**

**Case No:** 20073010KB1127E

KB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIA and falls within the Special Character Area of Paarl.
- The Drakenstein Municipality supports the proposal on condition that it be overseen by a suitably qualified heritage practitioner.
- Paarl 300 supports the proposal.
- DHF does not support the proposal.
- The Committee raised concerns regarding the grading of the site.

#### **HELD OVER**

The Committee resolved to refer the matter to the HOMs meeting on 18<sup>th</sup> January 2021, whereby all the I&APs are to be invited to attend via Microsoft Teams. Applicant to seek comment from DOCOMOMO ahead of the meeting.

**KB**

- 12.19 Proposed alterations and minor additions on Erf 24024, 12 Thom Street, Paarl. S34- A&M

#### **HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 24024**

**Case No:** 20112603KB1127E

KB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIC and does not fall within the Special Character Overlay Zone.
- The Committee notes that this is an application for minor works.

**DECISION**

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

**KB**

12.20 Proposed Total Demolition on Erven 24514 and 24515, Cnr of Milner and Parow Street, Maitland, CT.S34- Total Demolition

**HM/CAPE TOWN METROPOLITAN/MAITLAND/ERVEN 24514 AND 24515**

**Case No:** 20100602KB1127E

KB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

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

**KB**

12.21 Proposed additions on Erf 2545, 9 Truernich Street, Vrykyk,Paarl. S34-A&A

**HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 2545**

**Case No:** 20112406KB1126E

KB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site Committee is of the opinion that the site is graded NCW and falls within the Special Character Overlay Zone.
- Drakenstein Municipality supports the proposal.
- DHF supports the proposal.
- Paarl 300 did not comment within the 30-day commenting period.

**DECISION**

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

**KB**

12.22 Proposed Alterations and Additions, Erf 67446, 24 Kemms Road, Wynberg, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/WYNBERG/ERF 67446**

**Case No:** 20111207KB1119E

KB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The application is for a permit extension.
- The site is graded NCW.

### **DECISION**

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

**KB**

12.23 Proposed Alterations and Additions, Erf 89959, 16 Harris Road, Kalk Bay, CT. S34-A&A

#### **HM/CAPE TOWN METROPOLITAN/KALK BAY/ERF 89959**

**Case No:** 20111101KB1125E

KB introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIB and falls within a HPO.
- KBSJRA supports the proposal.
- CoCT supports the proposal.
- The Committee has concerns and reservations regarding the enlargement of the dormer window.
- The Applicant must state the existing floor finishes on their plan and confirm if the new bathroom floor replaces the existing timber.
- The replacement of original timber floors is discouraged.

### **HELD OVER**

The Committee resolved refer the matter to HOMS on 18<sup>th</sup> January 2021. Case Officer to invite all I&APs.

**KB**

12.24 Proposed maintenance and repairs on Erf 124334-RE, 31 Newlands Avenue, Montebello, Newlands, CT. S34-A&A

#### **HM/CAPE TOWN METROPOLITAN/NEWLANDS/ERF 124334**

**Case No:** 20112508KB1125E

KB introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee notes that the application is for minor works.
- The site is graded IIIA within HPO

### **DECISION**

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

**KB**

12.25 Proposed Alterations and Additions, Erf 178280, 20 Sussex Road, Observatory, CT.S34-A&A

#### **HM/CAPE TOWN METROPOLITAN/OBSERVATORY/ERF 178280**

**Case No:** 20111111KB1125E

KB introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIC and falls within a HPO.

- CoCT sent the applicants a stop works order because work had commenced without a permit.

**DECISION**

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

**KB**

- 12.26 Proposed redevelopment for residential purposes on Erven 13130-13140, 13143-13144, 13146/RE, 13126-27, 13076, 13078, 14011, 14013-14015 13019/RE 13073/RE, Woodstock Hospital, Woodstock, CT. S38(4)-NID  
**HM/CAPE TOWN METROPOLITAN/WOODSTOCK/13130, 13140, 13143, 13144, 13146/RE, +**  
**Case No:** 20201124KB1125E

KB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The proposal is for a proposed redevelopment for residential purposes.

**DECISION**

The Committee requires that the applicant submit a HIA consisting of a AIA, a townscape assessment, and a socio-historic study.

**KB**

- 12.27 Proposed Total Demolition, Erven 140281 & 140828, 15 & 17 Lytton Street, Observatory, CT. S34-A&A  
**HM/CAPE TOWN METROPOLITAN/OBSERVATORY/ERVEN 140281 & 140828**  
**Case No:** 20112601KB1126E

KB introduced the case.

**COMMENT**

This application is incomplete. Comments from OCA and CoCT required. The Committee requires evidence of broader consultation, if not, broader consultation needs to be undertaken.

**KB**

- 12.28 Proposed alterations, Erf 159745, 6 Pepper Street, Cape Town. S34- Alterations  
**HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ERF 159745**  
**Case No:** 20112513KB1127E

KB introduced the case.

**COMMENT**

This application is incomplete. CIBRA and CoCT comments required.

**KB**

- 12.29 Proposed Merlenique Estate redevelopment Farm 913, Farm Ongegynd, Simondium, Paarl, Drakenstein, Cape Winelands. S38(4)-NID  
**HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/FARM 913**  
**Case No:** 20112001KB1125E

KB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:



- The proposal is for an estate redevelopment.

#### **FURTHER REQUIREMENTS**

The Committee requires a written indication/plans with the elevations of the height of the proposed work.

**KB**

- 12.30 Proposed Alterations and Additions, Erf 169833, 52 Loop Steet, Cape Town. S34-A&A

**HM/CAPE TOWN METROPOLITAN/CAPE TOWN/ERF 169833**

**Case No:** 20112511KB1126E

KB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIIC and falls within a HPO.
- The Committee notes that this is an application for minor works.
- The Committee notes that the images indicate that work has already been done.

#### **DECISION**

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

**KB**

- 12.31 Proposed housing development, Erf 14888 Newmarket street Woodstock. S38(4)- NID

**HM/CAPE TOWN METROPOLITAN/WOODSTOCK/ERF 14888**

**Case No:** 20112613KB1126E

KB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The application is for social housing development.
- There is a possibility that the site could hold archaeological significance.

#### **DECISION**

The Committee requires that the applicant submit a HIA, consisting of a socio-historic study, an archaeological impact assessment, and a townscape analysis. Comments from the I&APs to include comments from MUCH Unit from SAHRA.

**KB**

- 12.32 Proposed development, Ptn 43 of Paarl Farm 728,Cnr of N1 and Klipheuwel Road, Joosterberg Vlake, CT. S38(4)-NID

**HM/CAPE TOWN METROPOLITAN/JOOSTERBERG VLAKTE/PTN 43 OF PAARL FARM 728**

**Case No:** 20112605KB1127E

KB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The application is for proposed development of a agricultural facility.

#### **DECISION**

The Committee resolved that no further studies are required.

**KB**

- 12.33 Proposed additions and alterations, Ptn 231/41, 1 Church Street, Baarskeersbos. S34-A&A

**HM/OVERBERG/OVERSTRAND/BAARSKEERSBOS/PTN 231/41**

**Case No:**18112803KB1127E

KB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee is of the opinion that the site is graded III B.
- OHAC requested a heritage statement.

#### **DECISION**

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

**KB**

- 12.34 Proposed Alterations, Rem- Erf 2911, Section 5 of Building 1, 38 Huguenot Road, Franschoek, S34-A&A

**HM/CAPE WINELANDS/STELLENBOSCH/FRANSCHHOEK/REM ERF 2911**

**Case No:** 20112501KB1126E

KB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIC and falls on the edge of the Franschoek Special Area.
- FFRA does not support the proposal, and noted several concerns.
- Stellenbosch Municipality supports the proposal.

#### **HELD OVER**

The Committee resolved to refer the matter to BELCom on 27<sup>th</sup> January 2021.

**KB**

- 12.35 Proposed Alterations and Additions, Erf 744, 3 Braeside Road, Green Point, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/GREEN POINT/ERF 744**

**Case No:** 20112008ND1124E

ND introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIC and falls within an HPO.
- GPRRA supports the proposal.
- CoCT supports the proposal.

#### **FURTHER REQUIREMENTS**

The Committee requires internal photographs and detailing of the new intervention and its fixing to the existing fabric. The Committee requires that the applicant submit structural methodology from the project engineer.

**ND**

12.36 Proposed Restoration, Alterations and Additions, Erf 8852, 2 Wodehouse Crescent, Constantia, CT, S34-A&A

**HM/CAPE TOWN METROPOLITAN/CONSTANTIA/ERF 8852**

**Case No:** 20111909ND1124E

ND introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded III B and does not fall within an HPO.
- CoCT supports the proposal on condition that the work be monitored by a suitably qualified architect with heritage experience.
- BMRRA supports the proposal.

#### **FURTHER REQUIREMENTS**

The Committee requires a fabric analysis and testing to be conducted to ascertain the heritage value and approximate age of the existing fabric.

**ND**

12.37 Proposed Alterations and Additions, Erf 63714, Unit 9, Beauliegh Mansions, Stellenberg Ave, Kenilworth, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/KENLWORTH/ERF 63714**

**Case No:** 20102902ND1124E

ND introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded III B and falls within a proposed HPO.
- CoCT supports the proposal.
- The site does not fall within a conservation body area.

#### **DECISION**

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

**ND**

12.38 Proposed Alterations and Additions, Erf 9436 80 Alexandra Road, Parow, CT.S34-A&A

**HM/CAPE TOWN METROPOLITAN/PAROW/ERF 9436**

**Case No:** 20100908ND1124E

ND introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee notes that this is an application for minor works.
- The buildings are graded III C and III B and do not fall within a HPO.

#### **DECISION**

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

**ND**

- 12.39 Proposed Total Demolition, Erf 1852, 2 Lion Street, Bo-Kaap, CT. S34-TD  
**HM/CAPE TOWN METROPOLITAN/BO-KAAP/ERF 1852**  
**Case No:** 20110209ND1125E

ND introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded and falls within an HPO
- Comments from Bo-Kaap Civic Movement and neighbours raised concerns over the replacement structure.

**HELD OVER**

The Committee resolved to refer the matter to BELCom on 27<sup>th</sup> January 2021.

**ND**

- 12.40 Proposed alterations, Erf 1033, 3 First Crescent, Camps Bay, CT. S34-A  
**HM/CAPE TOWN METROPOLITAN/CAMPS BAY/ERF 1033**  
**Case No:** 20111306ND1125E

ND introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded NCW and does not fall within a HPO.
- CBRRA supports the proposal, but this comment is for the previous application and is therefore outdated, as the permit expired on 11<sup>th</sup> November 2020.

**COMMENT**

This application is incomplete. The Committee requires an updated comment from CBRRA.

**ND**

- 12.41 Proposed Alterations and Additions, Erf 1730, Rone Farm, R310, Dwars River, Stellenbosch. S27-A&A  
**HM/CAPE WINELANDS/STELLENBOSCH/ERF 1730**  
**Case No:** 20112617ND1127E

ND introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is a PHS.
- The site falls within a Grade II area.

**DECISION**

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

**ND**

- 12.42 Proposed Minor works, Erf 3578 , 17 Joubert Street, Strand, CT. S34- minor works  
**HM/CAPE TOWN METROPOLITAN/STRAND/ERF 3578**  
**Case No:** 20112518ND1127E

ND introduced the case.

**COMMENT**

This application is incomplete. Internal photographs are required.

**ND**

- 12.43 Proposed Alterations and Additions, Erf 14395, 77 Ritchie Street, University Estate. S34-A&A  
**HM/CAPE TOWN METROPOLITAN/UNIVERSITY ESTATE/ERF 14395**  
**Case No:** 20112502ND1125E

ND introduced the case.

**COMMENT**

This application is incomplete. Comments from Walmer University Estate Conservation Action Group required.

**ND**

- 12.44 Proposed Alterations and Additions, Erf 24561, 70-72 Durban Street, Worcester. S34-A&A  
**HM/CAPE WINELANDS/BREED VALLEY WINELANDS/WORCESTER/ERF 24561**  
**Case No:** 20112503ND1127E

ND introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIA.
- Worcester Heritage and Conservation Society supports the proposal with conditions.

**FURTHER REQUIREMENTS**

1. Architectural and design indicators to be provided to inform the addition to the grade IIIA heritage resource. These guidelines are to be prepared by a suitably qualified architect with heritage experience.
2. Detailing of the new interventions and the interfacing with the existing structure to be provided, taking into consideration the above.

**ND**

- 12.45 Proposed Alterations and Additions, Erf 72863, 84 Stella Road, Plumstead, CT. S34-A&A  
**HM/CAPE TOWN METROPOLITAN/PLUMSTEAD/ERF 72863**  
**Case No:** 20112514ND1127E

ND 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.

**ND**

- 12.46 Proposed Alterations and Additions, Erf 153287, 11 Deville Square, Maitland, Newlands, CT. S34-A&A  
**HM/CAPE TOWN METROPOLITAN/MAITLAND/ERF 153287**  
**Case No:**20112402ND1127E

ND introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

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

**ND**

- 12.47 Proposed Alterations and Additions, Erf 157933, 72 Third Avenue, Kenilworth, S34-A&A  
**HM/CAPE TOWN METROPOLITAN/KENILWORTH/ERF 157933**  
**Case No:** 20100909ND1127E

ND 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.
- Harfield Village Association supports the proposal.
- Images indicate that work has already been done.

**DECISION**

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

**ND**

- 12.48 Proposed Alterations and Additions, Erf 89617, Beaufort Villa, 12 Main Road, Kalk Bay, CT. minor works application S34-A&A  
**HM/CAPE TOWN METROPOLITAN/KALK BAY/ERF 89617**  
**Case No:** 20111801ND1125E

ND introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The Committee notes that the application is for minor works.
- The site is graded IIIA.

**DECISION**

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

**ND**

- 12.49 Proposed water pipeline on road reserve of R327, Erf 0/24 Herbertsdale . S38(1)  
**HM/EDEN/MOSSEL BAY/HERBERTSDALE/ERF 0/24**

**Case No:** 20111104ND1127E

ND introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The proposed activity will be more than 10 cubic meters, so the Committee notes the extent of excavation that will be done.
- The Committee notes the work of Dr Nelson.

**DECISION**

The Committee resolved that no further studies are required.

**ND**

12.50 Proposed development, Farm St Elmo No 4875 & 4899, Paarl. S38-NID  
**HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/FARM ST ELMO NO 4875 & 4899**  
**Case No:** 20112010ND1127E

ND introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is currently used for agricultural purposes.
- The applicant stated that a portion of the vineyards are to be removed, but most of the site will be preserved.
- The Committee notes that the significance of the structures may be high.

**DECISION**

The Committee requires that the applicant submit a HIA that includes a townscape assessment as well as an assessment of the existing structures on site.

**ND**

12.51 Proposed Alterations and Additions, Erven 722, 727, 734 and 031, Sea Point High School, Main Road, Sea Point, S34-A&A  
**HM/CAPE TOWN METROPOLITAN/SEA POINT/ERVEN 722, 727, 734 AND 031**  
**Case No:** 20110602SM1124E

SM introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIB and does not fall within a HPO.
- The Committee notes that this is an application for minor works.
- Boundary wall is not included in this application.

**DECISION**

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

**SM**

12.52 Proposed Alterations and Additions, Erf 64060, Corner Morgenrood and Baker Street, Kenilworth. S34-A&A  
**HM/CAPE TOWN METROPOLITAN/KENILWORTH/ERF 64060**  
**Case No:** 20112408SM1125E

SM introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

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

### **DECISION**

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

**SM**

- 12.53 Proposed Alterations and Additions, Erf 442, 16 Kloof Road, Tamboerskloof, S34-A&A

#### **HM/CAPE TOWN METROPOLITAN/TAMBOERSKLOOF/ERF 442**

**Case No:** 20112404SM1127E

SM introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIC and falls within a HPO.
- The Committee notes that this is an application for minor works.

### **DECISION**

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

**SM**

- 12.54 Proposed Alterations and Additions, Erf 4237-RE, 58 Strand Street, Cape Town. S34-A&A

#### **HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ERF 4237-RE**

**Case No:** 20112703SM1127E

SM introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded NCW and falls within a HPO.
- The Committee notes that the application is for minor works.
- CoCT supports the proposal.

### **DECISION**

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

**SM**

- 12.55 Proposed Alterations and Additions, Erf 4349, Kitchener Street, Parow, S34-A&A

#### **HM/CAPE TOWN METROPOLITAN/PAROW/ERF 4349**

**Case No:** 20111803SM1127E

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**

- 12.56 Proposed development, Erf 8972, Weltevreden Valley, Philippi, S38-NID  
**HM/CAPE TOWN METROPOLITAN/PHILIPPI/ERF 8972**  
**Case No:**20102904SM1127E

SM introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

- The proposed development is for a two storey community day centre.

### **DECISION**

The Committee resolved that no further studies are required.

**SM**

- 12.57 Proposed maintenance and repairs, Elsenburg Farm 34, Stellenbosch. S27-M&R  
**HM/CAPE WINELANDS/STELLENBOSCH/FARM 34**  
**Case No:** 20111302SM1127E

SM introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee notes that this is an application for minor works.
- The Committee notes that there are structures within the site that are graded IIIA and IIIC.

### **DECISION**

The Committee resolved to approve the application on condition that:

- The specification is generally supported, except that:
  - the existing Marseilles tiled roof should not be high pressure jetted or painted. Careful repair and maintenance is required, and;
  - no cement or cementitious products are to be used. Lime plaster, lime putty should be used.

That the heritage maintenance guidelines be followed.

- the work be overseen by a suitably qualified architect with heritage experience, and
- A close-out report be submitted to HWC within 30 days of practical completion.

**SM**

- 12.59 Proposed development, Erf 1002, Porterville, Bergriver S38(8)-NID  
**HM/WEST COAST/BERGRIVER/PORTERVILLE/ERF 1002**  
**Case No:** 20111301SM1126E

SM introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is currently for agricultural use, but the development is industrial.
- The heritage practitioner recommended a HIA be submitted.
- The Committee does not believe that archaeological or palaeontological resources will be impacted upon.

**DECISION**

The Committee resolved that no further studies are required.

**SM**

- 12.60 Proposed subdivision, Erven 6789,6788 and 6790, 4<sup>TH</sup> Street, George. S38-NID  
**HM/EDEN/GEORGE/ERF 6789, 6788 AND 6790**  
**Case No:** 20112619SM1127E

SM introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The application is to subdivide 3 properties.
- The site falls within an existing residential area.

**DECISION**

The Committee resolved that no further studies are required.

**SM**

- 12.61 Proposed construction of a clinics, Erf 59037, Makhaza Sports Stadium Precinct, Khayelitsha S38(4)-NID  
**HM/CAPE TOWN METROPOLITAN/KHAYELITSHA/ERF 59037**  
**Case No:**20080604SM1127E

SM introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is currently vacant.
- CoCT is proposing the development of a clinic.

**DECISION**

The Committee resolved that no further studies are required.

**SM**

- 12.62 Proposed development, Farm 348/1, North of Wolseley, Tulbagh, S38-NID  
**HM/CAPE WINELANDS/WITZENBERG/TULBAGH/FARM 348/1**  
**Case No:** 20111205SM1127E

SM introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is currently used for agriculture.

**DECISION**

The Committee resolved that no further studies are required.

**SM**

- 12.63 Proposed Greton House Village School, Rem of Ptn 595, off Greyton Road, Greyton, Theewaterskloof. S38-NID  
**HM/OVERBERG/THEEWATERSKLOOF/GREYTON/REM OF PTN 595**  
**Case No:** 20111914SM1127E

SM introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is currently vacant.

#### **UNDER INVESTIGATION**

The applicant is to separate the applications. The application is to be resubmitted to HWC.

**SM**

- 12.64 Proposed Alterations and Additions, Erf 177650, State House, Corner Waterkany and Rose Street, Cape Town, S34-A&A  
**HM/CAPE TOWN METROPOLITAN/CAPE TOWN/ERF 177650**  
**Case No:** 20073104SM1142E

SM introduced the case.

#### **COMMENT**

This application is incomplete. DWCA comment is outstanding. Further consultation, because in an HPO. Need broader consultation. Need evidence of broader consultation, if not, broader consultation needs to be undertaken

**SM**

- 12.65 Proposed Alterations and Additions, Erf 67899, Wynberg  
**HM/CAPE TOWN METROPOLITAN/WYNBERG/ERF 67899**  
**Case No:** 20111912SM1124E

SM introduced the case.

#### **COMMENT**

This application is incomplete. Wynberg Residents and Ratepayers Association comment is outstanding.

**SM**

- 12.66 Proposed Alterations and Additions, Erf 54726, Kwnilworth  
**HM/CAPE TOWN METROPOLITAN/KENILWORTH/ERF 54726**  
**Case No:** 20112411SM1136E

SM introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIA and does not fall within a HPO.

#### **HELD OVER**

The Committee resolved to refer the matter to BELCom on 27<sup>th</sup> January 2021

**SM**

- 12.67 Proposed Alterations and Additions, Erf 962, Durbanville  
**HM/CAPE TOWN METROPOLITAN/DURBANVILLE/ERF 962**  
**Case No :**20112306SM1127E

SM introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIC and does not fall within a HPO.
- Simon van der Stel supports the proposal.
- CoCT supports the proposal.
- No comments received from Durbanville Heritage and Durbanville Community forum.

**DECISION**

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

**SM**

- 12.68 Proposed Alterations and Additions, Erf 518, 15 Norwood Road, Milnerton  
**HM/CAPE TOWN METROPOLITAN/MILNERTON/ERF 518**  
**Case No:** 20112414SM1127E

SM introduced the case.

**COMMENT**

This application is incomplete. Friends of Blouberg Conservation Area comment is outstanding.

**SM**

- 12.69 Proposed Alterations and Additions, Erf 72835, 71 Pluto Road, Plumstead  
S34-A&A  
**HM/CAPE TOWN METROPOLITAN/PLUMSTEAD/ERF 72835**  
**Case No:** 20111714TZ1124E

TZ 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.

**TZ**

- 12.70 Proposed Alterations and Additions, Erf 1698, 5 Sea Street, Cape Town  
S34-A&A  
**HM/CAPE TOWN METROPOLITAN/CAPE TOWN/ERF 1698**  
**Case No:** 20111917TZ1124E

TZ introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIB and falls within a HPO.
- The Committee notes that the application is to be treated as a minor works application.

**DECISION**

The Committee resolved to approve the application on condition that:

1. No hard cement plaster be used for repairs;
2. Lime putty to be used for crack and surface repair work; and
3. Lime plaster to be used for repair work with a mix of 2.5:1 (sand:lime).

**TZ**

- 12.71 Proposed Alterations and Additions, Erf 6502, 48 Sarel Cilliers Street, Parow  
S34-A&A.  
**HM/CAPE TOWN METROPOLITAN/PAROW/ERF 6502**  
**Case No:** 20101301TZ1124E

TZ introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

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

**TZ**

12.72 Proposed Total Demolition, Erf 25, 29 Mosselbank Road, Kraaifontein, S34-Total demolition

**HM/CAPE TOWN METROPOLITAN/KRAAIFONTEIN/ERF 25**

**Case No:** 20102010TZ1125E

TZ 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 Committee notes that S38 will be triggered by the redevelopment of the site.

**DECISION**

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

**TZ**

12.73 Proposed Alterations and Additions, Erf 100, 44 Newton Drive Meadowridge S34-A&A

**HM/CAPE TOWN METROPOLITAN/MEADOWRIDGE/ERF 100**

**Case No:** 20112305TZ1125E

TZ 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.
- Images indicate that work has been done.

**DECISION**

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

**TZ**

12.74 Proposed securing of a gable, Erf 2041, 23 Buitenkant Street, Bredasdorp. S34-Securing of a gable

**HM/OVERBERG/BREDASDORP/ERF 2041**

**Case No:**20111913TZ1125E

TZ introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is to be fully assessed to determine grading.

#### **DECISION**

The Committee resolved to approve the application on condition that:

1. The dormer and windows not be worked on;
2. Lime mix be used; and
3. The work must be overseen by a suitably qualified architect with heritage experience.

**TZ**

12.75 Proposed Alterations and Additions, Erf 66, 66 van Schoor Street, Philadelphia.S34-A&A

#### **HM/CAPE TOWN METROPOLITAN/PHILADELPHIA/ERF 66**

**Case No:** 20112704TZ1127E

TZ introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded III C and does not fall within a HPO.
- The Committee notes that the application can be treated as minor works.

#### **DECISION**

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

**TZ**

12.76 Proposed Alterations and Additions, Erf 1626, 267A Main Road, Sea Point, S34-A&A

#### **HM/CAPE TOWN METROPOLITAN/SEA POINT/ERF 1626**

**Case No:**20112401TZ1125E

TZ introduced the case.

#### **COMMENT**

This application is incomplete. All I&AP comments are required. Seat For All, Sea Point Bantry Bay Residents Association, and CoCT comments are outstanding.

**TZ**

12.77 Proposed residential development, Farm 821 Ottery & Erf 106 Knole Park, Cape Town. 38-NID

#### **HM/CAPE TOWN METROPOLITAN/OTTERY/FARM 821 AND ERF 106**

**Case No:**20112415TZ1127E

TZ introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The heritage practitioner stated that a HIA isn't required.

#### **DECISION**

The Committee resolved that no further studies are required.

**TZ**

12.78 Proposed Alterations and Additions, Farm 43, Warwick Wine Estate, Stellenbosch. S34-A&A

**HM/CAPE WINELANDS/STELLENBOSCH/FARM 43**

**Case No:** 20111707TZ1127E

TZ introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The outdoor picnic and restaurant area had been developed illegally.
- The Committee notes that there has been minimal heritage impact by the development.

**DECISION**

The Committee resolved that no further studies are required.

**TZ**

12.79 Proposed residential estate, Erven 10,40,72,91 & 15732, Durbanville.S38-NID

**HM/CAPE TOWN METROPOLITAN/DURBANVILLE/ERVEN 10,40,72,91 & 15732**

**Case No:** 20111715TZ1127E

TZ introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The application is for subdivision, consolidation, and rezoning of the site.
- The heritage practitioner stated that an HIA is not necessary.

**DECISION**

The Committee resolved that no further studies are required.

**TZ**

12.80 Proposed Alterations and Additions, Erven 177282 and 176470, Ivydene 8c Glebe Road, Rondebosch. S34-A&A

**HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ERVEN 177282 AND 176470**

**Case No:** 20112410TZ1125E

TZ introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

The Committee resolved to approve the application on condition that the work be overseen by a suitably qualified architect with heritage experience, and that a close-out report be submitted within 30 days of practical completion.

**TZ**

12.81 Proposed Alterations and Additions, Erf 168282, 46 Montague Street, Maitland S34-A&A

**HM/CAPE TOWN METROPOLITAN/MAITLAND/ERF 168282**

**Case No:** 20112606TZ1127E

TZ introduced the case.

**COMMENT**

This application is incomplete. CoCT comment is outstanding, and internal and contextual photographs are required.

**TZ**

12.82 Proposed Total Demolition, Erf 49821, Moss Street, Fernwood, Newlands. S34-Total Demolition

**HM/CAPE TOWN METROPOLITAN/NEULANDS/ERF 49821**

**Case No:** 20112002TZ1123E

TZ 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 Committee notes that there was not further extensive consultation with possible I&APs.

#### **FURTHER REQUIREMENTS**

The Committee requires the applicant to conduct broader consultation, i.e. consultation with the local residents association, on site notices, etc.

**TZ.**

12.84 Proposed Alterations and Additions, Erf 151409, 46 Salt River Road, Woodstock.S34-A&A

**HM/CAPE TOWN METROPOLITAN/WOODSTOCK/ERF 151409**

**Case No:** 20112506TZ1125E

TZ introduced the case.

#### **COMMENT**

This application is incomplete. Still within the commenting period, which started on 10<sup>th</sup> November 2020. I&APs must be given opportunity to comment fully on the application

**TZ**

12.85 Proposed Alterations and Additions, Erf 44965, 16 Thornhill Rondebosch .S34-A&A

**HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ERF 44965**

**Case No:**20112T416Z1127E

TZ 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.

**TZ**

12.86 Proposed Alterations and Additions, Erf 27895, 6 London Road, Observatory.S34-A&A

**HM/CAPE TOWN METROPOLITAN/OBSERVATORY/ERF 27895**



**Case No:** 20111712TZ1127E

TZ introduced the case.

**COMMENT**

This application is incomplete. Observatory Civic Association comment and all photographs are required.

**TZ**

- 12.87 Proposed redevelopment of the site, Farm 1054, Franschhoek, S38(4)-nid  
**HM/CAPE TOWN METROPOLITAN/FRANSCHHOEK/FARM 1698**  
**Case No:** 20120229TZ1203E

TZ introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The application is for the development of a boutique hotel.
- There are existing buildings older than 60 years on the site.
- The Committee is of the opinion that an HIA is required for this reason.

**DECISION**

The Committee requires that the applicant submit an HIA, consisting of a socio-historical study, cultural landscape study, and an archaeological study.

**TZ**

- 12.88 Proposed Alterations and Additions , Erf 21518, De La Hay, 32 Link Road  
Bellville.  
**HM/CAPE TOWN METROPOLITAN/BELLVILLE/ERF 21518**  
**Case No:** 20110507TZ1127E

TZ introduced the case.

**HELD OVER**

Site inspection to be conducted.

**TZ**

- 12.89 Proposed partial demoliton, Erf 44536, 34 Roseland Road, Rondebosch, S34-  
Partial Demoliton  
**HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ERF 44536**  
**Case No:** 20111610WD1127E

ND 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 coloured up plans must be submitted for stamping.

**DECISION**

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

**WD**

- 12.90 Proposed additions and alterations, Erf 59125, 161 St Kilda Road, Crawford, 34  
Roseland Road, Rondebosch, S34-A&A

**HM/CAPE TOWN METROPOLITAN/CRAWFORD/ERF 59125**

**Case No:** 20111610WD1127E

WD 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 Committee notes that the images indicate that work has already been done.

**DECISION**

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

**WD**

- 12.91 Proposed additions and alterations, Erf 572, 23 Coral Tree Road, Thornton S34-A&A

**HM/CAPE TOWN METROPOLITAN/THORNTON/ERF 572**

**Case No:** 20111910WD1127E

WD 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.

**WD**

- 12.92 Proposed Alterations and Additions, Erf 1940, 38 St Joh Street, Oudsthoorn, S34-A&A

**HM/KLEIN KAROO/LOUDSTHOORN/ERF 1940**

**Case No:** 20110309ND1124E

**COMMENT**

This application is incomplete. Comment from Simon van der Stel Foundation outstanding.

- 12.93 Proposed Alterations and Additions, Erf 6214, York Road, George, S34-A&A

**HM/EDEN/GEORGE/ERF 6214**

**Case No:** 20100811KB1127E

**DISCUSSION**

Amongst other things, the following was discussed:

- George Municipality issued a stop works order.
- George Heritage Trust does not support the proposal in its existing form.

**COMMENT**

Evidence of consultation is required. Clarification on what work has been completed and not completed is required. A statement of the completed work's impact to heritage resources is required.

**14 OTHER MATTERS**

14.1 None

**15. ADOPTION OF RESOLUTIONS AND DECISIONS**

The Committee adopted the resolutions and decisions.  
KB approved and TZ supported the adoption of the resolutions and decisions.

**16 CLOSURE**

The meeting adjourned at 14:45

**17 DATE OF NEXT MEETING:**

**18<sup>th</sup> January 2021**

Chairperson's Signature.....

Date:

Secretariat's Signature.....

Date:

APPROVED