

**APPROVED MINUTES OF THE MEETING OF  
HERITAGE WESTERN CAPE,  
HERITAGE OFFICERS MEETING**  
**Held on Monday, 9 November 2020, HOMS MEETING VIA MICROSOFT TEAMS,  
scheduled for 09:00**

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**1. OPENING AND WELCOME**

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

**2. ATTENDANCE**

**Members**

Mr Rashaad Carlsen (RC)  
Mr Raymond Smith (RS)

**Members of Staff**

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

**Legal Advisor**

Ms Cathy-Ann Potgieter (CP)

**Visitors**

**Observers**

None

**3. APOLOGIES**

None

**Absent**

None

**4. APPROVAL OF AGENDA**

**4.1 Dated 9 November 2020.**

The items relevant to the meeting were noted as those assigned in the case allocation for the meeting of 9<sup>th</sup> November 2020.

RC moved to adopt the agenda and RS supported.

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

5.1 Minutes from 2<sup>nd</sup> November 2020 will be approved in the next HOMS meeting.

**6. Disclosure of conflict of interest**

6.1 None

**7. Confidential matters**

7.1 None

**8. Standing Item**

**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 IACom meeting 11 November 2020

8.4.2 BELCom meeting 12 November 2020

**8.5 Interim and Close Out Reports**

8.5.1 Wupperthal Church Werf Restoration – Report 17, prepared by ARCON dated 29 October 2020. WD reported on the matter. The Committee noted the developments and progress on the matter.

**8.6 Incomplete Applications**

8.6.1 Proposed Alterations and Additions, Erf 714, 3 Milner Road, Sea Point, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/SEA POINT/ERF 714**

**Case No:** 20102304ND1028E

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

**HM/CAPE TOWN METROPOLITAN/GREEN POINT/ERF 710**

**Case No:** 20101212ND1027E

8.6.3 Proposed Alterations and Additions, Erf 749, 3 Tickner Street, Wellington, Cape Winelands. S34-A&A

**HM/CAPE WINELANDS/DRAKENSTEIN/WELLINGTON/ERF 749**

**Case No:** 20102710ND1028E

8.6.4 Proposed Alterations and Additions, Erf 12,20 Spilhaus, Constantia, CT S34-A&A

**HM/CAPE TOWN METROPOLITAN/CONSTANTIA/ERF 12**

**Case No:**20052304TZ1026E

8.6.5 Proposed Alterations and Additions, Erf 421, Aandbloem Street Vredehoek, CTS34-A&A

**HM/CAPE TOWN METROPOLITAN/VREDEHOEK/ERF 421**

**Case No:**20101307TZ1026E

- 8.6.6 Proposed Alterations and Additions, Erf 3146 ,26 Willow Road  
Constantia, CTS34-A&A  
**HM/CAPE TOWN METROPOLITAN/CONSTANTIA/ERF 3146**  
**Case No:**20100911TZ1026E
- 8.6.7 Proposed Alterations and Additions, Erf 16644, 5 Milne Street, Salt River, CT.  
S34-A&A  
**HM/CAPE TOWN METROPOLITAN/SALT RIVER/ERF 16644**  
**Case No:**20092305SM1102E
- 8.6.8 Proposed Alterations and Additions, Erven 115 & 116, 81 Hoop Street,  
Robertson.  
**HM/CAPE TOWN WINELANDS/BREDE VALLEY WINELANDS/ROBERTSON/ERVEN  
115 & 116**  
**Case No:**20101603SM1030E
- 8.6.8 Proposed Alterations , Erf 94521,12 Kohling Street, CT. S34-A  
**HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ERF 94521**  
**Case No:** 20101906KB1102E
- 8.6.9 Proposed partial demolition, Erf 3270, 29 Fourie Street, Heidelberg, Western.  
S34-Partial demolition  
**HM/WEST COAST/HESSEQUA/HEILDELBERG/ERF 3270**  
**Case No:** 20102805KB1102E
- 8.6.10 Proposed Alterations and Additions, Erf 97299, 9 Leslie Road Claremont, CT  
S34-A&A  
**HM/CAPE TOWN METROPOLITAN/CLAREMONT/ERF 97299**  
**Case No:**20102702SM1027E
- 8.6.11 Proposed Alterations and Additions, Erf 94522, 81 New Church Road  
Cape Town.S34-A&A  
**HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ERF 94522**  
**Case No:**20101907TZ1026E

## 9. Administrative Matters

- 9.1 Advice - Proposed development on Erf 148638, Cape Town Station, Forecourt  
Precint, Cape Town CBD. S34-A&A  
**HM/CAPE TOWN METRO/CAPE TOWN CBD/ERF 148638**

The Committee requires final building plans to be served before IACom for  
final approval.

WD

- 9.2 Advice on Ptn 1674/10, Boschendal Werf, off R310, Dwars River Valley,  
Stellenbosch, Cape Winelands. S27-Advice  
**HM/CAPE WINELANDS/STELLENBOSCH/PTN 1674/10**

A formal S27 Application is to be submitted for the refurbishment of the  
labourers cottages.

SB

## 10 Appointments

- 10.1 Item 9.1  
10.2 Item 11.7  
10.3 Item 11.9

10.4 Item 11.17

**MATTERS TO BE DISCUSSED**

**11. Matters Arising**

11.1 Proposed Alterations and Additions, Erf 1800, 9 Rugley Road Vredehoek, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/ERF 1800**

**Case No:** 20101509KB1016E

Application documents were tabled.

KB 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 had previously requested CIBRA's comments but the Heritage Officer noted that the application falls outside their commenting area.
- Comment from GVHAG received on 28<sup>th</sup> October 2020.
- GVHAG supports the proposal.

**DECISION**

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

**KB**

11.2 Proposed Alterations and Additions, Erf 1636 Dorchester Court, 271 High Level Road, Sea Point, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/SEA POINT/ERF 1636**

**Case No:** 20100111KB1008E

Application documents were tabled.

KB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The applicant indicated in writing that the work has already been completed.
- The site is graded III A and does not fall within a HPO.
- CoCT does not support the proposal.

**DECISION**

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

**KB**

11.3 Proposed Alterations and Additions, Erf 65133, 18 Goldbourne Road, Kenilworth, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/KENILWORTH/ERF 65133**

**Case No:**20092304KB0929E

Application documents were tabled.

KB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The requested information regarding the work that has already been completed was received on 29<sup>th</sup> October 2020.
- The applicant indicated in writing that the work had already been completed.
- CoCT does not support the proposal.

#### **DECISION**

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

**KB**

11.4 Proposed Partial Demolition, Erf 11, 11 Uitsig Street, Herolds Bay. S34-Partial Demolition

**HM/EDEN/ GEORGE/HEROLDS BAY/ERF 11**

**Case No:** 20061909ND0626E

Application documents were tabled.

ND introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The applicant has indicated in writing that the work had already started.
- The Committee noted that the work is substantially completed.

#### **DECISION**

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

**ND**

11.5 Proposed Additions and Alterations, Erf 16434, 5 and 7 Victoria Street, Stellenbosch, Cape Winelands.S34-A&A

**HM/CAPE WINELANDS/STELLENBOSCH/ERF 16434**

**Case No:** 20051317ND0925E

Application documents were tabled.

ND introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded III B.
- The renovation methodology report was received on 30<sup>th</sup> October 2020.

#### **DECISION**

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

1. The work is to be overseen by a suitably qualified heritage practitioner.
2. A close-out report to be submitted within 30 days of practical completion of the work.

**ND**

- 11.6 Proposed Additions and Alterations, Erf 118905, 22 Durban Road, Wynberg, CT.S34-A&A

**HM/CAPE TOWN METROPOLITAN/WYNBERG/ERF 118905**

**Case No:** 20080308ND0813E

Application documents were tabled.

ND introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- WRRRA provided comment on 28<sup>th</sup> October 2020 and supports the proposal.
- The site is graded IIIA and falls within the Wynberg Village HPO.
- Wynberg Old Village Society comment received on 24<sup>th</sup> August 2020 and supports the proposal.
- CoCT supports the proposal.

**DECISION**

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

1. The work is to be overseen by a suitably qualified heritage practitioner.
2. A close-out report to be submitted within 30 days of practical completion of the work.

**ND**

- 11.7 Proposed Alterations and Additions, Erf 246, 52 Victoria Road, Clifton, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/CLIFTON/ERF 246**

**Case No:** 20052901SM0615E

Application documents were tabled.

SM introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The Committee requires clarity with regards to the chairperson details of the Camps Bay and Clifton Ratepayers and Residents' Association as the person in the e-mail correspondence and details on HWC's website do not correspond.
- The Committee recommends the item be deferred to its next meeting in order to clarify the chairperson details of the conservation body.
- The Committee requires such confirmation of chairperson's details in a letterhead and where possible the minutes of the meeting confirming the chairperson of the conservation body.

**HELD OVER**

The matter is held over to HOMs until the above information is provided.

**SM**

- 11.8 Proposed Alterations and Additions, Erf 46212, 224 Main Road. Rondebosch, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ERF 46212**

**Case No:** 20082612SM0911E

Application documents were tabled.

SM introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded III B and falls within the Westerford HPO.
- CoCT notes that the current plans are sensitive to heritage resources, and has made further recommendations.
- CoCT supports the proposal.
- Newlands Ratepayers Association did not comment within the 30-day commenting period.

#### **DECISION**

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

1. The work is to be overseen by a suitably qualified heritage practitioner.
2. A close-out report to be submitted within 30 days of practical completion of the work.

**SM**

- 11.9 Proposed Restoration, Erf 55307, 43 Vineyard Road, Claremont, CTS34-A&A  
**HM/CAPE TOWN METROPOLITAN/CLAREMONT/ERF 55307**  
**Case No:** 20101305SM1013E

Application documents were tabled.

SM introduced the case.

Mr Mike Scurr, Ms Wendy Wilson, and Ms Jacqui Perron were present and took part in the discussion

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded III A and does not fall within a HPO nor does it fall within a proposed HPO.
- I&APs raised concerns of the visual impact that the development will have on heritage resources.

#### **HELD OVER**

The Committee resolved to refer the matter to BELCom on 25<sup>th</sup> November 2020.

**SM**

- 11.10 Proposed Alterations and Additions, Erf 11675, 54 Regent Street, Woodstock, CT. S34-A&A  
**HM/CAPE TOWN METROPOLITAN/WOODSTOCK/ERF 11675**  
**Case No:** 20100801SM1013E

Application documents were tabled.

SM introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded III C and falls within a HPO.
- WAAC comment was received on 5<sup>th</sup> November 2020 and indicated support for the proposal.
- The Committee noted that a permit submitted previously lapsed and the applicant continued with the work that had previously been approved.

## **DECISION**

The Committee resolved to approve the re-application of the proposal. Heritage resources have not been impacted on.

**SM**

- 11.11 Proposed Alterations and Additions, Erf 19534, C/o Main and Koning Street, Paarl, CT. S34-A&A

### **HM/CAPE WINELANDS/STELLENBOSCH/ERF 19534**

**Case No:** 20072105SM

Application documents were tabled.

SM introduced the case.

## **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee noted that the site is not graded.
- DHF and Drakenstein Municipality noted that the work had been completed.

## **FURTHER REQUIREMENTS**

The Committee requires additional information in order to make a decision on the grading of the building. The following information must be submitted to the Committee:

1. An opinion from the Drakenstein Municipality on the potential heritage significance of the building and its surrounding context.
2. A comprehensive set of images (internal, external and streetscape) that would assist the Committee to determine a grading.

**SM**

- 11.12 Proposed Alterations and Additions, Erven 1634, 9 Barkly Road, Sea Point, CT. S34-A&A

### **HM/CAPE TOWN METROPOLITAN/SEA POINT/1634**

**Case No:** 20071312TZ0814E

Application documents were tabled.

TZ introduced the case.

## **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee is of the opinion that the site is graded NCW, and does not fall within a HPO.
- CoCT supports the proposal.
- SFA supports the proposal.
- SFB raised concerns regarding the proposal.
- I&APs were invited but the Case Officer did not receive a response.

## **DECISION**

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

**TZ**

- 11.13 Proposed Alterations and Additions, Erf 356, 25 Braemar Road, Green Point, CT.S34-A&A

### **HM/CAPE TOWN METROPOLITAN/GREEN POINT/ERF 356**



**Case No:** 20060802TZ0721E

Application documents were tabled.

TZ introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

**HELD OVER**

The Committee referred this matter to the next HOMs meeting. Case Officer to clarify a query with CoCT official.

**TZ**

- 11.14 Proposed Alterations and Additions, Erf 850, 99 Southern Cross Drive, Constantia, CTS34-A&A  
**HM/CAPE TOWN METROPOLITAN/CONSTANTIA/ERF 850**  
**Case No:** 20022009LB0220E

Application documents were tabled.

TZ introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded III B.
- CoCT supports the proposal.
- Friends of Constantia Greenbelt and Constantia Residents and Ratepayers Association supports the proposal.
- Applicant has indicated in writing that the work has already been completed.

**DECISION**

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

**TZ**

- 11.15 Proposed Alterations and Additions, Erf 9875, Hospital Road, Hermanus, Overstrand, S34-A&A  
**HM/OVERBERG/OVERSTRAND/HERMANUS/ERF 9875**  
**Case No:** 20082610TZ0909E

Application documents were tabled.

TZ introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is a grade II.
- Overstrand Heritage Advisory Committee supports the proposal.
- The Whale Coast Conservation supports the proposal.
- The Committee notes that the report is insufficient and inadequate because it does not identify the heritage significance sufficiently and it also does not provide design indicators to which the architects can respond.

**FURTHER REQUIREMENTS**

The Committee requires that the report be reworked by a suitably qualified heritage practitioner to clearly articulate the heritage significance of the site and to provide indicators with reference to the overall SDP.

**TZ**

- 11.16 Proposed Alterations and Additions, Erf 9795 Constantia Uitsig, Spaanschemat River Road, Guest Cottage Constantia, CT. S34-A&A  
**HM/CAPE TOWN METROPOLITAN/CONSTANTIA/ERF 9795**  
**Case No:** 20100110Z1007E

Application documents were tabled.

TZ introduced the case.

Ms Anya Lareman, Ms Nicolene Visser and Mr Ralph Baumgarten were present and took part in the discussion.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded III C.
- CoCT supports the proposal.
- Constantia Residents and Ratepayers Association and Friends of Constantia Greenbelt support the proposal.

#### **DECISION**

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

**TZ**

- 11.17 Proposed Alterations and Additions, Erf 9795 Constantia Uitsig, Spaanschemat River Road, Homestead, Constantia, CT. S34-A&A  
**HM/CAPE TOWN METROPOLITAN/CONSTANTIA/ERF 9795**  
**Case No:** 20200928TZ1007E

Application documents were tabled.

TZ introduced the case.

Ms Anya Lareman, Ms Nicolene Visser and Mr Ralph Baumgarten were present and took part in the discussion.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded III B.
- CoCT does not support the proposal.
- Friends of Constantia Greenbelt supports the proposal.
- Constantia Residents and Ratepayers Association supported the proposal initially.

#### **HELD OVER**

The Committee resolved to refer the matter to BELCom on 25<sup>th</sup> November 2020.

**TZ**

## **12 New Matters**

- 12.1 Proposed new water reservoir along with associated infrastructure on Erf 354, Uniondale Fort Local Nature Reserve, George. S38(8)-NID  
**HM/EDEN/GEORGE/ERF 354**

**Case No:** 20091509SB1026E

Application documents were tabled.

SB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is located within the local nature reserve.
- The Committee has reason to believe that heritage resources will be impacted upon.

**DECISION**

The Committee requires a heritage impact assessment comprising of a visual impact assessment, an archaeological impact assessment comprising of an archaeological history study, and a palaeontological desktop study.

**SB**

12.2 Proposed Excavation on Erven1076 and 10755, 6 and 8 Battery Crescent, Sea Point, CT. S35-Excavation

**HM/CAPE TOWN METROPOLITAN/SEA POINT/ERVEN 1076 AND 10755**

**Case No** 20102305SB1026E

Application documents were tabled.

SB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The matter was sent to the APM Committee for comment.
- The APM Committee supported the proposal with conditions contained in the previous permits.

**UNDER INVESTIGATION**

Case Officer to review documentation for the next HOMS meeting.

**SB**

12.3 Proposed mixed use development on RE Farm 845, Sir Lowry's Pass Village. S38(8)-NID

**HM/CAPE TOWN METROPOLITAN/SIR LOWRY'S PASS VILLAGE/RE FARM 845**

**Case No:** 20101901SB1026E

Application documents were tabled.

SB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Part of the development falls within a green-paeleo map according to SAHRIS.
- The Committee is of the opinion that there is no reason to believe that there will be any impact on archaeological or palaeontological resources.

**DECISION**

The Committee resolved that no further studies are required.

**SB**

- 12.4 Proposed Stellenbosch Waste Waterworks on Ptn of Farm RE 279, Stellenbosch, Cape Winelands.S38(8)-NID  
**HM/CAPE WINELANDS/STELLENBOSCH/PTN OF FARM RE 279**  
**Case No:** 20050704SB1026E

Application documents were tabled.

SB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The Committee is of the opinion that the matter be referred back to IACom on 11<sup>th</sup> November 2020.

**HELD OVER**

The Committee resolved to refer the matter to IACom on 11<sup>th</sup> November 2020.

**SB**

- 12.5 Proposed establishment of additional residential dwellings on Farm Re 24/811 , Paarl, Drakenstein, Cape Winelands S38(8)-NID  
**HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/FARM RE 24/811**  
**Case No:** 20102602SB1030E

Application documents were tabled.

SB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The Committee is of the opinion that it is unlikely that archaeological or palaeontological resources will be impacted upon.

**DECISION**

The Committee resolved that no further studies are required.

**SB**

- 12.6 Proposed enlargement of a Dam and agricultural expansion on RE Ptn 1/494 , Clanwilliam, Cederberg. S38(8)-NID  
**HM/WEST COAST/CEDERBERG/CLANWILLIAM/RE PTN 1/494**  
**Case No:** 20051801SB1029E

Application documents were tabled.

SB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The Committee is of the opinion that it is unlikely that archaeological resources will be impacted upon.
- The Committee is of the opinion that palaeontological resources may be impacted upon.

**DECISION**

The Committee requires a heritage impact assessment comprising of a palaeontological impact assessment and an archaeological foot survey.

**SB**

- 12.7 Proposed powership at port of Saldanha and Saldanha Industry, Saldanha Bay. S38(8)-NID  
**HM/WEST COAST/SALDANHA BAY/PORT OF SALDHANA AND SALDHANA INDUSTRY**  
**Case No:** 20092505SB1103E

Application documents were tabled.

SB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The Committee is of the opinion that there is reason to believe that archaeological and palaeontological resources may be impacted upon.

**DECISION**

The Committee requires a heritage impact assessment comprising of a palaeontological impact assessment and an archaeological impact assessment. The heritage impact assessment must be submitted to SAHRA Maritime Underwater Cultural Heritage Unit for comment.

**SB**

- 12.8 Proposed expansion of a sand mine on PTN 4 of Farm Zandebergfontein, Robertson.S38(8)-HIA  
**HM/CAPE WINELANDS/BREEDE VALLEY WINELANDS/ROBERTSON/PTN 4 OF FARM ZANDEBERGFONTEIN**  
**Case No:** 20013103AS0210E

Application documents were tabled.

SB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The requested heritage impact assessment was received and found very little palaeontological resources. It also found no artefacts on the dune, but the Committee notes that there may still be archaeology present under the sand.

**HELD OVER**

The Committee resolved to refer the matter to HOMs on 16<sup>th</sup> November 2020.

**SB**

- 12.9 Proposed Total Demolition, Erf 12459, Quay 3, Port of Mossel Bay, Mossel Bay, S34-Total Demolition  
**HM/EDEN/MOSSEL BAY/ERF 12459**  
**Case No:** 20100502KB1027E

Application documents were tabled.

KB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The boundary wall is graded IIIC, but the buildings are graded NCW.

- The Committee noted that there was no broader public consultation process undertaken, but that there is clearly a public interest in this development.
- Mosselbay Municipality comment is outstanding, as well as Simon van der Stel (Southern Cape)'s comment.

#### **FURTHER REQUIREMENTS**

The Committee requires the applicant to undertake a broader public consultation process in line with HWC's public participation guidelines dated June 2019. The applicant must include the Municipality and Simon van der Stel in their process.

**KB**

- 12.10 Proposed partial demolition, Erf 3270, 29 Fourie Street, Heidelberg, Western.  
S34-Partial demolition

**HM/WEST COAST/HESSEQUA/HEILDELBERG/ERF 3270**

**Case No:** 20102805KB1102E

Application documents were tabled.

KB introduced the case.

#### **COMMENT**

This application is incomplete. Incorrect application form supplied.

**KB**

- 12.11 Proposed Alterations and Additions, Erf 54878, 3 Riviera Road, Claremont, CT.  
S34-A

**HM/CAPE TOWN METROPOLITAN/CLAREMONT/ERF54878**

**Case No:** 20100608KB1102E

Application documents were tabled.

KB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded NCW and does not fall within a HPO.
- The site does not fall within a conservation body area.

#### **DECISION**

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

**KB**

- 12.12 Proposed Additions, Erf 66211, 4 De Villers Road, Wynberg, CT. S34-A

**HM/CAPE TOWN METROPOLITAN/WYNBERG/ERF 66211**

**Case No:** 18091304KB1102E

Application documents were tabled.

KB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

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

#### **DECISION**

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

**KB**

- 12.13 Proposed Alterations, Erf 94521, 12 Kohling Street, CT. S34-A  
**HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ERF 94521**  
**Case No:** 20101906KB1102E

Application documents were tabled.

KB introduced the case.

**INCOMPLETE**

This application is incomplete. CoCT comment is outstanding.

**KB**

- 12.14 Erf 1116, 88 Long Street, McGregor.

Application documents were tabled.

KB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed.

- The Committee is of the opinion that the site is graded NCW.

**FURTHER REQUIREMENTS**

The Committee is of the opinion that the application is not for minor works in nature, and therefore will follow the full S34 application process. This will require comment from the local municipality.

**KB**

- 12.15 Proposed Total Demolition, Erf 405, 11 Oldfield Road, Sea Point, CT. S34-A&A  
**HM/CAPE TOWN METROPOLITAN/SEA POINT/ERF 405**  
**Case No:** 20102604ND1027E

Application documents were tabled.

ND introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIC and falls within a HPO.
- SFB and the neighbours do not support the proposal.
- Seapoint, Fresnaye and Bantry Bay supports the proposal.
- Simon van der Stel supports the proposal.
- The Committee is in support of the demolition, but notes the applicability of the Gees judgment.
- The Committee notes the heritage design indicators are lacking, which would address issues pertaining to the betterment of the street interface and urban design qualities of the proposed development.

**HELD OVER**

The Committee resolved to refer the matter to BELCom on 25<sup>th</sup> November 2020.

**ND**

12.16 Proposed Alterations and Additions, Erf 422, 1 Xyris Way, Matroosfontein. S34-A&A

**HM/CAPE TOWN METROPOLITAN/MATROOSFONTEIN/ERF 422**

**Case No:** 20102210ND1027E

Application documents were tabled.

ND introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The Committee is of the opinion that the site is graded IIC and does not fall within a 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**

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

**HM/CAPE TOWN METROPOLITAN/ GREEN POINT / ERF 710**

**Case No:** 20101212ND1027E

Application documents were tabled.

ND introduced the case.

**INCOMPLETE**

- This application is incomplete. GPRRA's comment is required. The Committee also requires better contextual photographs.

**ND**

12.18 Proposed Alterations and Additions, Erf 548, 55 King Langalibalele, Langa, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/LANGA/ERF 548**

**Case No:** 20102706ND1028E

Application documents were tabled.

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**

12.19 Proposed Alterations and Additions, Erf 714, 3 Milner Road, Sea Point, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/SEA POINT/ERF 714**

**Case No:** 20102304ND1028E



Application documents were tabled.

ND introduced the case.

**INCOMPLETE**

This application is incomplete. GPRRA's comment is required.

**ND**

- 12.20 Proposed Alterations and Additions, Erf 749, 3 Tickner Street, Wellington, Cape Winelands. S34-A&A  
**HM/CAPE WINELANDS/DRAKENSTEIN/WELLINGTON/ ERF 749**  
**Case No:** 20102710ND1028E

Application documents were tabled.

ND introduced the case.

- **INCOMPLETE**
- This application is incomplete. The Committee requires better photographs and streetscape photographs. The Committee notes the quality of photographs provided are not adequate, and requires a full set (internal, external and streetscape) of good quality photographs. This must include contextual photographs.

**ND**

- 12.21 Proposed redevelopment of Erf 162904, Cnr of Margate and Bath Road, Muizenberg.S38(8)-NID  
**HM/CAPE TOWN METROPOLITAN/MUIZENBERG/ERF 162904**  
**Case No:**20092901ND1102E

Application documents were tabled.

ND introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is exceeding 5000 square meters.
- The Committee is of the opinion that there is no reason to believe that a heritage resource will be impacted upon.

**DECISION**

The Committee resolved that no further studies are required in terms of the NID.

**INCOMPLETE**

The Committee notes a S34 application will be required for the alterations and additions to the structures older than 60 years.

**ND**

- 12.22 Proposed Alterations and Additions, Erf 97299, 9 Leslie Road Claremont, CT S34-A&A  
**HM/CAPE TOWN METROPOLITAN/CLAREMONT/ERF 97299**  
**Case No:**20102702SM1027E

Application documents were tabled.

SM introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee has previously graded the site a IIC, and does not fall within a HPO.
- CoCT supports the proposal.
- Greater Lynfræ Civic Association supports the proposal.
- The Committee notes that the photographs provided are not sufficient. There are no internal photographs.

### **INCOMPLETE**

This application is incomplete. The Committee requires internal and external photographs.

**SM**

- 12.23 Proposed -Total Demolition, Re Erf 204, 19 Joubert Street, Green Point, CT. S34-Total Demolition

#### **HM/CAPE TOWN METROPOLITAN/GREEN POINT/ERF 204**

**Case No:**20100601SM1027E

Application documents were tabled.

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.
- Greepoint Raterpayers and Residents Association supports the proposal.

### **DECISION**

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

**SM**

- 12.24 Proposed agri-hub development on Ptn 2/193, Wellington. S38(8)-NID

#### **HM/CAPE WINELANDS/DRAKENSTEIN/WELLINGTON/PTN 2/193**

**Case No:**20102202SM1030E

Application documents were tabled.

SM introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

- It is anticipated that the development will change the agricultural landscape but that it will not have a negative impact because it is agricultural in nature.

### **DECISION**

The Committee resolved that no further studies are required.

**SM**

- 12.25 Proposed Alterations and Additions, Erf 16644, 5 Milne Street, Salt River, CT. S34-A&A

#### **HM/CAPE TOWN METROPOLITAN/SALT RIVER/ERF 16644**

**Case No:**20092305SM1102E

Application documents were tabled.

SM introduced the case.

**INCOMPLETE**

This application is incomplete. The Committee requires comment from Salt River Heritage Foundation.

**SM**

- 12.26 Proposed Additions, Erf 730, Braeside Road, Green Point. S34-Additions  
**HM/CAPE TOWN METROPOLITAN/GREEN POINT/ERF 730**  
**Case No:** 20101211SM1026E

Application documents were tabled.

SM introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIC and falls within a HPO.
- CoCT supports the proposal.
- GRRR does not support the proposal, and requires an amendment of the plans to indicate that structure be setback at least 1m.

**HELD OVER**

The Committee resolved to refer the matter to the next HOMs meeting for the Case Officer to invite all the I&APs to attend.

**SM**

- 12.27 Proposed Alterations and Additions, Erven 115 & 116, 81 Hoop Street, Robertson.  
**HM/CAPE TOWN WINELANDS/BREED VALLEY WINELANDS/ ROBERTSON/ ERVEN 115 & 116**  
**Case No:** 20101603SM1030E

Application documents were tabled.

SM introduced the case.

**INCOMPLETE**

This application is incomplete. The Committee requires internal and streetscape photographs.

**SM**

- 12.28 Proposed Alterations and Additions, Erf: 1279, 46 Ocean View Drive, Green Point. S34-A&A  
**HM/CAPE TOWN METROPOLITAN/GREEN POINT/ERF 1279**  
**Case No:** 20102708SM1026E

Application documents were tabled.

SM introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The Committee is of the opinion that the site is graded NCW and does not fall within a HPO.

- CoCT did not comment within the 30-day period but indicated their support of the proposal after this period.
- GRRRA supports the proposal.

**DECISION**

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

**SM**

- 12.29 Proposed Alterations and Additions, Erf 12,20 Spilhaus, Constantia, CT S34-A&A

**HM/CAPE TOWN METROPOLITAN/CONSTANTIA/ERF 12**

**Case No:**20052304TZ1026E

Application documents were tabled.

TZ introduced the case.

**INCOMPLETE**

This application is incomplete. The Committee requires comment from Friends of Constantia Valley Greenbelt.

**TZ**

- 12.30 Proposed Alterations and Additions, Erf 421, Aandbloem Street Vredehoek, CTS34-A&A

**HM/CAPE TOWN METROPOLITAN/VREDEHOEK/ERF 421**

**Case No:**20101307TZ1026E

Application documents were tabled.

TZ introduced the case.

**INCOMPLETE**

This application is incomplete. No plans are attached. CoCT comment is required.

**TZ**

- 12.31 Proposed Alterations and Additions, Erf 3146, 26 Willow Road Constantia, CTS34-A&A

**HM/CAPE TOWN METROPOLITAN/CONSTANTIA /ERF 3146**

**Case No:**20100911TZ1026E

Application documents were tabled.

TZ introduced the case.

**INCOMPLETE**

This application is incomplete. The Committee requires comments from Friends of Constantia Valley Greenbelt.

**TZ**

- 12.32 Proposed Alterations and Additions, Erf 31753, 2A York Lane Rosebank, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/ROSEBANK/ERF 31753**

**Case No:** 20082409TZ1026E

Application documents were tabled.

TZ introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee is of the opinion that the application is for minor works.
- The site is graded NCW and does not fall within a HPO.
- CoCT supports the proposal.
- Rosebank, Mowbray Planning and Aesthetics Committee supports the proposal.
- Salt River Heritage Society 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.

**TZ**

12.33 Proposed Alterations and Additions, Erf 94522, 81 New Church Road  
Cape Town.S34-A&A

**HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ERF 94522**

**Case No:**20101907TZ1026E

Application documents were tabled.

TZ introduced the case.

#### **INCOMPLETE**

This application is incomplete. The Committee requires correct comments from CoCT relating to this property.

**TZ**

12.34 Proposed Alterations and Additions, Erf 7163, 19 Versailles Street, Wellington  
S34-A&A

**HM/ CAPE WINELANDS/DRAKENSTEIN/WELLINGTON/ERF 7163**

**Case No:**20100504TZ1005E

Application documents were tabled.

TZ introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee is of the opinion that the site is graded NCW and does not fall within the special character area.
- Drakenstein Heritage Foundation supports the proposal.
- Drakenstein Municipality supports the proposal.

#### **DECISION**

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

**TZ**

12.35 Proposed Alterations and Additions, Erf 41949, 71 Second Avenue,  
Rondebosch, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ERF 41949**

**Case No:** TZ1102E

Application documents were tabled.

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**

**14 OTHER MATTERS**

**14.1** None

**15. ADOPTION OF RESOLUTIONS AND DECISIONS**

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

**16 CLOSURE**

The meeting adjourned at 15:47

**17 DATE OF NEXT MEETING:**

**16 November 2020 ended**

**04:49**

Chairperson's Signature.....

Date:

Secretariat's Signature.....

Date: