

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING**
Held on Monday, 11 October 2021, HOMS MEETING VIA MICROSOFT TEAMS,
scheduled for 08:00



1. OPENING AND WELCOME

The Chairperson, Ms Waseefa Dhansay officially opened the meeting at 8:00 and welcomed everyone present.

2. ATTENDANCE

Members

None

Members of Staff

Ms Aneeqah Brown (AB) (secretary)
Ms Waseefa Dhansay (WD) (Assistant Director)
Ms Stephanie Barnardt (SB) (Heritage Officer)
Ms Anita Shologu (AS) (Intern Admin support)
Ms Muneerah Solomon (MS) (Heritage Officer)
Mr Thando Zingange (TZ) (Heritage Officer)
Ms Ayanda Mdludlu (AM) (Heritage Officer)
Ms Khanyisile Bonile (KB) (Heritage Officer)
Ms Xola Mwandle (XM) (Case Officer)

Legal Advisor

Ms Penelope Meyer (PM)

Visitors

Observers

None

3. Apologies

Absent

None

4. Approval of Agenda

4.1 11 October 2021. SB moves to adopt the agenda and MS seconds that.

5. Approval of Minutes of the Previous Meeting

5.1 5 October 2021. The Committee resolved to approve the minutes. SB moves to approval of the minutes and AM seconds that.

6. Disclosure of conflict of interest

6.1 MS: Item 12.5

7. Confidential matters

- 7.1 None
- 8. Standing Items**
- 8. Standing Items**
- 8.1 Site inspections undertaken.**
- 8.2 Proposed Site Inspection**
- 8.3 Site Inspection Reports**
- 8.3.1 None
- 8.4 Preparation for the upcoming coming committee meetings**
- 8.4.1 BELCom 14 October 2021
- 8.5 Interim and Close out Reports**
- 8.5.1 None
- 8.6 Incomplete Applications**
- 9. Administrative Matters**
- 9.1 None
- 10. Appointments**
- 10.1 **Item 11.6 - Proposed additions and alterations on Erf 13527, 11 van Reenen Street, Goodwood, S34-A&A**
Case No: 21070816XM0920E

MATTERS TO BE DISCUSSED

11. MATTERS ARISING

- 11.1 **Proposed minor works on Erf 383, 1 Portman Road, Bantry Bay, S34-A&A**
Case No: 21061809XM0708E

Ms. Xola Mwandile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 1 October 2021.
- Minor works application
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Sea Point For All did not comment within the 30-day commenting period.
- Simon van de Stel indicated that they will not be commenting on this item.

DECISION

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

11.2 Proposed additions and alterations on Erf 7483, 1 Kendall Close, Noordhoek, S34-A&A
Case No: 21090313XM0913E

Ms. Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 7 October 2021.
- Graded III C
- Outside HPO
- CoCT supports the proposal.

DECISION

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

XM

11.3 Proposed additions and alterations on Erf 90205, 22 Godfrey Road, Kalk Bay, S34-A&A
Case No: 21072611XM0908E

Ms. Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 6 October 2021
- Graded NCW
- Inside HPO
- CoCT supports the proposal.
- St James & Kalk Bay Residents and Ratepayers Association supports the proposal.

DECISION

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

XM

11.4 Proposed additions and alterations on Erf 168412, 6 Maynard Road, Muizenberg, S34-A&A
Case No: 21070109XM0907E

Ms. Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 4 October 2021.
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- The Committee notes that work has been completed however as the site is not deemed to have heritage significance no further action is required.

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

XM

11.5 Proposed additions and alterations on Erf 51085, 24 Columbus Road, Claremont, S34-A&A
Case No: 21080510XM0806E

Item removed from the agenda as it was already approved on the 5th of October 2021.

XM

**11.6 Proposed additions and alterations on Erf 13527, 11 van Reenen Street, Goodwood, S34-A&A
Case No: 21070816XM0920E**

Ms. Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Held over from HOMs on 5 October 2021 given the objection from the CoCT.
- Parties were invited, however did not attend the meeting Graded NCW
- Outside HPO
- CoCT objects the garage.

DECISION

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

XM

**11.7 Proposed additions and alterations on Erf 76, 30 Academie Street, Franschhoek, S34-A&A
Case No: 20051201SB0714E**

Ms. Stephanie Barnardt introduced the item

DISCUSSION

All parties to be invited to provide clarity if it is feasible to lower the pitch of the roof and is a heritage concern.

HELD OVER:

Referred to HOMs on 18 October 2021. All parties to be invited.

SB

**11.8 Proposed gravel and rock mine on REM portion of Farm 298, Mossel Bay, S38(8)-HIA
Case No: 21030211SB0330E**

Ms. Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- HIA referred by APM committee to HOMs committee for final committee
- HOMs committee support the recommendation by the APM committee

FINAL COMMENT

The Committee endorsed the HIA by ACRM dated August 2021 and the recommendations on page 19 of the report.

1. No archaeological mitigation is required.
2. No archaeological monitoring is required.
3. Heritage Western Cape Fossil Find Procedure (FFP) must be included in the Environmental Management Programme report (EMPr) for proposed mining.

SB

11.9 Proposed development of new dwellings on a vacant site on Erf 2090, 50 Olienhout Avenue, Plattekloof, S38(4)-NID
Case No: 21091602SB0920E

Ms. Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 11 October 2021
- The site is graded IIIA by the CoCT
- Committee had concerns about a rectangular shape structure visible in aerial shot underneath the grass bed.
- The green open park and pond/dam has amenity value.
- The site is situated on a lower slope of the mountain and with distant views
- The site forms part of the original Plattekloof welf, under of heritage resource that contribute to the cultural landscape of the area.
- The neighbouring site is of extremely high significance.
- Since qualities and placement of the site from view points were questioned
- Since there is a reason to believe that heritage resources will be impacted on.

DECISION

The Committee requires a HIA consisting of the immediate cultural landscape and all view corridors and an AIA to be conducted.

SB

11.10 Prospecting Right Application on Farm Grasberg 273, Portion 14 of Farm 270, Bynes Klip 411 And Rem. Tent Klip 408, Near Strandfontein, S38(8)-HIA
Case No: 21071902SB0728E

Ms. Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- HIA referred by APM committee to HOMs committee for final committee
- HOMs committee support the recommendation by the APM committee

FINAL COMMENT

The Committee endorses the HIA by ACRM dated September 2021 with the following recommendations on pages 28-29;

Doring 001

- No archaeological mitigation is required prior to prospecting/drilling operations commencing. Impacts on important archaeological resources are not expected.
- Should prospecting lead to bulk sampling or mining, a Heritage Impact Assessment (HIA) must be conducted.

Doring 002

- Given the sensitive and potentially threatened archaeological landscape, the final drill sites must be verified and approved by an archaeologist.
- Access roads to the drill sites must be verified and approved by the archaeologist.
- Should prospecting lead to bulk sampling or mining, a Heritage Impact Assessment (HIA) must be conducted.

Palaeontology:

- As per the recommendation of the PIA any fossil material extracted from the boreholes must be kept and if drilling into the Koingnaas formation occurs the organic contents must be preserved for future analysis.

In addition, the Committee recommended the following;

- The archaeologist meets with the mining engineer to discuss final drill locations and access roads to the drill sites.

- A sample from the drill core to be retained for further analysis.

SB

11.11 Proposed boundary wall and fence on Erf 1086, Hoekwil, George, S34(4)-NID
Case No: 20041403SB0928E

Ms. Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 7 October 2021
- Development has proceeded
-
- HOMs requested an HIA, NID was misleading, and the wall was less than 300m, the National Heritage Resource Act (NHRA) was in fact not triggered.

COMMENT

- No further action required as the NHRA was not triggered.

SB

11.12 Proposed additions and alterations on Erf 6594, 69 Sarel Cilliers Street, Strand, S34-A&A
Case No: 21091708MS0921E

Ms. Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 6 October 2021.
- Graded III C
- Outside HPO
- CoCT supports the proposal
- Heldeberg Renaissance Foundation supports the proposal.

DECISION

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

MS

11.13 Proposed additions and alterations on Erf 266 RE, Unit 2 & 3 ,1 Surf Street, Sea Point S34-A&A
Case No: 21082404KB0824E

Ms. Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded III C
- Outside HPO

DECISION

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

11.14 Proposed additions and alterations on E.U.A 9, 1054 Churchhaven, S34-A&A
Case No: 21091606AM0917E

Ms. Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 7 October 2021
- A meeting was held with the applicant and case officer to clarify the proposal
- Site is within a heriateg cultural landscape although not formally protected
- HOMs graded III B

DECISION

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

AM

12. NEW MATTERS

12.1 Proposed minor works on Erf 98021, 9 Muvihal Road, Rondebosch, S34-Minor Works
Case No: 20210922XM0923E

Ms. Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded III C
- Outside HPO
- CoCT supports the proposal.

DECISION

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

XM

12.2 Proposed additions and alterations (homestead) on Rem of Ptn 12 Farm, Vergenoegd Road, Stellenbosch, S34-A&A
Case No: 21092308XM0923E

Ms. Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded III C
- Outside HPO
- CoCT supports the proposal.

DECISION

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

XM

12.3 Proposed additions and alterations on Erf 118155, 3 E R Syfret, Brooklyn, S34-A&A
Case No: 21091706XM0927E

Ms. Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal.

DECISION

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

XM

12.4 Proposed additions and alterations (wine cellar) on Rem of portion 12 of Farm 653, Vergenoegd Road, Macassar, S34-A&A
Case No: 21092308XM0923E

Ms. Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIA
- Outside HPO
- CoCT supports the proposal.

DECISION

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

XM

12.5 Proposed additions and alterations on Erf 524, 15 Albany Road, Sea Point, S34-A&A
Case No: 21091503XM0927E

MS recused herself from the discussion and left the meeting.

Ms. Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application submitted however given the nature of the work the committee does not deem the work to be of such
- Communication between HWC and the CoCT indicates that work has commenced on site
- Graded IIIC
- Inside HPO

FURTHER REQUIREMENTS

1. Clarity on the work that has been proceeded with
2. Formal comments of I&APs

XM

12.6 Proposed additions and alterations on Erf 461, 3 Syringa Road, Bergvliet, S34-A&A
Case No: 21081801XM0929E

Ms. Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded NCW.
- Outside HPO
- CoCT supports the proposal.

DECISION

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

XM

12.7 Proposed additions and alterations on Rem of 2981, 59 Krui Street, Reservoir Street, Brackenfell, S34-A&A
Case No: 21081802AM0923E

INCOMPLETE APPLICATION

CoCT Heritage Branch comment required.

AM

12.8 Proposed minor works on Erf 2412, 199 Upper Buitenkant Street, Vredehoek, S34-Minor Works
Case No: 21092204AM0927E

INCOMPLETE APPLICATION

Full application documents required

AM

12.9 Proposed additions and alterations on Erf 90012, 167 Main Road, Kalk Bay, S34-A&A
Case No: 21092326AM0928E

Ms. Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Application was previously approved by BELCom after various reiterations
- City of Cape Town(E&HM) indicated that there were constructions that deviated from the 2018 approved plans that had not been included in this current application. As a result, CoCT has refused to issue support.

FURTHER REQUIREMENTS

1. Assessment of the deviations and their impact on the heritage resource to be conducted by a heritage consultant and submitted to HWC.
2. A heritage motivation for these deviations to also be submitted to HWC.

AM

12.10 Proposed additions and alterations on Erf 740, 25 Caledon Street, Camphersdrift, George, S34-A&A

Case No: 21092717AM0928E

Ms. Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Inside HPO
- George Municipality supports the proposal.
- George Heritage Trust recommends Section 51 letter/legal action be taken against the applicant.
- Simon van de Stel (Southern Cape) recommends Section 51 letter/legal action be taken against the applicant.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 28 October 2021. All parties to be invited.

AM

12.11 Proposed additions and alterations on Erf 97274, 15 St Leger Road, Claremont, S34-A&A

Case No: 21092101AM0929E

Ms. Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Outside HPO
- CoCT supports the proposal.
- Greater Lynfrae Civic Association supports the proposal.

DECISION

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

AM

12.12 Proposed additions and alterations on Erf 46851, 116 Campground Road, Rondebosch, S34-A&A

Case No: 21090704AM0929E

Ms. Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded NCW
- Outside HPO
- CoCT supports the proposal.
- Greater Lynfrae Civic Association supports the proposal.

DECISION

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

AM

- 12.13 Proposed sub-surfaced effluent pipeline on Erf Nr: 42 C0670013000004200000. RE/1816 C067001300001816000003. RE/1817. C06700130000181700000.Farm NR; RE/233 C0670000000023300000.Erf Nr: 205. C06700130000020500000.Erf Nr: 10856 C06700130001085600000.RE/1802.C06700130000180200000.Erf Nr: 2360. C06700130000236000000.Erf Nr:11719. + ,Kuilsriver, S38(8)-NID, Case No: 21092716AM0930E**

Ms. Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site has low paleo-sensitivity
- Low impact to archaeology
- Since there is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

AM

- 12.14 Proposed Subdivision of the farm Gwayang 208/139 into a Portion A and Remainder. Proposed Rezoning of newly created "Industrial Zone I" and Subdivision into three individuals Erven together with consent use for a restaurant.", Gwayang, S38(8)-NID Case No: 21092709AM0930E**

Ms. Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Subject site in an area of insignificant palaeontology.
- No significant archaeology expected in the area.
- Since there is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

AM

- 12.15 Proposed total demolition on Erf 12011 RE and 12010 Woodstock, Cape Town, S34-TD Case No: 21081212KB0923E**

Ms. Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded NCW
- Inside HPO
- CoCT supports the proposal with recommendation.
- Woodstock Ratepayers Association supports the proposal.
- Woodstock Aesthetic and Advisory Committee support the proposal
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 28 October 2021. All parties to be invited.

KB

12.16 Proposed total demolition on Erf 1487, 15 Davenport Road, Vredehoek, S34-TD
Case No: 21092002KB0927E

Ms. Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- CoCT does not support the proposal.
- CIBRA did not comment within the 30-day commenting period.
- Greater Vredehoek Action Group did not comment within the 30-day commenting period.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 28 October 2021. All parties to be invited.

KB

12.17 Proposed additions and alterations on Erf 151025, 53 Fishermen's Flats, Kalk Bay, S34-A&A
Case No: 21092306KB0927E

Ms. Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIA
- Within HPO
- CoCT does not support the proposal.
- DOCOMOMO supports the proposal in principle
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 28 October 2021. All parties to be invited.

KB

12.18 Proposed additions and alterations on Erf 857, 9 De Beer Street, Prince Albert, S34-A&A
Case No: 21092705KB0929E

Ms. Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- Prince Albert Municipality supports the proposal.
- Prince Albert Cultural foundation supports the proposal.

DECISION

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

12.19 Proposed additions and alterations on Erf 224, 225 Prince Albert, S34-A&A
Case No: 21082506KB0929E

Ms. Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded III B
- Prince Albert Cultural Foundation support
- The Committee notes that work has been completed however has not negatively impacted heritage resources and no further action should be taken.

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

12.20 Proposed additions and alterations on Erf 1072, 51 Burg Street, Wellington, S34-A&A
Case No: 21052508KB0929E

Ms. Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded III B
- Inside Wellington Special Character Area Overlay Zone
- DHF supports the proposal.
- Drakenstein Municipality supports the proposal.

DECISION

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

12.21 Proposed rezoning on Erf 148, Kloof Road, Clifton, S27-Proposed rezoning
Case No: 21020310KB0930E

INCOMPLETE APPLICATION:

CoCT and CBRRA comments required.

12.22 Proposed additions and alterations, Erf 1886, 15 Bellevue Street, Gardens, S34-A&A
Case No: 21051802KB1005E

INCOMPLETE APPLICATION:

CIBRA comments and photographs required.

12.23 The periodic maintenance of MR189 (Old Paarl Road), DR 1090 (Between Elsenburg and Muldersvlei) And Op5215 (Near Muldersvlei Station), Cape Town, S38(8)-NID
Case No: 21071302SB0923E

Ms. Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Existing surfaced roads with existing storm water infrastructure (culverts) that requires periodic maintenance.
- All activities will remain within the existing road reserve.
- The site is within the blue palaeo-sensitive area on SAHRIS Map.
- It is unlikely that archaeological resource will be encountered,
- The committee had no visual concerns
- Since there is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

SB

12.24 Proposed sand mine on Portion 13 of Farm Aasvogelberg 434, Albertinia, S38(8)-NID
Case No: 21092106SB0923E

Ms. Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Low visual impact on scenic route
- The site is within the blue paleo-sensitivity area on the SAHRIS Map.
- Since there is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

SB

12.25 Proposed rezoning on Rem Erf 1(Commonage Land), Swellendam, S38(4)-NID
Case No: 21091408SB0923E

Ms. Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is within the blue paleo-sensitivity area on the SAHRIS map.
- It is unlikely that archaeological resource will be encountered, as it is on distributed urban edge.
- Since there is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

SB

12.26 Proposed additions and alterations on Erven974, 982 and 978, 108 St George's Street, Simons Town, S34-A&A
Case No: 21092111SB0923E

Ms. Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded III B inside an HPO
- Minor work application for painting
- The paint to be used, water-based paint in keeping
- The exposed Rocks finish will not be painted over, and the ascents will be painted white as previous.

DECISION

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

SB

12.27 Proposed new dam and associated infrastructure on Wel van Pas, Farm 262, Roberston, S38(8)-NID

Case No: 21081702SB0927E

Ms. Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Within the existing agricultural land.
- Low archaeological sensitive area.
- The site is within the clear area on the paleo-sensitivity area on the SAHRIS map.
- Since there is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required. A fossil find procedure to be conducted.

SB

12.28 Proposed residential development on Erven 5335, 5336, 5341 – 5360, 5364, 5367 and portions of public street, allocated along T. Tokwana Street east of O. Nqubelani Street, Mfuleni, S38(4)-NID

Case No: 21080208SB0927E

Ms. Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is within the moderate/green area of palaeo-sensitivity
- Low archaeological sensitive area.
- Since there is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required. A fossil find procedure to be conducted.

SB

12.29 Proposed construction of a telecommunications mast on Edendale Primary, Erf 101912, Cape Town, S38(4)-NID

Case No: 21092712SB0927E

Ms. Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Since there is no reason to believe that heritage resources will be impacted on.
- The site is within the blue area of the paleo-sensitivity area on the SAHRIS map.

DECISION

The Committee resolved that no further studies are required.

SB

**12.30 Section 24G application, Installation of a water abstraction point and pipeline on Portion 2 of Farm No. 92, Tulbagh, Registration Division (RD), Farms No.93 and No. 422, Tulbagh RD, Portions 1 and 5 of the Farm Weltevreden No. 497, Malmesbury RD, and Portion 1 of the Farm Knolfontein No. 498, Malmesbury Road, near Riebeeck West, S38(8)-NID
Case No: 21092715SB0927E**

Ms. Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is within the blue palaeo-sensitive area on SAHRIS Map.
- It is unlikely that archaeological resource will be encountered,
- No visual concern on the landscape
- Since there is a reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

SB

**12.31 Proposed Deviations from Approved HIA - Redevelopment Proposal on Erf 172814, Bounded By Dorp, Bree Leeuwen & Loop Street, Cape Town
Case No: 120918NN16**

Ms. Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- HWC's Built Environment and Landscapes Committee (BELCom) in March 2007 approved the initial application.
- The Western Cape Government (WCG) bought the block with its development rights as depicted the dhk plans to expand the Provincial Precinct up towards Bree Street. The properties were transferred to the WCG.
- On 13 March 2013, Heritage Western Cape's Impact Assessment Committee (IACom) reviewed the revised HIA dated January 2013, prepared by Urban Design Services in association with Aikman Associates: Heritage Management.
- WCG subsequently decided to abandon the proposed office development option and concentrate on optimizing the provision of inner-city housing

FURTHER REQUIREMENTS

The Committee requires an assessment of the approved development scheme from 2007 to 2013 with the approved developmental and the new scheme in terms of the changes and impacts to heritage resources.

12.32 Proposed Rezoning, Consolidation, Consent Use and Departure Application to allow a place of instruction, urban agriculture, and student housing on Ptn 20 & Ptn 114 of Farm 222 Bottelary Road, Farm Haasendal, S38(4)-NID

Case No: 21092313SB0929E

Ms. Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is within the blue palaeo-sensitive area on SAHRIS Map.
- It is unlikely that archaeological resource will be encountered,
- No visual concern
- Since there is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

SB

12.33 Proposed additions and alterations on Erf 701RE, 30 Montrose Avenue, Oranjezicht, S34-A&A

Case No: 21092211MS0923E

Ms. Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Inside HPO
- CoCT supports the proposal.
- CIBRA does not support the proposal.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 28 October 2021. All parties to be invited.

MS

12.34 Proposed additions and alterations on Erf 15035, Chamberlain Street, Woodstock, S34-A&A

Case No: 21091502MS0927E

Ms. Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- Inside HPO
- CoCT supports the proposal.
- Woodstock Aesthetics Advisory Committee supports the proposal.
- Wynberg Residents & Ratepayers Association has no heritage related comment.
- The Committee notes that work has commenced.

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

MS

12.35 Proposed additions and alterations on Erf 52455, 59 Columbus Road, S34-A&A
Case No: 21031804MS0927E

INCOMPLETE APPLICATION

Full Section 34 application and GLCA comments required.

MS

12.36 Proposed roof replacement on Erf 17638, Ivan Thomas Building, 25 Rhodes Avenue, Mowbray, S34-Roof replacement
Case No: 21092205MS0928E

Ms. Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIA
- Inside HPO
- CoCT supports the proposal.
- Rosebank & Mowbray Planning & Architectural Committee supports the proposal.

DECISION

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

MS

12.37 Proposed additions and alterations on Erf 1637, Unit 3, 43 Exner Avenue, Vredehoek, S34-A&A
Case No: 21092006MS0929E

Ms. Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded IIIB
- Outside HPO
- CoCT supports the proposal.

DECISION

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

MS

12.38 Proposed additions and alterations on Erf 1157, 33 Lisdale Apartments, 300 Beach Road, Sea Point West, S34-A&A
Case No: 21092102MS0929E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Outside HPO
- CoCT supports the proposal.
- Sea Point For All Group (SFA) did not comment within the 30-day commenting period.

- Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents Association (SFB) did not comment within the 30-day commenting period.

DECISION

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

MS

12.39 Proposed additions and alterations on Erf 41891, 47 Third Avenue, Rondebosch East, S34-A&A

Case No: 21071506MS0930E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal.

DECISION

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

MS

12.40 Proposed additions and alterations on Erf 159997, 20 Palatine Road, Plumstead, S34-A&A

Case No: 21092801MS0930E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal.

DECISION

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

MS

12.41 Proposed additions and alterations on Erf 47269, 4 Gables Way, Rondebosch, S34-A&A

Case No: 21083106TZ0923E

Mr. Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- CoCT supports the proposal.

DECISION

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

**12.42 Proposed minor works on Erf 46673, NG, Church, 2 Derry Road, Rondebosch, S34-Minor Works
Case No: 21092301TZ0923E**

Mr. Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded IIIA
- Outside HPO

DECISION

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

**12.43 Proposed additions and alterations on Erf 21907, Parow, 324, Voortrekker Road, S34-A&A
Case No: 21092703TZ0927E**

Mr. Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal

DECISION

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

**12.44 Proposed additions and alterations on Erf 3765, Richmond Avenue, Pinelands, S34-A&A
Case No: 21092003TZ0929E**

Mr. Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- CoCT supports the proposal.
- Pinelands Ratepayers & Residents Association (PRRA) supports the proposal

FURTHER REQUIREMENTS

Applicant to confirm if work has been completed or not.

**12.45 Proposed additions and alterations on Erf 3180, 8 President Brand Street, Ryterwacht,
S34-A&A
Case No: 21092310TZ0929E**

Mr. Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal.

DECISION

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

TZ

**12.46 Proposed additions and alterations on Roodeheuvel portion 36141, Oudsthoorn, S27-A&A
Case No: 21091409TZ0930E**

Mr. Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded PHS
- The application is in accordance with the CMP.

DECISION

The Committee resolved to approve the application on condition.

1. A suitably qualified architect with heritage experience to oversee the work.

TZ

**12.47 Proposed additions and alterations on Erf 174, 9 Woodlands Close, Pinelands, S34-A&A
Case No: 21092707TZ0930E**

INCOMPLETE APPLICATION:

PRRA comments required.

TZ

13. OTHER MATTERS

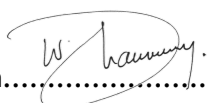
14. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions. KB moves to adopt the decisions and resolutions and AM seconds.

15. CLOSURE: 11:25

16. DATE OF NEXT MEETING

18 October 2021

Chairperson.....

Date:..... 18 October 2021

Secretariat: A.Brown

Date: 18 October 2021