

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING (HOMS)
Held on Friday, 14 August 2020, HOMS MEETING VIA MICROSOFT TEAMS,
scheduled for 09:00**

1. OPENING AND WELCOME

The Chairperson, Ms Colette Scheermeyer, officially opened the meeting at 9:00 and welcomed everyone present.

2. ATTENDANCE

Members of HOMS Committee

Mr Rashaad Carlsen (RC)
Mr Raymond Smith (RS)
Ms Aneeqah Brown (AB) (secretary)
Ms Colette Scheermeyer (CSc)
Ms Sandisiwe Matole (SM)
Ms Waseefa Dhansay (WD)
Ms Nokubonga Dlamini (ND)
Mr Thando Zingange (TZ)
Ms Stephanie Barnardt (SB)

Legal

Ms Penelope Meyer (PM)

Visitors

None

Observers

None

3. APOLOGIES

Ms Nosiphiwo Tafeni
Ms Cathy-Ann Potgieter (legal)

Absent

None

4. APPROVAL OF AGENDA

4.1 Dated 14 August 2020.

The items relevant to the meeting were noted as those assigned in the case allocation for the meeting of 14 August 2020.

5. APPROVAL OF MINUTES AND MATTERS ARISING FROM PREVIOUS MEETING

5.1 N/A

6. DISCLOSURE OF INTEREST

6.1 None

7. CONFIDENTIAL MATTERS

7.1 None

7 Confidential Matters

7.1 None

8. Site inspections

8.1 Proposed Site Inspection

8.1.1 None

8.2 Site Inspection Reports

8.2.1 None

8.3 Preparation for the upcoming coming committee meetings

8.3.1 Appeals Committee Meeting 19 August 2020

9 Administrative Matters

9.1 None

10. Other Committee Referrals

11. Appointments

11.1 None

MATTERS TO BE DISCUSSED

11. Matters Arising

11.1 Proposed Sampling and Radiocarbon Dating of various Human Remains Housed UCT Collection, CT. S.35.

HM/CAPE TOWN METROPOLITAN/ UCT COLLECTION

Case No: 20020612SB0413E

Application documents were tabled.

SB introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- HOMs notes Dr Gibbon has undertaken further public consultation and has attempted to get comment from Interested and Affected Parties;
- A letter (received on 6 August 2020) from the Kai Korana and Nguni Traditional Authority was received and support indicated in terms of the proposed research and testing

COMMENT:

The Committee resolved the matter referred to next APM meeting to be held on 2 September 2020.

SB

11.2 Proposed Alterations and Additions, Erf 12092, 1 Ravenscraig Road, Woodstock, CT: S34-A&A

HM/ CAPE TOWN METROPOLITAN/ WOODSTOCK /ERF 12092

Case No 20062205KB0702E

Application documents were tabled.

KB introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is graded as Not Conservation Worthy and is located outside a HPO;
- The comments of the Woodstock Aesthetics Advisory Committee as previously requested was received on the 3 August 2020. WAAC supports the proposal;
- The proposal will not negatively impact the heritage resource.

DECISION:

The Committee resolved to approve the proposal.

KB

11.3 Proposed Consolidation and Subdivision, Erf 1700, 20 Longmarket Street, Stanford, Overstrand, Overberg.S31- consolidation and subdivision

HM/ OVERBERG / OVERSTRAND / STANFORD / ERF 1700

Case No: 20031602KB0715E

Application documents were tabled.

KB introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Erven 416 and 1700 are situated in the Stanford Heritage Area;
- The application is for subdivision and consolidation of Erf 1700 and Erf 416;
- The erf 416 is graded as IIIIC and Erf 1700 is ungraded;
- The comments of the Stanford Heritage Committee as previously required was received on the 4th August 2020. Stanford Heritage Committee supports the proposal;

- Overstrand Heritage and Aesthetics Committee supported the proposal;
- The proposal will not negatively impact the heritage resource.

DECISION:

The Committee resolved to approve the proposal.

KB

11.4 Proposed Alterations and Additions, Erf 1641, 21 Bellair Road, Vredehoek, CT.S34-A&A (Minor works)
HM/ CAPE TOWN METROPOLITAN/ VREDEHOEK /ERF 1641

Case No: 20061508KB0703E

Application documents were tabled.

KB introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is graded III B;
- The site is located outside a HPO;
- CoCT supports the proposal;
- The comments of the City Bowl Ratepayers Association as previously required was received on the 4 August 2020. CIBRA supports the proposal;
- The comments of the Greater Vredehoek Heritage Action Group as previously required was received on the 26 July 2020. Greater Vredehoek Heritage Action Group supports the proposal;
- The Committee notes the proposal will not impact a heritage resource.

DECISION:

The Committee resolved to approve the proposal.

KB

11.5 Proposed Alterations and Additions, Erf 117, 5 Heerengracht Boulevard. Cape Town CBD. S34-A&A
HM/ CAPE TOWN METROPOLITAN/CAPE TOWN /ERF 117

Case NO: 20052801ND0626E

Application documents were tabled.

ND introduced the case.

DISCUSSION:

Amongst other things, the following was discussed;

- The building is graded III C;
- The City Bowl Ratepayers and Residents Association comment previously requested was received on the 5th of August 2020. CIBRA supports the proposal;
- The CoCT commented that the new roof-top addition has already been built;
- HWC notes the illegal work .

DECISION:

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

11.6 Proposed Alterations and Additions, Erf 149, 5 Pine Close, Pinelands, CT.S34-A&A
HM/ CAPE TOWN METROPOLITAN/ PINELANDS / ERF 149

Case No: 20042105SM0504E

Application documents were tabled.

SM introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is graded as NCW and is situated within a HPO;
- CoCT supports the proposal;
- Pinelands Residents and Ratepayers comments received on 3 August 2020 and have supported the proposal;
- The proposal will not negatively impact the heritage resource.

DECISION:

The Committee resolved to approve the proposal.

SM

11.7 Proposed Alterations and Additions, Erf 14887, 72 Upper Melbourne Road, Walmer Estate, CT: S34-A&A
HM/ CAPE TOWN METROPOLITAN/ WALMER ESTATE /ERF 14887

Case No: 20061002SM0709E

Application documents were tabled.

SM introduced the case.

DISCUSSION:

Amongst other things, the following was discussed;

- CoCT graded the building as IIC and is situated within a HPO;
- CoCT supports the proposal;
- The Walmer University Estate Conservation Action Group supported the proposal;
- Comments of Salt River Heritage Society were not submitted.

COMMENT:

The Committee notes that the application is incomplete and requires comments of Salt River Heritage Society to be submitted.

SM

11.8 Proposed Alterations and Additions, Erf: 50969, 29 St Davids Road, Claremont, CT: S.34-Additions
HM/ CAPE TOWN METROPOLITAN/ CLAREMONT /ERF 50969

Case No:20072311SM0805E

Application documents were tabled.

SM introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is graded NCW and is situated outside a HPO;
- CoCT supports the proposal;
- The comments of the Greater Lynfrae Civic Association was previously requested and received on 6 August 2020. The GLCA support the proposal;
- The proposal will not negatively impact the heritage resource.

DECISION:

The Committee resolved to approve the proposal.

SM

11.9 Proposed Alterations and Additions, Erf 11575, 9 Luttrell Crescent, Fish Hoek, CT: S34-A&A

HM/ CAPE TOWN METROPOLITAN/ FISH HOEK /ERF 11575

Case No: 20051913SM0723E

Application documents were tabled.

SM introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is graded NCW and is situated outside a HPO;
- The comments of the CoCT was previously requested and received on 6 August 2020;
- CoCT supports the proposal;
- The proposal will not negatively impact the heritage resource.

DECISION:

The Committee resolved to approve the proposal.

SM

11.10 Proposed Alterations and Additions, Erf 1240, Unit 16, 23 Beach Road, Mouillie Point, CT: S34-A&A

HM/ CAPE TOWN METROPOLITAN/ MOUILLIE POINT /ERF 1240

Case No: 20022420SM0724E

Application documents were tabled.

SM introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- In the previous review of this application, the HOMs requested the applicant to submit a minor works application form. Information received on 4 August 2020;
- Additional photographs requested was received on 4 August 2020;
- HOMs notes that the work has been completed.

DECISION:

The Committee resolved to issue a S.51 letter. HWC cannot condone illegal work.

SM

11.11 Proposed Alterations and Additions, Erf 1240, Unit 26, 23 Beach Road. Mouillie Point, CT: S34-A&A

HM/ CAPE TOWN METROPOLITAN/ MOUILLIE POINT /ERF 1240

Case No: 20022419SM0724E

Application documents were tabled.

SM introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- In the previous review of this application, the HOMs requested the applicant to submit a minor works application form. Information received on 4 August 2020;
- Additional photographs requested was received on 4 August 2020;
- HOMs notes that the work has been completed.

DECISION:

The Committee resolved to issue a S.51 letter. HWC cannot condone illegal work.

SM

11.12 Proposed Alterations and Additions, Erf 118237, 15 Frank Robb Street, Brooklyn, CTS34-A&A

HM/ CAPE TOWN METROPOLITAN/ BROOKLYN /ERF 118237

Case No: 20070302TZ0710E

Application documents were tabled.

TZ introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is graded IIIIC and is situated outside a HPO;
- CoCT supports the proposal;
- HOMs previously requested the photographs to be submitted and were received on 4 August 2020;
- The proposal will not negatively impact the heritage resource.

DECISION:

The Committee resolved to approve the proposal.

TZ

11.13 Proposed Alterations and Additions, Erf 28899, 21 Durban Road, Mowbray, CT.S34-A&A

HM/ CAPE TOWN METROPOLITAN/ MOWBRAY /ERF 28899

Case No: 20072004TZ0721E

Application documents were tabled.

TZ introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The applicant was requested to submit a minor works application which was received on the 5th of August 2020;
- The building is Graded IIIIC and is located inside a HPO;
- The proposal will not negatively impact heritage resource.

DECISION

The Committee resolved to approve the proposal.

TZ

11.14 Proposed Alterations and Additions, Erf 2392, 19 Firdale Road, Gardens, CT.S34-A&A
HM/ CAPE TOWN METROPOLITAN/ GARDENS /ERF 2392

Case No: 20031102TZ0608E

Application documents were tabled.

TZ introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is not graded and is located within a HPO;
- The Committee previously requested comments from the City Bowl Ratepayers and Residents Association and in addition required all photographs (internal, external and streetscape);
- The comments from CIBRA were received on the 31st of July 2020;
- The photographs requested are still outstanding.

COMMENT

The Committee notes that the application is still incomplete and requires all photographs as requested to be submitted.

TZ

11.15 Proposed Alterations and Additions, Erf 2071, 22 Rugby Road, Oranjezicht, CT.S34-A&A
HM/ CAPE TOWN METROPOLITAN/ ORANJEZICHT /ERF 2071

Case No: 20070308TZ0717E

Application documents were tabled.

TZ introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The committee previously requested comments from City of Cape Town on the 7th of August 2020;
- The site is graded IIIIC and is outside a HPO;
- CIBRA supports the proposal.

DECISION

The Committee resolved to approve the application.

TZ

11.16 Proposed Alterations and Additions, Erf 20333, Noetzie Beach, Knysna,Eden, S.34-A&A HM/ EDEN / KNYSNA /ERF 20333

Case No: 20070704TZ0708E

Application documents were tabled.

TZ introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is not yet graded and is located outside a HPO;
- Comments received from Simon van der Stel Foundation on the 6th of August 2020. Simon van der Stel Foundation: Southern Cape supports the proposal;
- The Knysna Architectural Review Sub-Committee supports the application;
- The Noetzie Conservancy Owners Association noted their concerns regarding the change of appearance on the existing structure as well as potential archaeological impacts.

DECISION

The Committee resolved to approve the application with the following condition;

- A suitably qualified archaeologist to be appointed during any excavations and bulk earth work removals on site.
- The applicant is to ensure that any Milkwood trees are protected during the construction phase.

TZ

11.17 Proposed Alterations and Additions, Erf 442,178A Buitenkant Street, Oudtshoorn:

HM/ KLEIN KAROO/ OUDTSHOORN /ERF 442

Case No: 200707035KB0710E

Application documents were tabled.

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed;

- The Committee graded the building as Not Conservation Worthy;
- Oudtshoorn Municipality supports the proposal;
- Heritage Oudtshoorn supports the proposal ;
- The Committee notes the proposal will not impact a heritage resource.

DECISION:

The Committee resolved to approve the proposal.

KB

12 New Matters

- 12.1 Proposed sectional title residential retirement village, Rem Erf 80, and Erven 81, 103, 105, 123, 139,7167, 14747, 15219, 154, 155, 156, 157, 158, 159, Reitz Street (to become the future extension to Berg River Boulevard), Paarl. Drakenstein, Cape Winelands. S38(8)-HIA

HM/CAPE WINELANDS /DRAKENSTEIN /PAARL/REM ERF 80, AND ERVEN 81,103, 105, 123, 139,7167, 14747, 15219, 154, 155, 156, 157, 158, 159

Case No: 19021801HB0417E

SB introduced the item.

Application documents tabled.

DISCUSSION

Amongst other things, the following was discussed;

- The site is located within the Paarl Cultural Heritage Overlay Zone;
- The development consists of a new residential village which changes the agricultural nature of the site.

COMMENT

Referred to APM on the 2nd of September 2020 and IACom on the 9th of September 2020.

SB

- 12.2 Proposed mixed use development, RE of Erf 268, Blue Downs, CT. S38(8)-NID
HM/ CAPE TOWN METROPOLITAN/ BLUE DOWNS /Erf 268

Case No:20072301SB0803E

Application documents tabled.

SB introduced the item.

DISCUSSION

Amongst other things, the following was discussed;

- There is no reason to believe that the proposed mixed-use development on Erf 268, Blue Downs will impact heritage resources.

DECISION

No further studies are required in terms of Section 38 of the NHRA.

SB

- 12.3 Proposed expansion of agricultural facilities Ptn105/587, Boekenhoutskloof Winery,Caledon, Overberg. S38(8)-NID
HM/ OVERBERG / OVERSTRAND / CALEDON /PTN 105/587

Case No:20072908SB0803E

SB introduced the item.

Application documents tabled.

DISCUSSION

Amongst other things, the following was discussed;

- There is no reason to believe that the proposed expansion of agricultural facilities Ptn 105/587, Boekenhoutskloof Winery, Caledon will impact heritage resources.

DECISION

No further studies in terms of Section 38 of the NHRA.

SB

- 12.4 Proposed 25m telecommunications mast, Farm 790, Philippi, CT. S38(8)-NID
HM/ CAPE TOWN METROPOLITAN/ PHILIPPI / FARM 790

Case No:20073112SB0803E

Application documents tabled.

SB introduced the item.

DISCUSSION

Amongst other things, the following was discussed;

- There is no reason to believe that the proposed 25m telecommunications mast on Farm 790 Philippi will impact heritage resources.

DECISION

No further studies are required in terms of Section 38 of the NHRA.

SB

- 12.5 Proposed development of Asanda Village Wetland Park, Erven 32680, 29864, Helderberg , Somerset West. S.38-NID

HM/ CAPE TOWN METROPOLITAN/ SOMERSET WEST / ERVEN 32680, 29864

Case No: 20072203SB0804E

SB introduced the item.

Application documents tabled.

DISCUSSION

Amongst other things, the following was discussed;

- There is no reason to believe that the proposed development of Asanda Village Wetland Park, Erven 32680, 29864, Somerset West will impact heritage resources.

DECISION

No further studies are required in terms of Section 38 of the NHRA.

SB

- 12.6 Proposed agricultural development Erf 4016 (Eastford), Welbedacht Road,Knysna
HM/ EDEN / KNYSNA/ERF 4016

Case No: Case 20062502SB0804E

Application documents tabled.

SB introduced the item.

DISCUSSION

Amongst other things, the following was discussed;

- The Committee notes the proposal falls within an area that is listed as high sensitivity on the SAHRIS Palaeo Sensitivity map. However, the impact footprint will be minimal and therefore the need for a HIA is negated;
- There is no reason to believe that the proposed agricultural development and farmhouse along with associated cottages and infrastructure on Erf 4016 (Eastford), Welbedacht Road, Knysna will impact heritage resources.

DECISION

No further studies are required in terms of Section 38 of the NHRA.

SB

- 12.7 Proposed Kanonkop housing development (Phase 2B), Erven 7683, 7711, 7712, 7713, 7716, 7719, 7720, 7721, 7722, 7723, 7726, 7727, 7728, 7731, 7732, 7733, 7734, 7735, 7736, 7737, 7739, 7741, 7744, 7745, 7747, 7749, 7750, 7751, 7752, 7756, 7757, 7759, 7761, 7762, 7763, 7765, Atlantis, CT. S38(8)-NID

HM/ CAPE TOWN METROPOLITAN/ ATLANTIS / ERVEN 7683, 7711, 7712, 7713, 7716, 7719, 7720, 7721, 7722, 7723, 7726, 7727, 7728, 7731, 7732, 7733, 7734, 7735, 7736, 7737, 7739, 7741, 7744, 7745, 7747, 7749, 7750, 7751, 7752, 7756, 7757, 7759, 7761, 7762, 7763, 7765

Case No: 20050710SB0705E

Application documents tabled.

SB introduced the item.

DISCUSSION

Amongst other things, the following was discussed;

- There is no reason to believe that the proposed Kanonkop housing development (Phase 2B) will impact heritage resources;
- The Committee is of the view that any impacts to palaeontology and archaeology will be very minimal if any and does not require further studies.

DECISION

No further studies are required in terms of Section 38 of the NHRA.

SB

- 12.8 Proposed Alterations and Additions, Erf 569, 16 Marine Drive, Wendy Cottage, Hermanus, Overstrand, Overberg.S34-A&A
HM/ OVERBERG / OVERSTRAND / HERMANUS/ ERF 569

Case No 20080313KB0805E

Application documents were tabled.

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The matter was previously put forward and required further heritage input in January 2020;
- Overstrand Heritage and Aesthetics Committee provided comment on the initial application, however it is unclear based on the documentation if the new submission has been thoroughly advertising for their comment.

COMMENT:

Clarity is required regarding the comments from Overstrand Heritage and Aesthetics Committee on the revised proposal.

KB

12.9 Proposed Alterations and Additions, Erf 864, 227 Beach Road, Sea Point, CT: S.34-A&A
HM/ CAPE TOWN METROPOLITAN/ SEA POINT /ERF 864

Case No:20030310KB0805E

Application documents were tabled.

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded III B and is situated outside a HPO;
- The CoCT supports the proposal;
- Sea Point, Fresnaye & Bantry Bay Ratepayers and Residents Association support the proposal.

COMMENT:

The Committee notes that the application is incomplete and requires the comment of Sea Point For All to be submitted.

KB

12.10 Proposed Alterations and Additions, Erf 987, 95 New Church Road, Gardens, CT: S34-A&A
HM/ CAPE TOWN METROPOLITAN/ GARDENS /ERF 987

Case No 20080311KB0805E

Application documents were tabled.

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded III C and is located inside a HPO;
- CIBRA supports the proposal with a proviso that the roof maintains a Victorian pattern in charcoal and is clearly indicated on the plan;
- The CoCT supports the proposal but made several comments of concern pertaining to discrepancies on the plans. Whilst the Committee notes the support of the CoCT, the commenting sheet submitted notes, "Not recommended for HWC";
- The two critical areas noted by the City of Cape Town pertain to the retention of the historic ceiling and the raising of the historic veranda;
- Concern has been raised about the bricking up of the windows.

FURTHER REQUIREMENTS

The Committee requires the following information.

- Annotated photographs ;
- Clarity to be provided on the retention on timber floors and the discrepancies on the drawings on the raising of the historic veranda.

KB

12.11 Proposed Total Demolition, Erf 993, 32 Geneva Drive, Camps Bay, CT: S34-Total Demolition

HM/ CAPE TOWN METROPOLITAN/ CAMPS BAY /ERF 993

Case No: 2007207KB0805E

Application documents were tabled.

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The comments of CoCT required;
- The comments of Camps Bay Clifton Ratepayers Association required;
- There are no internal photographs submitted with the application.

COMMENT

The Committee notes the application is incomplete and requires the following.

- The comments of CoCT required;
- The comments of Camps Bay Clifton Ratepayers Association required;
- Internal photographs required.

KB

12.12 Proposed Alterations and Additions, Erf 13369, 27 Dry Street, Oudtshoorn: S34-A&A

HM/ EDEN/ OUDTSHOORN / ERF 13369

Case No:20072903KB0805E

Application documents were tabled.

KB introduced the case.

COMMENT

The Committee notes the construction of a proposed second dwelling at the rear of the property is separate from the existing house and does not touch any fabric of a structure older than 60 years and therefore the provisions of section 34(1) does not apply.

KB

12.13 Proposed Alterations and Additions, Erf 14602, 18 Simonsplein Apartments, 61 Plein Street, Stellenbosch, Cape Winelands. S34-A&A

HM/ CAPE WINELANDS / DRAKENSTEIN / STELLENBOSCH / ERF 14602

Case No:20080301KB0805E

Application documents were tabled.

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee notes that the Stellenbosch Municipality has indicated the building is not a significant structure. This is based on the Stellenbosch Heritage Survey dated 2009. Contrary to this opinion the Committee grades it III C;
- The proposed sliding glass panel is reversable and will have a minimal impact on the heritage significance of the structure.

DECISION:

The Committee resolved to approve the proposal.

KB

12.14 Proposed Alterations and Additions, Erf 1153, 34 Birkenhead Street, Strand. CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/ STRAND /ERF 1153

Case No: 20063003ND0804E

Application documents were tabled

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded III C and is situated in a proposed HPO;
- The CoCT notes the building has elements of Art Deco style and supports the proposal;
- The alteration of the building is to the rear and will not impact the streetscape;
- The Helderberg Renaissance Foundation support the proposal;
- The proposal will not negatively impact the heritage resource.

DECISION:

The Committee resolved to approve the proposal.

ND

12.15 Proposed Alterations and Additions, Erf 28126, 67 Strubens Road, Observatory, CT.S34-A&A

HM/ CAPE TOWN METROPOLITAN/ OBSERVATORY /ERF 28126

Case No: 20071307ND0804E

Application documents tabled.

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee is of the opinion that the work is not minor, taking into consideration the scale of the proposed work to the size of the building;

- There is insufficient photographs submitted within the application.

FURTHER REQUIREMENTS

The Committee requires a full Section 34 Application which must include the following;

- Comments of the Observatory Civic Association;
- Comments of the Salt River Heritage Society;
- Comments of the CoCT- Environment and Heritage Management Branch;
- Streetscape photographs

ND

- 12.16 Proposed Alterations and Additions, Erf 64954, 6 Moor Street, Kenilworth, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN/ KENILWORTH /ERF 64954

Case NO: 20072303ND0804E

Application documents tabled.

ND introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The main dwelling on the property which is the subject of this application is graded IIIIC and is not located within HPO;
- CoCT supports the proposal;
- The Committee is of the view that the proposal will not negatively impact the heritage resource.

DECISION:

The Committee resolved to approve the proposal.

ND

- 12.17 Proposed Alterations and Additions, Erf 85898, 19 Dulverton Road, Rondebosch, CT.
S34-A&A
HM/ CAPE TOWN METROPOLITAN/ RONDEBOSCH /ERF 85898

Case NO: 20052602ND0804E

Application documents tabled.

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded as Not Conservation Worthy and is not situated in a HPO;
- CoCT supports the proposal;
- The Committee is of the view that the proposal will not impact a heritage resource.

DECISION:

The Committee resolved to approve the proposal.

ND

12.18 Proposed Alterations and Additions, Erf 46972, 84 Campground Road, Rondebosch, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/ RONDEBOSCH /ERF 1025

Case NO: 20080310ND0805E

Application documents tabled.

ND introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is graded III C and is situated in a HPO;
- CoCT does not support the proposal;
- Greater Lynfrae Civic Association supports the proposal;
- HOMs has concerns with the application as it is of the view the current proposal is over scaled in terms of mass and bulk and would overshadow the existing building;
- The cladding material is inappropriate to the context.

DECISION:

The Committee resolved that the matter be referred to BELCom meeting to be held on 26 August 2020.

ND

12.19 Proposed Alterations and Additions, Erf 52506, 46 Columbus Road. Claremont, CT: S34-A&A

HM/ CAPE TOWN METROPOLITAN/ CLAREMONT /ERF 52506

Case NO: 20080409ND0805E

Application documents tabled.

ND introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is graded NCW and is not situated in a HPO;
- CoCT supports the proposal;
- Comments of Greater Lynfrae Civic Association was not submitted.

COMMENT:

The Committee notes the application is incomplete as the applicant requires the comments of the Greater Lynfrae Civic Association.

ND

12.20 Proposed Alterations and Additions, Erf 45883, 23 Burg Road, Rondebosch, CT.S34-A&A

HM/ CAPE TOWN METROPOLITAN/ RONDEBOSCH /ERF 45883

Case NO: 20073007SM0803E

Application documents were tabled.

Ms Sandisiwe Matole introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is graded III B and is located within a HPO;
- The Committee is of the view that the application can be treated as a minor works;
- The CoCT supports the proposal;
- The Rustenburg Valley Residents Association supports the proposal;
- The proposal will not negatively impact the heritage resource.

DECISION:

The Committee resolves to approve the proposal.

SM

12.21 Proposed Alterations and Additions, Erf 70123, 5 Morton Road, Plumstead, CT: 34-A&A
HM/ CAPE TOWN METROPOLITAN/ PLUMSTEAD /ERF 70123

Case NO: 19103001SM0804E

Application documents tabled.

SM introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is graded NCW;
- CoCT supports the proposal;
- The proposal will not impact a heritage resource.

DECISION:

The committee resolved to approve the application.

SM

12.22 Proposed Alterations and Additions, Erf 71314, 48 Coronation Avenue, Plumstead, CT:
S34-A&A
HM/ CAPE TOWN METROPOLITAN/ PLUMSTEAD /ERF 71314

Case No: 20062301SM0803E

Application documents were tabled.

Ms SM introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is graded NCW and is outside a HPO;
- The CoCT supports the proposal;
- The proposal will not impact a heritage resource.

DECISION:

The Committee resolved to approve the proposal.

SM

12.23 Proposed Expansion and Redevelopment of the , Farm 314 Annex Welgegund,
Wellington, Drakenstein, Cape Winelands. S38(8)-NID

HM/ CAPE WINELANDS / DRAKENSTEIN / WELLINGTON/ FARM 314 ANNEX WELGEGUND

Case No: 20073011SM0805E

Application documents were tabled.

SM introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The building is graded NWC and is outside a HPO;
- The CoCT supports the proposal;
- The proposal will not impact a heritage resource.

DECISION:

The Committee resolved to approve the proposal.

SM

- 12.24 Proposed housing development, Erven 2762, 2763, Still Bay, Hessequa. S38(4)-NID
HM/ HESSEQUA / STILL BAY / ERVEN 2762, 2763

Case No: 2007300SM0805E

Application documents were tabled.

SM introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- There is no reason to believe that the proposed housing development on erven 2762, 2763, Still Bay, Hessequa will impact on heritage resources.

DECISION

No further studies required in terms of Section 38 of the NHRA.

SM

- 12.25 Proposed DX1914819 trenching and installation of 11kV medium voltage cable from the cnr of Maxmillian & Glendale street to Boron ss and from Boron to Beroma, Bellville, CT. S38(4)-NID
HM/ CAPE TOWN METROPOLITAN/ BELLVILLE / DX1914819

Case No: 20071301SM0805E

Application documents tabled.

Ms SM introduced the case.

DISCUSSION:

Amongst other things, the following was discussed;

- There is no reason to believe that the proposed DX1914819 trenching and installation of 11kV medium voltage cable from the cnr of Maxmillian & Glendale street to Boron ss and from Boron to Beroma, Bellville will impact heritage resources.

DECISION

No further studies required in terms of Section 38 the NHRA.

SM

12.26 Proposed Alterations and Additions, Erf 142, 21 Lower Kloof Road, Clifton, CT. S27-Additions

HM/ CAPE TOWN METROPOLITAN/ CLIFTON /ERF 142

Case No: 20072106TZ0803E

Application documents were tabled.

TZ introduced the case.

DISCUSSION:

Amongst other things, the following was discussed;

- The Committee notes this is a Section 27 Application;
- Public participation would be required as the proposed mask falls within a Provincial Heritage Site.

FURTHER REQUIREMENTS

The Committee requires the following information to be submitted;

- Proof of Public participation must be in accordance with HWC guidelines and include:
 - Site notice of intended work ;
 - Written notifications to interested and affected parties which must include at minimum, the Institute for Landscape Architecture of South Africa; Camps Bay and Bantry Bay Ratepayers and Residents Association; Clifton on Sea and District Bungalows Owners Association; the District Ward Councillor et.al;
 - Public notice in community centres/ public notice boards;
 - Public notice within local newspaper.

TZ

12.27 Proposed Alterations and Additions, Erf 1365, 46 Hof Street, Oranjezicht, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/ ORANJEZICHT /ERF 1365

Case No: 20072001TZ0803E

Application documents were tabled.

TZ introduced the case.

DISCUSSION:

Amongst other things, the following was discussed;

- The site is graded IIIA and falls inside a HPO;
- CoCT supports the proposal;
- City Bowl Residents and Ratepayers Association supports the proposal;
- The proposal will not negatively impact the heritage resource.

DECISION

The Committee resolved to approve the proposal with the following condition;

- A close-out support to be submitted within 60 days of practical completion on the work.

12.28 Proposed Alterations and Additions, Erf 1478, 213 Eight Avenue, Grassy Park, CT.S34-A&A

HM/ CAPE TOWN METROPOLITAN/ GRASSY PARK /ERF 1478

Case No: 20073102TZ0803E

Application documents tabled.

TZ introduced the item.

DISCUSSION

Amongst other things, the following was discussed.

- CoCT comments are required;
- Photographs (Internal, external and streetscape) required.

COMMENT

The Committee notes the application is incomplete and requires the following;

- CoCT comments required,
- Photographs (Internal, external and streetscape) required.

TZ

12.29 Proposed Alterations and Additions, Erf 14994, 11 Ravensraig Street, Woodstock, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/ WOODSTOCK/ERF 14994

Case NO: 20060902TZ0803E

DISCUSSION

Amongst other things, the following was discussed.

- Woodstock Residents Association comments required;
- Salt River Heritage Society comments required

COMMENT

The Committee notes the application is incomplete and requires the following;

- Woodstock Residents Association comments required;
- Salt River Heritage Society comments required

TZ

12.30 Proposed Alterations and Additions, Erf 23049, 221 Coronation Road, Maitland, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/ MAITLAND /ERF 23049

Case NO: 20061704TZ0803E

Application documents tabled.

TZ introduced the item.

DISCUSSION

Amongst other things, the following was discussed.

- The CoCT has not provided a grading for the property. The Committee is of the opinion that the building is a NCW structure;

- The CoCT supports the proposal;
- The building is not located within a HPO;
- The proposal will not impact a heritage resource.

DECISION

The Committee resolves to approve the proposal.

TZ

12.31 Proposed telecommunications mast, Erf 885, Zwartberg High School, Prince Albert.
S38(4)-NID

HM/ CAPE TOWN METROPOLITAN/ PRINCE ALBERT / ERF 885

Case No: 20080503TZ0806E

Application documents tabled.

TZ introduced the item.

DISCUSSION

Amongst other things, the following was discussed.

- The Committee notes a possible objection may have been submitted to HWC regarding this NID and further details and clarity is required before a decision is made.

COMMENT

The Committee requires the case officer to investigate the potential investigation and refer the matter back to HOMs once clarified.

TZ

14 OTHER MATTERS

14.1 None


15. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions.

16 CLOSURE

The meeting adjourned at: 16:19

17 DATE OF NEXT MEETING: 17 August 2020

Chairperson's Signature..... 

Date: 18/08/2020

Secretariat's Signature..... 

Date: 18.8.2020

APPROVED