

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING**
**Held on Monday, 17 May 2021, HOMS MEETING VIA MICROSOFT TEAMS,
scheduled for 8:30**



1. OPENING AND WELCOME

The Chairperson, Mr Jonathan Windvogel officially opened the meeting at 08:30 and welcomed everyone present.

2. ATTENDANCE

Members

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

Members of Staff

Ms Ayanda Mdludlu (AM)
Mr Jonathan Windvogel (JW) Assistant Director)
Ms Stephanie Barnardt (SB) (Case Officer)
Ms Xola Mwandle (XM) (Intern)
Ms Anita Shologu (AS) (Intern Admin support)
Ms Zikhona Sigonya (ZS) (Intern Admin support)
Ms Muneerah Solomon (MS)

Legal Advisor

Ms Cathy-Ann Potgieter (CAP)

Visitors

Ms Hyde Allies
Mr Ron van der Merwe
Mr Andre Carstens

Observers

None

3. Apologies

Ms Aneeqah Brown

Absent

None

4. Approval of Agenda

4.1 The Committee resolved to approve the agenda dated 17 May 2021. SB moved to approve, and XM supported.

5. Approval of Minutes of the Previous Meeting

5.1 19 April 2021. SB moved to approve, and KB supported.

5.2 3 May 2021. Held over.

5.3 10 May 2021. Held over.

6. Disclosure of conflict of interest

6.1 LM – item 12.25

7. Confidential matters

7.1 None

8. Standing Items

8.1 Site inspections undertaken.
None

8.2 Proposed Site Inspection
None

8.3 Site Inspection Reports
None

8.4 Preparation for the upcoming coming committee meetings

8.4.1 IACom 19 May 2021

8.5 Interim and Close out Reports

8.5.1 None

8.6 Incomplete Applications

8.6.1 **Proposed Additions and Alterations on Erf 68174, 61 Putney Road, Kenilworth, S34-A&A**
Case No: 21050702MS0507E

8.6.2 **Proposed Total Demolition on Erf 97248, 97231, 3 Midwood Road, Claremont, S34-TD**
Case No: 21050308MS0504E

8.6.3 **Proposed Additions and Alterations on Erf 726, 20 Bond Street, Tamboerskloof, S34-A&A**
Case No: 21032402XM0407E

8.6.4 **Proposed Additions and Alterations on Erf 100, 39 Barnard Street, Gansbaai, S34-A&A**
Case No: 21042809XM0507E

8.6.5 **Proposed Additions and Alterations on Erf 123232, 17 Skutter Square Windemere, Fractretton, S34-A&A**
Case No: 21050414AM0507E

8.6.6 **Proposed Additions and Alterations on Erf 1236, 60 Bain Street, Wellington, S34-A&A**
Case No: 21042302AM0503E

8.6.7 **Proposed Additions and Alterations on Erf 136194, 40 Woodwind Circle, Steenberg, S34-A&A**
Case No: 21042103AM0503E

8.6.8 **Proposed Additions and Alterations on Erf 144164, 70 Essex Street, Woodstock, S34-A&A**
Case No: 21050505AM0507E

8.6.9 **Proposed Additions and Alterations on Erf 3483, 48 King George Street, Ruyterwacht, S34-A&A**
Case No: 21050507AM0505E

8.6.10 **Proposed Additions and Alterations on Erf 402, Cnr Wesoewer & Voortrekker Road, Catlitzdorp, S34-A&A**
Case No: 21041209AM0510E

8.6.11 **Proposed Additions and Alterations on Erf 45926, 10 Grotto Road, Rondebosch, S34-A&A**

Case No: 21042802AM0505E

- 8.6.12 **Proposed Total Demolition on Erf 97248, 97231, 3 Midwood Road, Claremont, S34-TD**
Case No: 21050308MS0504E
- 8.6.13 **Proposed Additions and Alterations on Erf 557, 519 Main Road, Paarl, S34-A&A**
Case No: 21031606KB0316E
- 8.6.14 **Proposed Additions and Alterations on Erf 1834, 7 Unie Street, Oudtshoorn, S34-A&A**
Case No: 21031606KB0316E
- 8.6.15 **Proposed Additions and Alterations on Erf 1570, 12 Jonkershoek Road, Stellenbosch, S34-A&A**
Case No: 21022602KB0503E
- 8.6.16 **Proposed Additions and Alterations on Erf 15211, Ptn of Erf 947, 35 Fontein Street, S27-A&A**
Case No: 21050306KB0504E
- 8.6.17 **Proposed Additions and Alterations on Erf 4280, 6 Gerrit Martiz, Ruyterwacht, S34-A&A**
Case No: 21050508AM0505E
- 8.6.18 **Proposed Additions and Alterations on Erf 68174, 61 Putney Road, Kenilworth, S34-A&A**
Case No: 21050702MS0507E

9. Administrative Matters

- 9.1 **Filming permit, Erven 2001 and 3438, Pinnacle Point, Mossel Bay, Section 27 – Filiming Activity**
Case No.: 21051101SB0511E

DECISION

The committee ratified the decision taken by email on the 12 May 2021 via email, the committee resolved to approve the application on the following conditions:

1. Work to be done strictly in accordance with the HWC stamped permit.
2. No film equipment be attached to the surface of the cave/site.
3. No archaeological material be removed from the site.
4. Filming equipment to be moved carefully to and from the site to avoid any scratching or damaging of the cave/site.

SB

- 9.2 **Proposed Additions and Alterations on Erf 954, 19 Bain Street, Wellington**
Case No: 21020413ND0211E

The matter was not heard as the applicant who wanted to discuss the matter noted that they will not be present at the meeting.

10. Appointments

- 11.10: **Proposed Additions and Alterations on Erf 3945, 4 Septimus Street, Paarl, S34-A&A**
Case No: 21042804XM0430E
- 11.11: **Proposed Additions and Alterations on Erf 153231, 66 Alexandra Way, Maitland, S34-A&A**
Case No: 20021213SM0217E

XM

XM

MATTERS TO BE DISCUSSED

11. MATTERS ARISING

11.1 Proposed Additions and Alterations on Erf 139220, 17 First Street, Maitland, S34-A&A Case No: 2103310KB0604E

Ms. Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW and does not fall within an HPO.
- CoCT supports the proposal.
- Information received on 4 May 2021.

DECISION

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

KB

11.2 Proposed Additions and Alterations on Erf 193, 42 Breda Street, Oranjezicht, S34-A&A Case No: 21011507KB0302E

Ms. Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- CIBRA supports the proposal.
- The site is graded IIIC and falls within an HPO.
- CoCT supports the proposal.
- Information received on the 12 May 2021.

DECISION

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

KB

11.3 Proposed Additions and Alterations on Erf 557, 519 Main Road, Paarl, S34-A&A Case No: 21031606KB0316E

Ms. Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The main building on the erf is IIIB but the outbuilding is graded NCW.
- Drakenstein Municipality supports
- Paarl300 supports.

INCOMPLETE

DHF comments are required.

KB

11.4 Proposed Additions and Alterations on Erf 1834, 7 Unie Street, Oudtshoorn, S34-A&A Case No: 21031606KB0316E

Ms. Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIC.

- The Municipality supports

INCOMPLETE

Formal SvS Foundation comment required.

KB

**11.5 Proposed Additions and Alterations on Erf 28113, 88 Struben Road, Observatory
Case No: 21031606KB0316E**

Ms. Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The Committee resolved to approve the application on condition that the new windows be date-stamped.

KB

**11.6 Proposed Additions and Alterations on Erf 730, Royal Street, Hermanus
Case No: 21031303KB0316E**

Ms. Khanyisile Bonile introduced the case.

HELD OVER

The Committee resolved to refer the matter to the HOMS meeting of 31 May 2021.

KB

**11.7 Proposed Additions and Alterations on Erf 726, 20 Bond Street, Tamboerskloof, S34-A&A
Case No: 21032402XM0407E**

Ms. Xola Mwandle introduced the case.

INCOMPLETE

CoCT comments are required.

XM

**11.8 Proposed Additions and Alterations on Erf 94886, 1 Faure Street, Gardens, S34-A&A
Case No: 20121009SM0222E**

Ms. Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- CIBRA supports the proposal.
- CoCT supports the proposal.
- The site is graded IIIB.
- The corrected plans have been submitted.
- Information received on the 12 May 2021.

DECISION

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

XM

**11.9 Proposed Additions and Alterations on Erf 1065, Unit 4, 171 Level Road, Sea Point, S34-A&A
Case No: 21011507XM0415E**

Ms. Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIB.
- The site does not fall within an HPO.
- SFA did not comment within the 30 days.
- CoCT and SFBBRA support
- Information received on the 12 May 2021.

DECISION

The Committee resolved to approve the application on the following conditions:

1. That they re-use the existing timber door that is being removed as the new front door that is being installed.
2. All new doors and windows be timber.
3. Lime mortars and renders be used for masonry work if present.

XM

**11.10 Proposed Additions and Alterations on Erf 3945, 4 Septimus Street, Paarl, S34-A&A
Case No: 21042804XM0430E**

Ms. Xola Mwandle introduced the case.

Mr Ron van der Merwe and Mr Andre Carstens were present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIC and falls within the special character area.
- DHF supports the proposal.
- Drakenstein Municipality objects to the proposal but notes that the applicant can proceed to HWC.
- Paarl300 supports the proposal.
- The applicant is re-using existing timber doors on the site.
- It is preferable to keep nibs where walls are demolished.
- Information received on the 12 May 2021.

FURTHER REQUIREMENTS

The Committee requires updated details showing a new braai unit that does not damage the external stone plinth and has minimal intervention to the existing wall and roof.

XM

**11.11 Proposed Additions and Alterations on Erf 153231, 66 Alexandra Way, Maitland, S34-A&A
Case No: 20021213SM0217E**

Ms. Xola Mwandle introduced the case.

Ms Hyde Allies was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIC and does not fall within an HPO, but the area is a proposed HPOZ.
- CoCT objects to the new veranda entry
- Information received on the 12 May 2021.

DECISION

The Committee resolved to approve the application on the following condition that the existing timber windows must be re-used in the front of the living area.

XM

11.12 Proposed Additions and Alterations on Erf 54893, 8 Eyton Road, Claremont, S34-A&A Case No: 21032407AM0422E

Ms. Ayanda Mdludlu introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Information requested was received on 13 May 2021.
- The site is graded NCW and does not fall within an HPO.
- CoCT supports the proposal.
- UCRRRA raised objections to the completed works, citing that it was not in keeping with the approved plans.
- Previous permit was dated July 2019.

DECISION

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

AM

11.13 Proposed Additions and Alterations on Erf 142517, 46 Oxford Road, Woodstock, S34-A&A Case No: 20102008KB0331E

Ms. Khanyisile Bonile introduced the case.

HELD OVER

The Committee resolved to refer the matter to the next HOMs meeting.

KB

12. NEW MATTERS

12.1 Proposed Additions and Alterations on Erf 111, 35 Dennehof Street, Riebeeck West, S34-A&A Case No: 21050313KB0504E

Ms. Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIA.
- The Municipality deferred to HWC.

HELD OVER

The Committee resolved to refer the matter to BELCom on 26 May 2021.

KB

12.2 Proposed Additions and Alterations on Erf 1570, 12 Jonkershoek Road, Stellenbosch, S34-A&A Case No: 21022602KB0503E

Ms. Khanyisile Bonile introduced the case.

INCOMPLETE

Municipality, SIG, and SHF comments, as well as contextual photographs are required.

KB

12.3 Proposed Additions and Alterations on Erf 15211, Ptn of Erf 947, 35 Fontein Street, S27-A&A Case No: 21050306KB0504E

Ms. Khanyisile Bonile introduced the case.

INCOMPLETE

Municipality and DHF comments are required.

KB

**12.4 Proposed Additions and Alterations on Erf 178, 32 Church Street, Tulbagh, S27-A&A
Case No: 21041906KB0506E**

Ms. Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- TVHF supports the proposal.
- The site is a PHS.

DECISION

The Committee resolved to refer the matter to BELCom on 26 May 2021.

KB

**12.5 Proposed Additions and Alterations on Erf 25061, 24 Swartvlei Road, Paarl, S34-A&A
Case No: 21041303KB0504E**

Ms. Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIC and falls outside of the special character zone.
- Paarl300, DHF and Municipality supports

DECISION

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

KB

**12.6 Proposed Additions and Alterations on Erf 25447, 129 Main Road, Paarl, S34-A&A
Case No: 21051706KB0504E**

Ms. Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Paarl300, DHF and the Municipality do not support the proposal.
- The Committee is of the opinion that this is not an application for minor works.

HELD OVER

The Committee resolved to refer the matter to BELCom on 26 May 2021.

KB

**12.7 Proposed Additions and Alterations on Erf 27141-RE, 368A Main Road, Observatory, S34-A&A
Case No: 21050408KB0504E**

Ms. Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIB.
- The Committee is of the opinion that this is not an application for minor works.

- Comments were embedded in the heritage report and must be appear before BELCom. Case officer to confirm whether consultation had taken place.

HELD OVER

The Committee resolved to refer the matter to BELCom on 26 May 2021.

KB

12.8 Proposed Additions and Alterations on Erf 4773, Cnr Darling and Parliament Street, S34-A&A Case No: 21041508KB0504E

Ms. Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

KB

12.9 Proposed Additions and Alterations on Erf 62, 18 Caledon Street, Stanford, S31-A&A Case No: 21022211KB0503E

Ms. Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIC and falls within the Stanford Heritage Area
- OHAC supports the proposal.
- SHF supports the proposal.

DECISION

The Committee supports the application on condition that the sash windows be date-stamped.

KB

12.10 Proposed Additions and Alterations on Farm 1319, Vergelegen Avenue, Somerset West, S27-A&A

Case No: 21050509KB0505E

Ms. Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- This is an application for minor works.
- The site is a PHS.

DECISION

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

KB

12.11 Proposed Restoration on Farm 168, 2 Uitsig Street, Wupperthal Clanwilliam, S31-Restoration Case No: 21051312KB0506E

Ms. Khanyisile Bonile introduced the case.

HELD OVER

The Committee resolved to refer the matter to the Wupperthal Sub-Committee

KB

12.12 Proposed Restoration on Farm 168, 9 Middel Street, Wupperthal Clainwilliam, S31-Restoration Case No: 21051313KB0506E

Ms. Khanyisile Bonile introduced the case.

HELD OVER

The Committee resolved to refer the matter to the Wupperthal Sub-Committee

KB

12.13 Proposed Additions and Alterations on Farm 168, Church Werf Mission Station, Wupperthal, S31-Alteration Case No: 21042004KB0503E

Ms. Khanyisile Bonile introduced the case.

HELD OVER

The Committee resolved to refer the matter to the Wupperthal Sub-Committee.

KB

12.14 Proposed Additions and Alterations on Erf 100, 39 Barnard Street, Gansbaai, S34-A&A Case No: 21042809XM0507E

Ms. Xola Mwandle introduced the case.

INCOMPLETE

Comment from Whale Coast Conservation required. Case Officer to request clearer plans from the applicant.

XM

12.15 Proposed Additions and Alterations on Erf 31796, 47 Alma Road, Rosebank, S34-A&A Case No: 21042106XM0507E

Ms. Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- RAMPAC supports the proposal.
- CoCT supports the proposal.
- The site does not fall within an HPO.
- The site is graded NCW.
- The Committee notes the presence of IIC sites in the area.

DECISION

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

XM

12.16 Proposed Additions and Alterations on Erf 3355, 111 Wynne Street, Parow, S34-A&A Case No: 21042807XM0503E

Ms. Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

XM

12.17 Proposed Additions and Alterations on Erf 59291, 199 Haywood Road, Lansdowne, S34-A&A Case No: 21042912XM0505E

Ms. Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

XM

12.18 Proposed Additions and Alterations on Erf 6144, 15 Market Street, Stellenbosch, S27-A&A Case No: 21020805XM0506E

Ms. Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee notes that this is an application for minor works.
- The site is a PHS.

FURTHER REQUIREMENTS

The Committee requires a detailed specification of the scope of work to be done by an architect with relevant heritage and conservation experience and knowledge. The detailed specification must include a methodology statement and typical details, especially regarding the installation of new services. The Committee requires like-for-like repairs and minimal intervention and damage to the original fabric.

XM

12.19 Proposed Additions and Alterations on Erf 66118, 8 Hendon Road, Wynberg, S34-A&A Case No: 21041307XM0503E

Ms. Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIC and does not fall within an HPO.
- WRRRA and CoCT support
- The Committee notes that the work may have started.

HELD OVER

The Case Officer is to get confirmation in writing that the work had commenced.

XM

12.20 Proposed Additions and Alterations on Erf 7115, 1 Barnett Road, Plumstead, S34-A&A Case No: 21050312XM0505E

Ms. Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

XM

12.21 Proposed Additions and Alterations on Erf 786, 2 Voortrekker Street, Grabouw, S34-A&A Case No: 21042904XM0503E

Ms. Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee notes that this is an application for minor works.
- The Committee is of the opinion that the site is graded IIIC.

DECISION

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

XM

12.22 Proposed Additions and Alterations on Erf 8783, Wellington, S34-A&A Case No: 20111107XM0505E

Ms. Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site falls within the special character overlay zone.
- DHF supports the proposal.
- Drakenstein Municipality supports

HELD OVER

The Committee resolved to refer the matter to BELCom on 26th May 2021. Case officers are to invite all the parties.

XM

12.23 Proposed Additions and Alterations on Erf 2186, 9 Main Street, Plettenberg Bay, S34-A&A, Partial Demolition Case No: 21050405XM0505E

Ms. Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- SvS Foundation supports
- Plettenberg Bay Historical Society supports
- The Municipality supports
- The Committee is of the opinion that the site is graded IIIC.

DECISION

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

XM

**12.24 Proposed Additions and Alterations on Erf 44774, 24 Roseland Road, Rondebosch, S34-A&A
Case No: 21043009XM0505E**

Ms. Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW and does not fall within an HPO.
- The application is for an extension of a permit granted in 2018.

HELD OVER

Case officer to obtain the previous approved plans subject to the initial permit.

XM

**12.25 Emergency permit, Erf 5416, 11-15 Albertus Street, Cape Town, S34-Partial Demolition of unsafe fabric
Case No: 20121402SB0507E**

Ms. Stephanie Barnardt introduced the case.

LM recused herself from this matter.

DISCUSSION

Amongst other things, the following was discussed:

- The site was graded a IIB before the fire damage.
- Falls within the District Six HPO which holds grade I significance according to SAHRA.
- The Committee notes that the site is unsafe.

DECISION

The Committee adopts the recommendations on page 26 of report prepared by Rennie Scurr Adendorff Architects dated April 2021 and resolved to approve the application. Demolition permit for 1910 portion of the building.

1. All other stripping and removals, as well as measures necessary to secure the site (i.e., bricking up of entrances) should be endorsed.
2. The facade should be fully photographed and recorded prior to removal.
3. Heritage-based design guidelines should be provided for any proposed replacement building, and these should be undertaken by an architect with heritage experience.
4. The provision of heritage guidelines should not be required as a condition of the granting of the permit.
5. Damage to surrounding buildings needs to be assessed and any repair or redecoration work must be subject to separate Section 34 applications.
6. A City of Cape Town process is required in addition to the HWC process.
7. Monitoring and recording of the demolitions and removals is to be done by an archaeologist and/or a heritage architect.

SB

**12.26 Alders Nest Retirement Village Development Erf 912 and 478 Clanwilliam, S38(8)-HIA
Case No: 20121406SB0506E**

Ms. Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Referred to APM committee for their expertise.

HELD OVER

The Committee resolved to refer the matter to APM on 2 June 2021

SB

**12.27 Gutrouw Sports Facility Erf 13815, unregistered Ptn of Erf 55, Strand, S38(4)-NID
Case No: 21042801SB0504E**

Ms. Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site has been identified as being of low palaeontological significance.
- It is likely that archaeological resource will be encountered,
- The Committee has no reason to believe that heritage resources will be negatively impacted.

DECISION

The Committee resolved that no further studies are required.

SB

**12.28 Proposed expansion of the Black River Canal Culvert Erven 54225, 52932-RE,52341,
52939-RE Imam Haron Road, S38(8)-NID
Case No: 20121406SB0506E**

Ms. Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee has no reason to believe that the proposed development will have a negative impact on heritage resources.

DECISION

The Committee resolved that no further studies are required.

SB

**12.29 Proposed light industrial development on Erven 6952, 6952 Farm Langefontein 492,
Bredasdorp, S38(4)-NID
Case No: 21032902SB05010E**

Ms. Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee has no reason to believe that there will be a negative impact on heritage resources.

DECISION

The Committee resolved that no further studies are required.

SB

12.30 Illegal construction of a wooden boardwalk Ptn 15, Farm 281 Paapkuil Fontein, Cape Agulhas, S38(8)-NID
Case No: 21050310SB0504E

Ms. Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee is of the opinion that heritage resources will not be significantly affected.
- This is a section 24G application.

DECISION

The Committee resolved that no further studies are required.

SB

12.31 Proposed Development of the Alders Nest Retirement village on Ptn 196 of Vyf-Brakke-Fontein 220, Aalwyndal, Mossel Bay, S38(8)
Case No: 20121406SB0506E

Ms. Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee is of the opinion that it is unlikely that heritage resources will be affected.
- The proposed development will not have a visual impact on the scenic route.

DECISION

The Committee resolved that no further studies are required.

SB

12.32 Unlawful construction of a residential dwelling and associated infrastructure Ptn 421, Farm Rust en Vrede 124, Stellenbosch, S38(8)-NID
Case No: 21050607SB0506E

Ms. Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- This is a section 24G application.
- The Committee notes that this is an illegal construction, but that no heritage resources have been negatively impacted upon

DECISION

The Committee resolved that no further studies are required.

SB

12.33 Heritage Conservation Management Plan on Erf 174483, Muizenburg Lime Works Ruins, Muizenberg East Pvt, Nature Reserve, S27- clearing of vegetation.
Case No: 21031209SB0504E

Ms. Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- This is related to the site that is subject to a CMP that is yet to be approved by Council.
- This application, however, is only related to the clearing of the vegetation.

HELD OVER

The Committee resolved to refer the matter to APM on 2 June 2021.

SB

12.34 Proposed Additions and Alterations on Erf 11273, 66 2nd Crescent, Fish Hoek, S34-A&A Case No: 21043003AM0510E

Ms. Ayanda Mdludlu introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- CoCT supports but issued a suggestion that the proposed clearview be changed.
- The site is graded NCW and does not fall within an HPO.

DECISION

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

AM

12.35 Proposed Additions and Alterations on Erf 123232, 17 Skutter Square Windemere, Fractretton, S34-A&A Case No: 21050414AM0507E

Ms. Ayanda Mdludlu introduced the case.

INCOMPLETE

CoCT heritage section comment and contextual photographs are required.

AM

12.36 Proposed Additions and Alterations on Erf 1236, 60 Bain Street, Wellington, S34-A&A Case No: 21042302AM0503E

Ms. Ayanda Mdludlu introduced the case.

INCOMPLETE

Drakenstein Municipality comment and internal and rear photographs are required.

AM

12.37 Proposed Additions and Alterations on Erf 136194, 40 Woodwind Circle, Steenberg, S34-A&A Case No: 21042103AM0503E

Ms. Ayanda Mdludlu introduced the case.

INCOMPLETE

CoCT heritage section comment, internal and contextual photographs, and completed S34 form are required.

AM

12.38 Proposed Additions and Alterations on Erf 144164, 70 Essex Street, Woodstock, S34-A&A Case No: 21050505AM0507E

Ms. Ayanda Mdludlu introduced the case.

INCOMPLETE

WRA comment and a completed S34 form are required.

AM

12.39 Proposed Additions and Alterations on Erf 26217, 5 Bedford Street, Observatory, S34-A&A Case No: 21041209AM0510E

Ms. Ayanda Mdludlu introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- CoCT supports the proposal.
- OCA did not comment within the commenting period.
- The site is graded IIIB and falls within an HPO.

DECISION

The Committee resolved to approve the application, on condition that lime be used where existing.

AM

12.40 Proposed Additions and Alterations on Erf 3483, 48 King George Street, Ruyterwacht, S34-A&A

Case No: 21050507AM0505E

Ms. Ayanda Mdludlu introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

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

INCOMPLETE

SG diagrams are required.

AM

12.41 Proposed Additions and Alterations on Erf 402, Cnr Wesoewer & Voortrekker Road, Catlitzdorp, S34-A&A

Case No: 21041209AM0510E

Ms. Ayanda Mdludlu introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- SvS Foundation supports
- Municipality did not comment within the commenting period.

INCOMPLETE

The Committee resolved to refer the matter to the next HOMs meeting, and the parties are to be invited. More photographs are also required to be submitted.

AM

12.42 Proposed Additions and Alterations on Erf 4280, 6 Gerrit Martiz, Ruyterwacht, S34-A&A

Case No: 21050508AM0505E

Ms. Ayanda Mdludlu introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

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

INCOMPLETE

SG diagram is required.

AM

12.43 Proposed Additions and Alterations on Erf 45926, 10 Grotto Road, Rondebosch, S34-A&A
Case No: 21042802AM0505E

Ms. Ayanda Mdludlu introduced the case.

INCOMPLETE

RVRA comments are required.

AM

12.44 Proposed Additions and Alterations on Erf 48680, 21 Wheelan Street, Newlands, S34-A&A
Case No: 21050406AM0510E

Ms. Ayanda Mdludlu introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee notes that construction had already started.
- The site is graded NCW and falls within HPO.
- NRA supports the proposal.
- CoCT supports the proposal.
- Previous permit is in place.

DECISION

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

AM

12.45 Proposed Additions and Alterations on Erf 7336, 13 De Villiers Street, Vasco Estate, Goodwood, S34-A&A
Case No: 21042301AM0510E

Ms. Ayanda Mdludlu introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

AM

12.46 Proposed Additions and Alterations on Ptn 1 of Farm 562, Kleinmond Wastewater Treatment, S38(8)-NID
Case No: 21032504AM0507E

Ms. Ayanda Mdludlu introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is adjacent to a grade II site.
- It is noted that there is a possibility of remains.
- An HIA was not required.

DECISION

The Committee resolved that no further studies are required.

AM

12.47 Proposed Additions and Alterations on Erf 56467, 27 Edinburg Drive, Claremont, S34-A&A
Case No: 21042009MS0505E

Ms. Muneerah Solomon introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site does not fall within HPO.
- CoCT supports the proposal.
- UCRRRA supports the proposal.

DECISION

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

MS

12.48 Proposed Additions and Alterations on Erf 1471, 4 Tel Hai Court, 44 Exner Avenue, Vredehoek, S34-A&A
Case No: 21050510MS0505E

Ms. Muneerah Solomon introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIB and falls within a proposed HPO.
- GVAC supports the proposal.
- CoCT did not comment within the commenting period.

DECISION

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

MS

12.49 Proposed Total Demolition on Erf 20272, 28 Kiekia Street, Somerset West, S34-Total Demolition
Case No: 21020204MS0504E

Ms. Muneerah Solomon introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The Committee resolved to approve the application as there is not sufficient heritage value to warrant retention.

MS

12.50 Proposed Additions and Alterations on Erf 2122, 10th Avenue, Matroosfontein, S34-A&A
Case No: 21042805MS0505E

Ms. Muneerah Solomon 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 an HPO.
- CoCT supports the proposal.

DECISION

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

MS

**12.51 Proposed Additions and Alterations on Erf 2284, 38 Long Street, Cape Town, S34-A&A
Case No: 21041907MS0504E**

Ms. Muneerah Solomon introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIA and falls within an HPO.
- CIBRA supports the proposal.
- CoCT deferred to HWC.

HELD OVER

The Committee resolved to refer the matter to BELCom on 26 May 2021. The Committee requires the permit previously issued by HWC regarding the roof to be submitted.

MS

**12.52 Proposed Additions and Alterations on Erf 445, 11 Glen Alpine Way Bergvliet, S34-A&A
Case No: 21050501MS0505E**

Ms. Muneerah Solomon introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

MS

**12.53 Proposed Additions and Alterations on Erf 4641, 3 Botha Street, Paarl, S34-A&A
Case No: 21042810MS0506E**

Ms. Muneerah Solomon 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 Municipality supports
- Paarl300 and DHF support

DECISION

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

MS

**12.54 Proposed Additions and Alterations on Erf 51380, 9 Alpha Road, Claremont, S34-A&A
Case No: 21050402MS0507E**

Ms. Muneerah Solomon introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

MS

**12.55 Proposed Additions and Alterations on Erf 63682, 9 Valley Road, Kenilworth, S34-A&A
Case No: 2103305MS0507E**

Ms. Muneerah Solomon introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The Committee resolved to approve the application on condition that the existing timber windows be re-used if possible, or if new timber windows are used, that these are date-stamped.

MS

**12.56 Proposed Additions and Alterations on Erf 68174, 61 Putney Road, Kenilworth, S34-A&A
Case No: 21050702MS0507E**

Ms. Muneerah Solomon introduced the case.

INCOMPLETE

Title deed and power of attorney required.

MS

**12.57 Proposed Additions and Alterations on Erf 6966, 29 van Riebeeck Street, Goodwood, S34-A&A
Case No: 21032401MS0504E**

Ms. Muneerah Solomon introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

MS

**12.58 Proposed Additions and Alterations on Erf 96660, Filtration Plant SAB, 3 Main Road, Newlands,
S34-A&A**

Case No: 21041511MS0506E

Ms. Muneerah Solomon introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee noted that this is an application for minor works.

DECISION

The Committee resolved to approve the application.

MS

**12.59 Proposed Total Demolition on Erf 97248, 97231, 3 Midwood Road, Claremont, S34-TD
Case No:** 21050308MS0504E

Ms. Muneerah Solomon introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIC and does not fall within an HPO.

INCOMPLETE

SG diagrams are required.

MS

**12.60 Proposed school and hospital present development Ptn 187, REM of PTN 34, Farm 918,
Gustrouw, S38(4)-NID
Case No:** 20032412MS0506E

Ms. Muneerah Solomon introduced the case.

DECISION

The Committee resolved that no further studies are required.

MS

13. OTHER MATTERS

13.1 None


14. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions. KB moved to adopt and LM supported.

15 CLOSURE: 13:00

16 DATE OF NEXT MEETING

24 May 2021

Chairperson.....

Date: 31 May 2021

Secretariat: C.Potgieter/ A.Brown

Date: 31 May 2021