

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING**
**Held on Monday, 18 October 2021, HOMS MEETING VIA MICROSOFT TEAMS,
scheduled for 08:30**



1. OPENING AND WELCOME

The Chairperson, Ms Colette Scheermeyer officially opened the meeting at 8:30 and welcomed everyone present.

2. ATTENDANCE

Members

Ms Laura Milandri
Ms Peter Buttgens

Members of Staff

Ms Aneeqah Brown (AB) (secretary)
Ms Colette Scheermeyer (CS) (Deputy Director)
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 Xola Mwandle (XM) (Case Officer)
Ms Khanyisile Bonile (KB) (Heritage Officer)
Mr Robin George (RG) (Heritage Officer)
Ms Corne Nortjie (CN) (Heritage Officer)
Ms Chane Herman (CH) (Heritage Officer)

Legal Advisor

Ms Penelope Meyer (PM)

Visitors

Mr. Philip Smith
Mr. Richard Gardner
Mr. Oliver Dods
Ms Jenna Lavin
Mr. Avril Paterson
Ms Anne-Marie Fick
Ms Katie Smuts
Ms Nicolene Visser
Ms Uryke du Preez

Observers

None

3. Apologies

Ms Ayanda Mdludlu (AM) (Heritage Officer) (WD presented cases on behalf of AM)

Absent

None

4. Approval of Agenda

- 4.1 18 October 2021. SB moves to adopt the agenda and MS seconds that.
5. **Approval of Minutes of the Previous Meeting**
- 5.1 11 October 2021. The Committee resolved to approve the minutes with minor amendments. TZ moves for approval of the minutes and MS seconds that.
6. **Disclosure of conflict of interest**
- 6.1 None
7. **Confidential matters**
- 7.1 None
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 IACom 20 October 2021
- 8.5 **Interim and Close out Reports**
- 8.5.1 None
- 8.6 **Incomplete Applications**
- 8.7 **Appeals**
9. **Administrative Matters**
- 9.1 **Drafting of permits**
- 9.2 **Commonwealth War Graves Commission in the Company's Garden**
HOMs agrees with the public participation process.
- 9.3 **Section 35, Erf 4053, Off Juter Square & Wickboom Lane, Simons Town**
HOMs agrees with the extension of the close-out report a per the request from ACO Associates.
10. **Appointments**
- 10.1 **Item 11.4** Proposed additions and alterations on Erf 148, 3 Pine Close Pinelands
- 10.2 **Item 11.5** Proposed additions & alterations on Erf 90012, 167 Main Road, Kalk Bay, S34-A&A
- 10.3 **Item 11.7** Proposed rezoning, departure, and additional storey to existing structure on Erf 76, 30 Academie Street, Franschoek, S34-A&A

- 10.4** **Item 11.6** Proposed Square Kilometre Array (SKA) fibre optic cable between Beaufort West and Carnarvon, Northern and Western Cape, S38 (8)-HIA

MATTERS TO BE DISCUSSED

11. MATTERS ARISING

- 11.1 Proposed additions & alterations on Rem of Erf 2981, 59 Kruijn Street, Reservoir Street, Brackenfell, S34-A&A**
Case No: 21081802AM0923E

Ms Waseefa Dhansay introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 11 October 2021.
- Graded III B
- Outside an HPO
- CoCT supports the proposal.
- Simon van de Stel supports the proposal.

DECISION

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

AM

- 11.2 Proposed additions & alterations on Erf 32058, 1 Kingston Road, Mowbray, S34-A&A**
Case No: 21091319AM0921E

Ms Waseefa Dhansay introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 11 October 2021.
- Graded III B
- Outside an HPO
- CoCT supports the proposal.
- RAMPAC supports the proposal.
- The Committee notes that work has been completed.

DECISION

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

AM

- 11.3 Proposed additions & alterations on Erf 50935, 27 St George Road, Claremont, S34-A&A**
Case No: 21091307AM0914E

Ms Waseefa Dhansay introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 5 October 2021.
- Graded NCW
- Outside an HPO
- CoCT supports the proposal.
- Greater Lynfrae Civic Association supports the proposal.

- The Committee notes the applicant has used the incorrect application form that relates to Section 35 request; therefore, the Committee requires the correction section 34 application form to be submitted before a permit can be granted.

DECISION

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

AM

11.4 Proposed additions and alterations on Erf 148, 3 Pine Close Pinelands Case No: 21090315AM0921E

Ms Waseefa Dhansay introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Case was held over to have I&APs clarify their recommendations.
- Graded III C
- Inside an HPO
- Pinelands Residents and Ratepayers Association supports the proposal.
- CoCT objects to the proposal.

DECISION

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

AM

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

Ms Waseefa Dhansay introduced the item

Mr. Philip Smith (CoCT) and Mr. Richard Gardner (applicant) were present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Information received during a phone call that took place on the 12 October 2021
- Graded IIIB
- Inside HPO
- CoCT noted in its written comment a number of deviations has been made from the approved plans.
- The Committee notes the illegal work.
- The committee explained the it needed to see the new changes made in term sof deviations clarly shown and noted as such as on the plans versus what was approved. This had to be seen so that the committee could get an understanding of the extent of the illegal work and how/if this has impacted on the IIIB grading of the building.

The committee noted its dissatisfaction with the motivation provided as it did not clearly articulate the deviations in term sof approved and new, and how wuch has impacted the heritage significance of the building. The committee needed to understand this to determine its way forward as it was within its rights to withdraw the permit given the deviations. The committee wanted to provide the worner with an opportunity, given the discussion, to provide detailed clarity sought on the plans and in the written report.

FURTHER REQUIREMENTS:

1. The Committee requires feedback from owner by Friday 22 October 2021 if he would be agree to provide a sufficient motivation as required (in term sof plans and heritage eport)
2. If the owner providessuch agreement, he would have 14 days within which to provide HWC with a heritage assessment report.

AM

**11.6 Proposed Square Kilometre Array (SKA) fibre optic cable between Beaufort West and Carnarvon, Northern and Western Cape, S38(8)-HIA
Case No: 20100206SB1006E**

Ms Stephanie Barnardt introduced the item

Ms Jenna Lavin was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- No heritage-related comments have been received to-date
- The Committee notes that Alternative 1 is the preferred
- The proposed fibre line route follows the road reserves of rR381 and R63,
- A single trace fossil from the Abrahamskraal Formation was found Western Cape section,
- Only one possible MSA artefact (BTC03) was recorded,
- Proposed impact will be low to heritage resource.

FINAL COMMENT:

The Committee endorses the HIA prepared by CTS Heritage dated August 2021 as meeting the requirements of the NHRA in compliance with Section 38(3) with the following recommendations on pages 40-41;

- No mitigation is required prior to construction operations commencing.
- During the construction phase, all excavations must be monitored for fossil remains by the responsible ECO using the HWC Chance Fossil Finds Procedure. Should substantial fossil remains such as vertebrate bones and teeth, petrified wood, plant-rich fossil lenses or dense fossil burrow assemblages be exposed during construction, the responsible ECO should safeguard these, preferably in situ, and alert HWC in the Western Cape so that appropriate action can be taken by a professional palaeontologist,
- Should any evidence of archaeological sites or remains (e.g. remnants of stone-made structures, indigenous ceramics, bones, stone artefacts, ostrich eggshell fragments, charcoal and ash concentrations), fossils or other categories of heritage resources be found during the proposed development, HWC (Colette Scheermeyer, 021 483 5959) in the Western Cape must be alerted.
- If unmarked human burials are uncovered in the Western Cape, HWC (Colette Scheermeyer, 021 483 5959) must be alerted immediately as per section 36(6) of the NHRA. A professional archaeologist must be contracted as soon as possible to inspect the findings. A Phase 2 rescue excavation operation may
- be required subject to permits issued by SAHRA and/or HWC
- The above recommendations must be included in the Environmental Management Programme (EMPr) for the project

SB

11.7 Proposed rezoning, departure, and additional storey to existing structure on Erf 76, 30 Academie Street, Franschhoek, S34-A&A
Case No: 21063003SB0701E

Ms Stephanie Barnardt introduced the item

Mr. Oliver Dods (architect) was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Held over from previous HOMS meeting on 11 October 2021.
- Graded IIIA
- Outside an HPO
- Franschhoek Heritage Society did not comment within the 30-day commenting period.
- Stellenbosch Interest Group outside commenting area.
- Stellenbosch Heritage Foundation supports the proposal on condition.
- Stellenbosch Municipality support on conditions

DECISION

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

SB

11.8 Proposed additions & alterations on Erf 15055, 6 Du Toit Street, Paarl, S34-A&A
Case No: 21062906MS0730E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 4 October 2021.
- Graded IIIB
- Inside an HPO
- Drakenstein Municipality supports the proposal.
- Paarl300 supports the proposal.
- DHF supports the proposal.

DECISION

The Committee resolved to approve the application on condition that;

1. The glazing is to be positioned behind the line of the veranda columns.

MS

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

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 14 October 2021.
- Graded NCW
- Outside an HPO
- CoCT supports the proposal
- GLCA supports the proposal.

DECISION

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

MS

11.10 Proposed additions & alterations on ERF 12217, Ptn 160486, 29 Warwick Road, Woodstock S34-A&A

Case no: 21020106XM0830E

Ms Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 8 October 2021.
- Graded III C
- Inside an HPO
- CoCT does not support the proposal.
- WRRRA (Wynberg Residents & Ratepayers Association) supports the proposal.
- WAAC supports the proposal.
- The heritage concerns have been addressed.

DECISION

The Committee resolved to undertake a site inspection (LM, XM, and another heritage officer).

XM

11.11 Proposed additions & alterations on ERF 48810, 55 Newlands Avenue,

Case no: 21091702XM0922E

Ms Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 8 October 2021.
- Graded III C
- Outside an HPO
- CoCT supports the proposal
- NRA supports the proposal.

DECISION

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

XM

11.12 Proposed additions and alterations on Erf 4033, 23 Gordon Road, Parow, S34-A&A,

Case No: 21032307XM0412E

Ms Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 8 October 2021.
- HOMs graded NCW
- Outside an HPO
- CoCT does not support the proposal.

DECISION

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

XM

11.13 Proposed additions and alterations on Erf 5452, 97 Harrington Road, Cape Town, Case No: 21090613XM0907E

Ms Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 7 October 2021.
- HOMs graded NCW
- Inside an HPO
- CoCT supports the proposal.
- CIBRA supports the proposal.

DECISION

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

XM

11.14 Proposed additions and alterations on Erf 911, 79 Forest Drive, Pinelands, S34-A&A Case No: 21090604XM0913E

Ms Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 8 October 2021.
- Graded IIIB
- Inside an HPO
- CoCT supports the proposal.
- The Committee notes that work has commenced.

DECISION

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

XM

11.15 Proposed restoration on Erf 8165, 1 Searle Street, Woodstock, S34-Restoration Case No: 21051105MS0909E

Ms Muneerah Solomon introduced the item

Mr. Avril Paterson (Architect) and Mr. Philip Smith (CoCT) were present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 15 October 2021.
- Graded IIIA
- Inside an HPO
- CoCT supports the proposal.
- Woodstock Residents and Ratepayers Association supports the proposal.

- Woodstock Advisory Aesthetics Committee supports the proposal.

DECISION

The Committee resolved to approve the application on condition that;

1. The plans provided annotate material details as follows; (1) lime mortars and plaster to be used where existing. (2) New timber elevations to be date stamped. (3) Steel vents to match existing detail.
2. The work must be monitored by a suitably qualified architect with heritage expertise.
3. A close-out report to be submitted within 30-days of practical completion.

MS

12. NEW MATTERS

**12.1 Proposed additions and alterations on Erf RE-67245, 17 Orient Road, Wynberg, S34-A&A
Case No: 21091309AM1004E**

INCOMPLETE APPLICATION:

WRRRA comments required

AM

**12.2 Proposed additions & alterations on Erf 1684, 11 Richmond Road, Three Anchor Bay, S34-A&A
Case No: 21083009AM1005E**

Ms Waseefa Dhansay introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Outside an HPO
- CoCT supports the proposal
- Greenpoint 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.

AM

**12.3 Proposed additions & alterations on Erf 1392, 34 John Kretzen Street, Blanco George, S34-A&A
Case No: 21072903AM1005E**

INCOMPLETE APPLICATION:

Simon van De Stel (Southern Cape) comment and Full application, internal, external and streetscape images required.

AM

**12.4 Proposed additions & alterations on Erf 86705, 25 Cromer Road, Muizenberg, S34-A&A
Case No: 21092706AM1006E**

Ms Waseefa Dhansay introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded NCW
- Inside an HPO

- CoCT supports the proposal.
- Muizenberg Historical Society supports the proposal.

DECISION

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

AM

12.5 Proposed additions & alterations on Erf 5467, 111 Andries Pretorius Street, Parow, S34-A&A Case No: 21090801AM1006E

Ms Waseefa Dhansay introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- HOMs graded the building NCW
- Outside an HPO

DECISION

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

AM

12.6 Proposed additions & alterations on Erf 4001, Drommadaris Road, Ruyterwacht, S34-A&A Case No: 2100504AM1006E

Ms Waseefa Dhansay introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

AM

12.7 Proposed additions & alterations on Erf 225, 22 Watsonia Road, Thornton, S34-A&A Case No: 21092902AM1006E

Ms Waseefa Dhansay introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

AM

12.8 Proposed total demolition on Erf 306, 10 Strathmore Road, Camps Bay, S34-A&A
Case No: 21100606AM1007E

Ms Waseefa Dhansay introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- CoCT supports the proposal.
- Camps Bay Residents and Ratepayers Association supports the proposal.

DECISION

The Committee resolved to approve the application as there is no heritage significance to warrant retention.

AM

12.9 Proposed additions & alterations on Erf 6334, 60 Smith Street, Parow, S34-A&A
Case No: 21092011AM1007E

Ms Waseefa Dhansay introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

AM

12.10 Proposed additions & alterations on Erf 52435, 11 Markham Road, Claremont, S34-A&A
Case No: 21091313TZ1001E

Mr. Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Outsidean HPO
- CoCT supports the proposal
- GLCA supports the proposal

DECISION

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

TZ

12.11 Proposed additions & alterations on Erf 10520, 31 Second Avenue, Fishhoek, S34-A&A
Case No: 21092913TZ1001E

Mr. Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

TZ

12.12 Proposed additions & alterations on Erf 2418, 34 Ringwood Drive, Pinelands, S34-A&A
Case No: 21091605TZ1001E

Mr. Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

TZ

12.13 Proposed additions & alterations on Erf 353, 5 2nd Avenue, Grassy Park, S34-A&A
Case No: 21092305TZ1004E

Mr. Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

TZ

12.14 Proposed additions & alterations on Erf 172004-RE, 212A Buitengracht Street, Bo-Kaap, S34-A&A

Case No: 20211004TZ1005E

Mr. Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application

- Graded III C
- Inside an HPO

DECISION

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

TZ

12.15 Proposed additions & alterations on Erf 4347, 124 Nelson Road, Vasco, Goodwood, S34-A&A

Case No: 21081213TZ1005E

Mr. Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

TZ

12.16 Proposed additions & alterations on Erf 5024, 90 Hamilton Street, Goodwood, S34-A&A

Case No: 21092304TZ1005E

INCOMPLETE APPLICATION:

CoCT comments required.

TZ

12.17 Proposed additions & alterations on Erf 60956, 75 Rouxton Road, Lansdowne, S34-A&A

Case No: 21092314TZ1005E

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

12.18 Proposed additions & alterations on Erf 46042, 29 Stanley Road, Rondebosch, S34-A&A

Case No: 21100604TZ1007E

Mr. Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded III C
- Inside HPO

DECISION

The Committee resolved to approve the application

TZ

**12.19 Proposed additions & alterations on Erf 34027, 196 Main Road, Muizenberg, S34-A&A
Case No: 21070705TZ1007E**

INCOMPLETE APPLICATION:

Muizenberg Historical Society and Kalk Bay Historical Society comments required.

TZ

**12.20 Proposed additions & alterations on Erf 71382, 2 Porke Road, Plumstead, S34-A&A
Case No: 21092905XM1001E**

INCOMPLETE APPLICATION:

Applicant to confirm if work has been completed or not.

XM

**12.21 Proposed total demolition on Erf 71180, 2 Gardens Road, Plumstead, S34-TD
Case No: 21081114XM1001E**

Ms Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside an HPO
- CoCT supports the proposal.
- The Committee was not satisfied by some of the photographs submitted.

DECISION

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

XM

**12.22 Proposed additions & alterations on Erf 20423 Van Riebeeck Street, Brooklyn, S34-A&A
Case No: 21062904XM1004E**

Ms Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Outside an HPO
- CoCT supports the proposal.
- CoCT notes that work has commenced.

FURTHER REQUIREMENTS

Applicant to confirm in writing if work has commenced or not.

XM

12.23 Proposed minor works on Erf 1012, 276 Beach Road, Sea Point
Case No: 21081110

Ms Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- HOMs graded III C
- CoCT supports the proposal.

DECISION

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

XM

12.24 Proposed extension of permit, Erf 139, 140, 1 & 3 Paul Kruger Street, Stellenbosch, S34-TD
Permit extension
Case No: 21092820XM1005E

Ms Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Previous permit dated 19 December 2018.
- Graded NCW

DECISION

The Committee resolved to approve the extension of the permit for a further 3 years.

XM

12.24 Proposed additions & alterations on Erf 4115, Linningstone Avenue, Ruyterwacht, S34-A&A
Case No: 21081116XM1007E

INCOMPLETE APPLICATION:

Full Section 34 application required.

Comment:

The Committee is of the opinion the proposed actions as per the minor works application does not constitute minor works and therefore requires a full section 34 application to be submitted.

XM

12.25 Proposed additions & alterations on Erf 22115, 40 7th Avenue, Kensington, S34-A&A
Case No: 21081708XM1007E

Ms Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Outside HPO
- CoCT supports the proposal.
- A full section 34 application to be submitted before a permit will be granted to the applicant.

DECISION

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

XM

12.28 Proposed additions & alterations on Erf 406, 3 Church Street, Caledon, S34-A&A Case No: 19012207KB1004E

INCOMPLETE APPLICATION:

- Internal, External and Contextual Photographs is required
- Fully signed section 34 application is required

KB

12.29 Proposed additions & alterations on Erf 68740, 22 Bristol Road, Wynberg, S34-A&A Case No: 21093005KB1004E

INCOMPLETE APPLICATION

- Wynberg East Civic Comment and Streetscape Photographs is required

KB

12.30 Proposed additions & alterations on Erf 2139, 213, 217 Main Road, Paarl, S34-A&A Case No: 21012103KB1005E

Ms Colette Scheermeyer introduced the item on behalf of KB

DISCUSSION

Amongst other things, the following was discussed:

- The Committee is of the opinion the application is not a minor works given the significance of the building and direct interest shown by interested and affected parties and conservation bodies.

FURTHER REQUIREMENTS

1. The Committee requires specifications to be reviewed by an architect with heritage experience.
2. A full section 34 application required which includes public participation with registered conservation body and local municipality comments.

KB

12.31 Proposed additions & alterations on Erf 5145, 6 Belmont Road, Seaforth, Simons Town, S34-A&A Case No: 21093008KB1005E

Ms Colette Scheermeyer introduced the item on behalf of KB

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded III B
- Insidean HPO

DECISION

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

12.32 Proposed additions & alterations on Erf 362, 26 High Level Road, Green Point, S34-A&A
Case No: 21100509KB1005E

Ms Colette Scheermeyer introduced the item on behalf of KB

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO

DECISION

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

KB

12.33 Proposed total demolition on Erf 853, 16 Clifford Road, Sea Point, S34-TD
Case No: 21090314KB1005E

Ms Colette Scheermeyer introduced the item on behalf of KB

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside an HPO
- CoCT supports the proposal.
- DOCOMOMO declined the opportunity to comment due to lack of heritage and modernist value of the house.
- Sea Point, Fresnaye and Bantry Bay Residents and Ratepayers supports the proposal.
- SFA did not comment within the 30-day commenting period.
- No comment received from the ward councillor.

DECISION

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

KB

12.34 Proposed additions & alterations on Erf 4641, 3 Botha Street, Paarl, S34-A&A
Case No: 21092915KB1007E

Ms Colette Scheermeyer introduced the item on behalf of KB

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Ungraded
- Outside an HPO

DECISION

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

KB

12.35 Proposed additions & alterations on Erf 14382, Oosterland Road, Paarl, S34-A&A
Case No: 21091312KB1007E

INCOMPLETE APPLICATION:

Full section 34 application and supporting documents required.

KB

12.36 Proposed residential development on Erven 2954 & 2955, 1 Phakamani Road, 29 Makabeni Road, Khayelitsha, S38 (4)-NID
Case No: 21092315SB1001E

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The Committee resolved that no further studies are required. Fossil find procedure to be included in terms of CoCT procedures.

SB

12.37 Proposed agricultural expansion along with associated infrastructure on Erf 357, Langvergatzen Road, McGregor, S38 (8)-NID
Case No: 21090603SB1001E

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.
- The notes Dr Orton recommendation for sample of artefacts in Section 1 should be rescued as they have medium local significance.
- Since there is a reason to believe that heritage resources will be impacted on.

DECISION

The Committee requires a HIA consisting of an AIA.

SB

12.38 Proposed subdivision on Ptn 89 of Farm 189, George, S38 (4)-NID
Case No: 21092713SB1001E

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The Committee notes the report and its findings prepared by Dr Nilissen.
- Since there is no reason to believe that heritage resources will be impacted upon.

DECISION

The Committee resolved that no further studies are required.

SB

12.39 Proposed new agricultural werf and associated buildings on Farm 1576, portion 9, Kleinbosch Farm, Dal Josaphat, S38 (4)-NID
Case No: 21091320SB1004E

Ms Stephanie Barnardt introduced the item

Ms Anne-Marie Fick (heritage practitioner), Ms Katie Smuts (archaeologist), Ms Nicolene Visser (admin), Mr. Clive Theunissen (Drakenstein Municipality) and Ms Uryke du Preez (admin) were present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Phase approach to HIA to be considered.
- It is likely that archaeological resource will be encountered,
- The committee noted possible impacts to cultural landscape including visual,
- Proposed work to the historic buildings on site, restoration, and reconstruction.
- Proposed development of new buildings and demolition of buildings not older than 60 years.
- Since there is a reason to believe that heritage resources will be impacted on

DECISION

As HWC is of the opinion that heritage resources will be impacted upon, the Committee requires an HIA consisting of the following specialist studies;

1. An AIA on the broader werf;
2. Built environment assessment that will provide the special and architectural analysis of the werf and various components.
3. A cultural landscape study comprising of a VIA.

SB

12.40 Proposed construction of the Koup 2 Wind Energy Facility on Portion 1 of the farm No 380 Portion 9 of farm No 380 S38 (8)-NID Case No: 21061103SB1006E

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The Koup region is a significant cultural landscape,
- It is likely that archaeological resource will be encountered,
- The site is within the red palaeo-sensitive area on SAHRIS Map.
- Since there is a reason to believe that heritage resources will be impacted on.

DECISION

The Committee requires an HIA consisting of AIA and PIA an analysis of the cultural landscape.

SB

12.41 Proposed construction of the Koup 1 Wind Energy Facility on Farm Riet Poort No 231, Portion 11 of the Farm Brits Eigendom No 374, Portion 15 of the Farm Brits Eigendom No 374 Portion 5 of Farm 380, Portion 10 of Farm 380, Portion 11 of Farm 380 S38(8)-NID Case No: 21061102SB1006E

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The Koup region is a significant cultural landscape,
- It is likely that archaeological resource will be encountered,
- The site is within the red palaeo-sensitive area on SAHRIS Map.
- Since there is a reason to believe that heritage resources will be impacted on.

DECISION

The Committee requires an HIA consisting of AIA and PIA an analysis of the cultural landscape.

SB

12.42 Proposed cultivation on land on Erf 1329 & 1330, Koekenaap, Western Cape, S38(8)-NID Case No: 21090805SB1007E

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Section 24G application to the Department of Environmental Affairs and Development Planning (DEA&DP)
- The site is within the green palaeo-sensitive area on SAHRIS Map.

DECISION

The Committee notes the unlawful activity of vegetation clearing undertaken by the applicant. The Committee therefore does not require any further action and no further studies are required in terms of the NHRA.

SB

12.43 Proposed residential development on Erf 7373, Blue Downs, S38(4)-NID Case No: 21082406SB1007E

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The Committee resolved that no further studies are required.

SB

12.44 Proposed development of the site for a shopping mall on Farm CA 597-1-RE Phillipi, S38(4)-NID Case No: 21082308SB1012E

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 upon.

DECISION

The Committee resolved that no further studies are required.

SB

12.45 Proposed total demolition on Erf 44697, 20 Thornhill Road, Rondebosch, Cape Town Case No: 21093006MS

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO

FURTHER REQUIREMENTS

The Committee requires a recent 2021 comment from the CoCT.

MS

**12.46 Proposed additions & alterations on Erf 9293, 114 Bree Street, Cape Town, S34-A&A
Case No: 21091017MS1004E**

INCOMPLETE APPLICATION:

The Committee is of the opinion that the application is not minor works. A full Section 34 application form and power of attorney to be submitted.

MS

**12.47 Proposed additions & alterations on Erf 97732, 14 Upper Wheelan Street, Newlands, S34-A&A
Case No: 21083105MS1005E**

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- Inside HPO
- CoCT did not comment within the 30 day commenting period.
- NRA supports the proposal.

DECISION

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

MS

**12.48 Proposed additions & alterations on Erf 44201-RE, HW Pearson building UCT, S34-A&A
Case No: 21092004MS1005E**

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- HOMs graded IIIA
- Outside an HPO

DECISION

The Committee resolved to approve the application on condition that;

1. The work be monitored by a suitably qualified architect with heritage resources.
2. A close-out report to be submitted within 30 days of practical completion.

MS

**12.49 Proposed additions & alterations on Erf 366, 38 Braemar Road, Greenpoint, S34-A&A
Case No: 21083102MS1006E**

INCOMPLETE APPLICATION:

Internal photographs, local authority comments and locality plan required.

12.50 Proposed additions & alterations on Erf 290, 7 Cillier Street, Wellington, S34-A&A
Case No: 21100605MS1006E

INCOMPLETE APPLICATION:

Locality plans, internal and streetscape images required.

MS

12.51 Proposed additions & alterations on Erf 25632, Robins Road, Observatory, Cape Town, S34-A&A
Case No: 21100103MS1006E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Inside an HPO
- CoCT did not comment within the 30-day commenting period.
- Observatory Civic Association 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

12.52 Proposed additions & alterations on Erf 48726, La Cases Road, 7 Newlands, S34-A&A
Case No: 21060404MS1007E

INCOMPLETE APPLICATION:

NRA comments and streetscape images required

MS

12.53 Proposed additions & alterations on Erf 53055, Greenwood Road, Claremont, S34-A&A
Case No: 21093007MS1007E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Outside HPO
- CoCT supports the proposal
- Harfield Village has stamped the plans which indicates no objections.

DECISION

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

MS

12.54 Proposed additions & alterations on Erf 21, 229 Pentz Street, Swimming Pool, Pentz Street, Wellington, S34-A&A
Case No: 21081104MS1012E

Ms Muneerah Solomon introduced the item

Mr. Clive Theunissen (Drakenstein Municipality) was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Ungraded but holds social significance.
- Insidean HPO
- Drakenstein Municipality supports the proposal.
- DHF supports the proposal.

DECISION

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

MS

**12.55 Proposed additions & alterations on Erf 3476, Die Eike Homestead, Akademie Street, Franschoek, S34-A&A
Case No: 21081210MS0827E**

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside an HPO
- CoCT decline the opportunity to comment.
- Franschoek Heritage and Ratepayers Association supports the proposal.
- Stellenbosch Municipality 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

13. OTHER MATTERS

14. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions. SB moves to adopt the decisions and resolutions and MS seconds.

KB and SB

15. CLOSURE: 16:45

16. DATE OF NEXT MEETING

25 October 2021



Chairperson.....

Date: 19 November 2021

Secretariat: A.Brown

Date: 4 November 2021