

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING**

**Held on Monday, 21 February 2022, HOMS MEETING VIA MICROSOFT TEAMS,
scheduled for 08:30**



1. OPENING AND WELCOME

The Chairperson, Ms Colette Scheermeyer officially opened the meeting at 08:30 and welcomed everyone present.

2. ATTENDANCE

Members

None

Members of Staff

Ms Aneeqah Brown (AB) (Secretary)
Mr Reagon Fortune (RF) (Intern Admin support)
Ms Colette Scheermeyer (CS) (Deputy Director)
Ms Ayanda Mdludlu (AM) (Heritage Officer)
Ms Muneerah Solomon (MS) (Heritage Officer)
Mr Robin George (RG) (Heritage Officer)
Ms Corne Nortje (CN) (Heritage Officer)
Ms Waseefa Dhansay (WD) (Assistant Director)
Ms Sneha Jhupsee (SnJ) (Heritage Officer)
Ms Natalie Kendrick (NK) (Heritage Officer)
Mr Thando Zingange (TZ) (Heritage Officer)
Ms Zikhona Signoya (ZS) (Intern Admin support)
Ms Stephanie Barnardt-Delport (SB) (Heritage Officer)
Ms Chane Herman (CH) (Heritage Officer)

Legal Advisor

Ms Penelope Meyer (PM)

Visitors

Ms. Zuki Kwatshana
Mr. Philip Bromley
Mr Abdu Ragiem Ismail
Ms Uryke Du Preez
Ms Nicolene Visser
Mr. Erasmus
Mr Clive Theunissen
Mr Stephen Barnett
Ms. Karen Dugmore Strom

Observers

None

3. Apologies

Ms Xola Mwandle (XM)
Ms Khanyisile Bonile (KB)

Absent

None

4. Approval of Agenda

- 4.1** 21 February 2022. The Committee resolved to approve the agenda with minor edits. SJ moves to adopt the agenda and CN seconds that.

5. Approval of Minutes of the Previous Meeting

- 5.1** 7 February 2022. The Committee resolved to approve the minutes. TZ moves to adopt and AM seconds.

- 5.2** 14 February 2022. The Committee resolved to approve the minutes. SJ moves to adopt and CN seconds.

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** Erf 5515, 8 and 10 Rainier Street, Malmesbury

- The Committee notes the site inspection conducted on 11 February 2022 by WD, RG, CN.
- In the verbal report back, the team confirmed the impact of the authorized work on the heritage resources was negligible. A stop works order was not issued.
- The Committee endorses the recommendations in terms of Section 34 minor works application and Section 34 demolishing of the old ruins.

8.4 Preparation for the upcoming Committee meetings

- 8.4.1** BELCOM_ 23 February 2022

8.5 Interim and Close out Reports

- 8.5.1** None

8.6 Incomplete Applications

- 12.3** Proposed additions & alterations on ERF 571, 17 Sydney Street, Green Point S34-A&A
Case no: 22020807CN0210E

- 12.6** Proposed additions & alterations on RE of ERF 46257, 2 Copeland Road, Rondebosch S34-A&A
Case no: 22011306CN0210E

- 12.7 Proposed additions & alterations on ERF 3536, 4 Faure Street, Rexford, Knysna S34-A&A
Case no: 22020803CN0210E
- 12.8 Proposed additions & alterations on ERF 854, 15 St Michaels Road, Tamboerskloof S34-A&A
Case no: 22011207CN0214E
- 12.9 Proposed additions & alterations on ERF 3294, Barry Street Road, Riversdale, S34-A&A
Case no: 22020704MS0207E
- 12.10 Proposed additions & alterations on ERF 1826, 67 Sarel Cilliers Street, Napier, S34-A&A
Case no: 22020108NS0207E
- 12.17 Proposed additions & alterations ERF 50853, 15 St Andrews Road, Claremont, S34-A&A
Case no: 21121403TZ0204E
- 12.24 Proposed additions & alterations on ERF 31318, 14 Bridge Street, Rosebank, S34-A&A
Case no: 22020210RG0207E
- 12.30 Proposed additions & alterations on ERF 141372, 74 Dorp Street, Bo-Kaap S34-A&A
Case no: 22020818SJ0208E
- 12.33 Proposed additions & alterations on ERF 10195, 18 Almond Terrace (Upper Church Street) Bo-Kaap
S34-A&A
Case no: 21070508SJ0211E
- 12.41 Proposed additions & alterations on ERF 114345, 18 Rhodes Avenue University Estate, S34-A&A
Case no: 22021003AM0214E

9. Administrative Matters

- 9.1 HWC operational workshop
- 9.2 Erf 797, 9 Bellevue Ave, Constantia
- NID application required.
- 9.3 Council feedback

10. Appointments

MATTERS TO BE DISCUSSED

11. MATTERS ARISING

- 11.1 Proposed additions & alteration on ERF 1868, 29 Ringwood Drive, Pinelands S34-A&A
Case no: 22020123TZ0202E

Mr Thando Zingange introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 14 February 2022.
- The Committee notes that work has commenced.

FURTHER REQUIREMENTS

1. Applicant to provide plans depicting what work has been completed and what work must still be completed.

TZ

11.2 Proposed additions & alterations on ERF 165, 12 Ave Fresnaye S34-A&A
Case no: 21062401KB0701E

Mr Thando Zingange introduced the item on behalf of KB.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 14 February 2022.
- 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

11.3 Proposed additions & alterations on ERF 7118, Caledon Road, Elgin Grabouw S34-A&A
Case no: 21112313KB0114E

Mr Thando Zingange introduced the item on behalf of KB.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 21 February 2022.
- Graded IIIC

DECISION

The Committee resolved to approve the application on condition that;

1. Plans are submitted to HWC

TZ

11.4 Proposed additions & alterations on ERF 174, 9 Woodlands Close, Pinelands S34-A&A
Case no: 21092707TZ0930E

Mr Thando Zingange introduced the item.

Mr Abdu Ragiem Ismail was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 14 February 2022.
- Graded IIIC
- Inside HPO
- CoCT supports the proposal.
- Pinelands Residents and Ratepayers only supports the porch.

DECISION

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

heritage resources.

TZ

11.5 Proposed additions & alterations on ERF 497, 1 Azalea Crescent, Thornton S34-A&A
Case no: 21072806XM1021E

Mr Thando Zingange introduced the item on behalf of XM.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 15 February 2022.
- Graded NCW
- CoCT supports the proposal.

DECISION

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

TZ

11.6 Proposed additions & alterations on ERF 170703, 18 Wheelan Street, Newlands S34-A&A
Case no: 21080301KB0810E

Mr Thando Zingange introduced the item on behalf of KB.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 18 February 2022.
- Graded IIIC
- 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

11.7 Proposed additions & alterations on ERF 90213, 11 Lock Road Kalk Bay S34-A&A
Case no: 21071305KB0812E

Mr Thando Zingange introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 15 February 2022.
- Graded IIIC
- Inside HPO
- Kalk Bay & St James Residents and Ratepayers Association supports the proposal.
- CoCT supports the proposal.
- The Committee notes that the work has been completed.

DECISION

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

TZ

**11.8 Proposed additions and alterations on Erf 116, 7 Salisbury Avenue, Bishopscourt, S34-A&A
Case No: 21102020CH0126E**

Mr Thando Zingange introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 17 February 2022.
- HOMs suggests the building is 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

**11.9 Proposed additions and alterations on Erf 148, 40 Strand Street, Jongensfontein, S34-A&A
Case No: 21111012XM1111E**

Mr Thando Zingange introduced the item on behalf of XM.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 17 February 2022.
- Graded NCW
- Still Bay Conservation Trust supports the proposal.

DECISION

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

TZ

**11.10 Proposed additions & alterations on RE of ERF 7802, 70A Zwanswyk Road, Constantia S34-A&A
Case no: 22011904CN0121E**

Ms. Corne Nortje introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 10 February 2022.
- HOMs graded NCW
- Outside HPO
- Constantia Residents and Ratepayers Association supports the proposal.
- CoCT supports the proposal.

DECISION

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

CN

11.11 Proposed additions & alterations on ERF 451, Witsand S34-A&A

Case no: 22020211CN0202E

Ms. Corne Nortje introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 17 February 2022.
- The Committee notes the report from Henry Aikman dated February 2022.
- Graded IIIC
- Hessequa Municipality indicated that they are awaiting comment from HWC first before they comment.
- Simon Van Der Stel Foundation Southern Cape did not comment as work has been completed.
- The Committee notes that work has been completed.

DECISION

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

CN

11.12 Proposed additions & alterations on ERF 1534, 70 Berg Street, Swellendam S34-A&A

Case no: 22012510CN0127E

Ms. Corne Nortje introduced the item.

Ms. Zuki Kwatshana and Mr Philip Bromley were present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Held over from previous meeting.
- Ungraded
- Swellendam Municipality supports the proposal.
- Swellendam Heritage Association supports the proposal.

FURTHER REQUIREMENTS

1. Applicant to submit revised plan reflecting proposed work that is supported by Swellendam Municipality and Swellendam Heritage Association and omit proposal which encroaches on the boundary of neighboring property.
2. Applicant to submit an additional S34 application with proof of boundary approval and neighboring property owner's consent.

CN

11.13 Proposed additions & alterations on ERF 9407, 80 Queen Victoria Street, Cape Town S34-A&A

Case no: 22011806CH0118E

Ms. Corne Nortje introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 16 February 2022.
- Graded IIIA
- Inside HPO

- CoCT supports the proposal.
- Citybowl Residents and Ratepayers Association did not comment for illegal work.
- The Committee notes that work has been completed.

DECISION

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

CN

11.14. Proposed re-development on Erf 8676, Alleman Street Paarl, La Concorde Building, Paarl, S38(4)-NID

Case No: 21110808CN1109E

Ms. Corne Nortje introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 17 February 2022.
- Paarl300 supports the proposal.
- Drakenstein Heritage Foundation supports the proposal.
- Drakenstein Municipality support the proposal.
- Landscape plans must be sent to the local municipality.

DECISION

The Committee resolved to endorse the HIA as it complies with Section 38 (3) of the NHRA.

CN

11.15 Proposed additions & alterations on ERF 90925, 26 Taunton Road, Wynberg S34-A&A

Case no: 21112601MS0111E

Ms. Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 11 February 2022
- Graded potential IIC
- Inside HPO
- Wynberg East Civic Association supports the proposal.

DECISION

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

MS

11.16 Proposed additions & alterations on ERF 11405, 51A Klaasens Road, Constantia S34-A&A

Case no: 21121407RG0131E

Mr Robin George introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Held over from previous HOMs meeting.
- Graded NCW
- Outside HPO

- CoCT supports the proposal.
- Friends of Constantia valley Greenbelt supports the proposal.
- Constantia Residents and Ratepayers Association supports the proposal.
- The Committee notes that work has been completed.

DECISION

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

RG

11.17 Proposed additions & alterations on ERF 15020, 11 Palmerston Road, Woodstock, S34-A&A Case no: 21092701RG1109E

Mr Robin George introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 7 February 2022.
- Graded IIIC
- Outside HPO
- CoCT supports the proposal
- Woodstock Residents and Ratepayers Association supports the proposal
- Woodstock Aesthetics Advisory Committee does not condone illegal work.

FURTHER REQUIREMENTS

Applicant to provide plans depicting what work is completed and what work must still be completed.

RG

11.18 Proposed additions & alterations on ERF 94460, 2 Park Road, Gardens, S34-A&A Case no: 22012529RG0201E

Mr Robin George introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 17 February 2022.
- Graded IIIC
- Inside HPO
- CoCT supports the proposal.
- Citybowl Residents and Ratepayers Association supports the proposal.
- The Committee notes that work has been completed.

DECISION

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

RG

11.19 Proposed additions & alterations on ERF RE- 26667, 3 Low Street, Observatory S34-A&A Case no: 22011008SJ0202E

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 14 February 2022.

- Graded IIIC
- Inside HPO
- CoCT supports the proposal.
- Observatory Civic Association supports the proposal.

DECISION

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

SJ

11.20 Proposed additions & alterations on Farm 935, Rust en Vreug Farm, Simondium S34-A&A Case no: 22012402SJ0202E

Ms. Sneha Jhupsee introduced the item.

Ms. Uryke Du Preez, Ms. Nicolene Visser, Mr Erasmus and Mr Clive Theunissen were present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 17 February 2022.
- Graded IIIB
- Inside HPO
- Paarl300 supports the proposal.
- Drakenstein Heritage Foundation and Drakenstein Municipality did not comment within the 30-day commenting period.

FURTHER REQUIREMENTS

1. Revised plans be submitted to the municipality for comment.
2. As indicated during the meeting, the municipality to be allowed a couple of weeks in which to provide a comment.

SJ

11.21 Proposed additions & alterations on ERF 8481, 3 Cornuta Avenue Tokai S34-A&A Case no: 22011303CH0120E

Ms. Chane Herman introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 10 February 2022.
- HOMs graded NCW
- Outside HPO
- CoCT supports the proposal.
- Constantia Ratepayers and Residents Association supports the proposal.
- Friends of Constantia Valley Greenbelt supports the proposal.

DECISION

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

CH

**11.22 Proposed additions & alterations on Erf 14088 and 14089, 3 Salisbury Street, Woodstock S34-A&A
Case No: 2122004MS0118E**

Ms. Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 15 February 2022.
- Graded IIIB
- Inside HPO
- CoCT does not support the proposal.
- Woodstock Residents and Ratepayers Association only supports the retention of the mature oak trees and boundary hedge to be retained.
- Woodstock Aesthetic Advisory Committee does not support the proposal.

HELD OVER:

Referred to BELCOM on 17 March 2022.

MS

**11.22 Proposed additions & alterations on Erf 2379, 55 Upper Mill Street, Vredehoek S34-A&A
Case No: 21121306CH0124E**

Ms. Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 16 February 2022.
- Graded IIIB
- Inside HPO
- CoCT did not comment within the 30-day commenting period.
- Greater Vredehoek Action Group did not comment within the 30-day commenting period.

DECISION

The committee resolved to approve the additions and alterations that must still take place.

MS

**11.24 Proposed total demolition on Erven 1098 & 1099, 10 & 12 Devonshire Road Ottery, S34-A&A
Case No: 21051011AM0525E**

Ms. Ayanda Mdludlu introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 17 December 2021.
- Graded NCW
- Outside HPO
- CoCT supports the proposal

DECISION

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

AM

12. NEW MATTERS

12.1 Proposed development of primary dwelling on PTN of Farm 257, Gouritz, Hessequa ,S38(8)-HIA Case no: 20072309SB0729E

Ms. Stephanie Barnardt-Delport introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- The revised HIA address the absence of paleontological sensitivity of the site and background information on the archaeological significance of the area.
- Referred to APM for their expertise.

HELD OVER

Referred to APM on 2 March 2022.

SB

12.2 Proposed subdivision on RE of ERF 3040, C/O Claret and Hospital Street, Vredendal S38(4)-NID Case no: 22020201CN0207E

Ms. Corne Nortje introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The Committee resolved that no further studies are required. Fossil find procedure to be included.

CN

12.3 Proposed additions & alterations on ERF 571, 17 Sydney Street, Green Point S34-A&A Case no: 22020807CN0210E

INCOMPLETE APPLICATION:

CoCT and stamped plans required.

CN

12.4 Proposed additions & alterations on ERF 50803, 7 Mons Avenue, Claremont S34-A&A Case no: 22012005CN0210E

Ms. Corne Nortje introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

CN

**12.5 Proposed additions & alterations on ERF 65, 5 Dunkeld Avenue Bishopscourt S34-A&A
Case no: 21122301CN0210E**

Ms. Corne Nortje introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

CN

**12.6 Proposed additions & alterations on RE of ERF 46257, 2 Copeland Road, Rondebosch S34-A&A
Case no: 22011306CN0210E**

INCOMPLETE APPLICATION:

Newlands Residents Association comments required.

CN

**12.7 Proposed additions & alterations on ERF 3536, 4 Faure Street, Rexford, Knysna S34-A&A
Case no: 22020803CN0210E**

INCOMPLETE APPLICATION:

Application form, Power of Attorney, streetscape images, Knysna Municipality and SG diagram required.

CN

**12.8 Proposed additions & alterations on ERF 854, 15 St Michaels Road, Tamboerskloof S34-A&A
Case no: 22011207CN0214E**

INCOMPLETE APPLICATION:

Streetscape images required.

CN

**12.9 Proposed additions & alterations on ERF 3294, Barry Street Road, Riversdale, S34-A&A
Case no: 22020704MS0207E**

INCOMPLETE APPLICATION:

Simon van De Stel (Southern Cape) comments, annotated, contextual images, stamped and colored up plans, title deed and Power of Attorney required.

MS

**12.10 Proposed additions & alterations on ERF 1826, 67 Sarel Cilliers Street, Napier, S34-A&A
Case no: 22020108NS0207E**

INCOMPLETE APPLICATION:

Applicant to submit plans depicting what work is completed and what work must still be completed. SG diagram and locality map required.

MS

12.11 Proposed additions & alterations on ERF 46348, 52 Avenue Road, Rondebosch, S34-A&A
Case no: 22011409MS0209E

Ms. Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Inside HPO
- Newlands Residents Association has no objections.

DECISION

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

MS

12.12 Proposed additions & alterations on ERF 9403, 18 Strawberry Lane Constantia, S34-A&A
Case no: 22020904MS0209E

Ms. Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Constantia Residents and Ratepayers Association supports the proposal.
- The Committee notes that work has started

FURTHER REQUIREMENTS

1. Applicant to provide plans depicting what work has been completed and what work must still be completed.

MS

12.13 Proposed additions & alterations on ERF 1177766, 1 Harrington Street, Cape Town, S34-A&A
Case no: 21120607MS0211E

Ms. Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Inside HPO
- CoCT did not comment within the 30-day commenting period.
- Citybowl Residents and Ratepayers Association did not support the proposal.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 23 February 2022.

MS

12.14 Proposed additions & alterations on ERF 14255, Queens Park High, Balfour Street Woodstock S34-A&A

Case no: 21092810MS0209E

Ms. Muneerah Solomon introduced the item.

Mr Stephen and Ms. Karen Dugmore Strom were present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded IIIB
- Inside HPO

DECISION

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

MS

12.15 Proposed additions & alterations on ERF 47321, 12 Kilhetty Road, Rondebosch, S34-A&A

Case no: 22011801MS0211E

Ms. Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

MS

12.16 Proposed additions & alterations ERF 50189, 21 Bucksburn Road, Newlands, S34-A&A

Case no: 22020303TZ0204E

Mr Thando Zingange introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Outside HPO
- CoCT supports the proposal.
- Newlands Residents Association did not support the angled bathroom addition.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 17 March 2022. All parties to be invited.

TZ

12.17 Proposed additions & alterations ERF 50853, 15 St Andrews Road, Claremont, S34-A&A
Case no: 21121403TZ0204E

INCOMPLETE APPLICATION:

CoCT and Greater Lynfrae Civic Association comments required.

TZ

12.18 Proposed additions & alterations ERF 652 South Way, Pinelands, S34-A&A
Case no: 22020409TZ0204E

INCOMPLETE APPLICATION:

CoCT and Pinelands Ratepayers Association support the proposal.

TZ

12.19 Proposed additions & alterations ERF 4812, 6 Killarney Street Oakdale, Bellville, S34-A&A
Case no: 21120806TZ0209E

Mr Thando Zingange introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- CoCT supports the proposal.

DECISION

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

TZ

12.20 Proposed additions & alterations on ERF 4, 21 Andrew Street, Gansbaai, S34-A&A
Case no: 22012611TZ0209E

Mr Thando Zingange introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- Inside HPO
- Applicant to provide a one-page paragraph responding to Overstrand Heritage and Aesthetics Committee comments
- Referred to BELcom for their expertise.

HELD OVER:

Referred to BELCom on 17 March 2022.

TZ

12.21 Proposed additions & alterations on ERF 72451, 29 Severn Road, Plumstead, S34-A&A
Case no: 21120224TZ0211E

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

**12.22 Proposed additions & alterations on ERF 760, 33 Clydebank Road, Greenpoint, S34-A&A
Case no: 22012003TZ**

Mr Thando Zingange introduced the item.

Mr Stuart Burnett was present and observed.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded IIIC
- Inside HPO

DECISION

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

TZ

**12.23 Proposed additions & alterations on ERF 6600, 73 Frankfort Street, Glenlily Parow, S34-A&A
Case no: 22011003RG0207E**

Mr Robin George introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

RG

**12.24 Proposed additions & alterations on ERF 31318, 14 Bridge Street, Rosebank, S34-A&A
Case no: 22020210RG0207E**

INCOMPLETE APPLICATION:

Rosebank and Mowbray Planning & Architectural Committee comments required.

RG

**12.25 Proposed additions & alterations on ERF 8298, 15 Fitzroy Street, Townsend Estate, Goodwood
S34-A&A**

Case no: 21102901RG0207E

Mr Robin George introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

RG

12.26 Proposed additions & alterations on ERF 73491 (ERF 178773 and portion of ERF 178772), 7 Dalegarth Road, Plumstead, S34-A&A Case no: 22012530RG0207E

Mr Robin George introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

RG

12.27 Proposed additions & alterations on ERF 78806, 226 Main Road, Diep River S34-A&A Case no: 22011909RG0207E

Mr Robin George introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- Friends of Constantia Valley Greenbelt supports the proposal.

DECISION

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

RG

12.28 Proposed additions & alterations on ERF 1666, 4 Bordeaux Court, 7 Avenue St Denis Fresnaye, S34-A&A Case no: 22011913RG0208E

Mr Robin George introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded IIIB
- Outside HPO

DECISION

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

RG

**12.29 Proposed additions & alterations on ERF 6710, 23 Wellington Street, Vasco Estate S34-A&A
Case no: 22011403RG0208E**

Mr Robin George introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Ungraded, HOMS graded it 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.

RG

**12.30 Proposed additions & alterations on ERF 141372, 74 Dorp Street, Bo-Kaap S34-A&A
Case no: 22020818SJ0208E**

INCOMPLETE APPLICATION

Bo-Kaap Youth Movement and Bo-Kaap Civic Association comments required.

SJ

**12.31 Proposed additions & alterations on ERF 830, Ravensraig Road, Greenpoint S34-A&A
Case no: 22020701SJ0208E**

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded potential IIIC
- Inside HPO
- CoCT did not comment within the 30-day commenting period.
- Green Point Ratepayers & Residents Association did not support the proposal.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 17 March 2022.

SJ

12.32 Proposed additions & alterations on ERF 674, 8 Glenwood way, Pinelands S34-A&A
Case no: 22011807SJ0211E

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded IIIC
- Inside HPO

DECISION

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

SJ

12.33 Proposed additions & alterations on ERF 10195, 18 Almond Terrace (Upper Church Street) Bo-Kaap S34-A&A

Case no: 21070508SJ0211E

INCOMPLETE APPLICATION:

Annotated photographs, conservation body comments and SG diagram required.

SJ

12.34 Proposed additions & alterations on ERF 1863, 5 Constantia Road, Gardens S34-A&A

Case no: 22021407SJ0214E

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded IIIC
- Inside HPO
- CoCT supports the proposal.
- City Bowl Ratepayers ' & Residents Association supports the proposal.

DECISION

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

SJ

12.35 Proposed additions & alterations on ERF 854, 9 Skool Street, Stellenbosch S34-A&A

Case no: 22012004SJ0214E

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded NCW
- Stellenbosch Municipality supports the proposal.
- Stellenbosch Heritage Foundation supports the proposal.
- Stellenbosch Interest Group supports the proposal.

DECISION

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

SJ

12.36 Proposed upgrades to infrastructure on ERF 241 & 253, Blaauwbergstrand, Small Bay S38(8)-NID Case no: 22020203AM0208E

Ms. Ayanda Mdludlu introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- The site is within the low paleo-sensitivity
- Archaeological sensitivity is noted as the sewer will be slightly re-routed more in-land.

COMMENT

HWC requires clarity from SAHRIS if the NID falls within their jurisdiction in terms of comment.

AM

12.37 Proposed redevelopment on ERVEN 26-35, Le Grand Estate, George S38(8)-NID Case no: 20220211AM0211E

Ms. Ayanda Mdludlu introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Low paleo-sensitivity
- Since there is no reason to believe that heritage resources will be impacted on

DECISION

The Committee resolved that no further studies are required.

AM

12.38 Proposed additions & alterations on ERF 266, 1 Terrace Street, Wellington S34-A&A Case no: 22020111AM0211E

Ms. Ayanda Mdludlu introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Inside special character area overlay of Wellington
- Drakenstein Municipality supports the proposal.
- The Committee notes that this application does not trigger a Section 38- NID.
- The application triggers Section 34 application.

FURTHER REQUIREMENTS

Section 34 application form, annotated images and comments from DHF required.

AM

12.39 D6 Geotechnical Testing on ERVEN 115703 RE, 11506, 11507, 11508, 10010, RE 115744, 117884, RE 177362, 117965, 117891, 117898, 153779, District Six Cape Town S35-Geotechnical Testing Case no: 22020116AM0214E

Ms. Ayanda Mdludlu introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Tangible and intangible heritage resources are identified.
- Archaeological excavation of 2 Roos Street is recommended by the applicant if the feature cannot be retained with the new development.
- As of now, not all landowner signatures have been obtained.

FURTHER REQUIREMENTS

HWC requires the applicant to provide proof of consultation with the landowners (CoCT and Department of Agriculture, Land and Reform and Rural Development) In respect of owners' consent.

AM

12.40 D6 Redevelopment - Parcels K2, N and P on ERVEN 115703 RE, 11506, 11507, 11508, 10010, RE 115744, 117884, RE 177362, 117965, 117891, 117898, 153779, District Six Cape Town S38(4)-NID Case no: 21121706AM0214E

Ms. Ayanda Mdludlu introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Tangible and intangible heritage resources are identified.
- As of now, not all landowner signatures have been obtained.

FURTHER REQUIREMENTS

HWC requires the applicant to provide proof of consultation with the landowners (CoCT and Department of Agriculture, Land and Reform and Rural Development) in respect of owners' consent.

AM

12.41 Proposed additions & alterations on ERF 114345, 18 Rhodes Avenue University Estate, S34-A&A Case no: 22021003AM0214E

INCOMPLETE APPLICATION:

Conservation body comments required.

AM

12.42 Proposed additions & alterations on ERF 2776, 11 Main Road, Wellington, S34-A&A Case no: 22021109AM0214E

Under investigation

AM

12.43 Proposed redevelopment of the site ERVEN 2231, 2234 Sand Street & May Ave Wellington, S38(4)-NID Case no: 22020702NK0209E

Ms. Natalie Kendrick introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Since there is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

NK

12.44 MYCITI Stock Station, PTN of ERF 115940 & 115942, Govan Mbeki & Stock Road, Philippi, S38(4)-NID

Case no: 22020212NK0209E

Ms Natalie Kendrick introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Since there is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

NK

12.45 Proposed upgrades of infrastructure ON PTN 1066-RE, 3400-RE, 443 Table View, S38(8)-NID

Case no: 22020202NK0209E

Ms. Natalie Kendrick introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- The site is within the blue area of the SAHRIS paleo-sensitivity map.
- Since there is no reason to believe that heritage resources will be impacted on.
- Applicant to submit a Section 35 application to allow for monitoring by a suitably qualified archaeologist.

DECISION

The Committee resolved that no further studies are required.

NK

12.46 Proposed housing development ON PTN 61 of Farm 436, Botriver, S38 (8)-NID

Case no: 22012808NK0214E

Ms. Natalie Kendrick introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The Committee resolved that no further studies are required.

NK

12.47 Proposed additions & alterations on ERF 8259, 17 Beaufort Street, Goodwood S34-A&A
Case no: 21112306NK0214E

Ms. Natalie Kendrick introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- Outside HPO
- CoCT did not submit a comment.

DECISION

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

NK

12.48 Proposed additions & alterations on ERF 60667, 88 Brockhurst Road, Lansdowne, S34-A&A
Case no: 22020706NK0214E

Ms. Natalie Kendrick introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

NK

12.49 Proposed additions & alterations on ERF 47504, 3 Abbotsleigh Rondebosch, S34-A&A
Case no: 22012101NK0214E

Ms Natalie Kendrick 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.

NK

13. OTHER MATTERS

14. ADOPTION OF RESOLUTIONS AND DECISIONS

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

15 CLOSURE: 12:55

16 DATE OF NEXT MEETING

28 February 2022

Chairperson: 

Date: 28 February 2022

Secretariat: A.Brown

Date: 28 February 2022

APPROVED