

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING**
**Held on Thursday, 23 March 2022, HOMS MEETING VIA MICROSOFT TEAMS,
scheduled for 08:30**



1. OPENING AND WELCOME

The acting Chairperson, Ms Stephanie Barnardt-Delport 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 Muneerah Solomon (MS) (Heritage Officer)
Mr Robin George (RG) (Heritage Officer)
Ms Corne Nortje (CN) (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)
Ms Khanyisile Bonile (KB) (Heritage Officer)
Ms Ayanda Mdludlu (AM) (Heritage Officer)
Ms Xola Mwandle (XM) (Heritage Officer)

(CS chaired from 9:40 -10:00)

Legal Advisor

Ms Penelope Meyer (PM)

Visitors

Mr Tony Wise
Mr James Hallinan
Mr Paul Slabbert
Mr Shaun Gravell
Mr Clive Theunissen
My Uryke Du Pree
Ms Nicolene Visser
Mr Marnus

Observers

Ms Helen May
Ms Karin

3 Apologies

Ms Waseefa Dhansay (WD)
Ms Sneha Jhupsee (SnJ)

Absent

None

4. Approval of Agenda

4.1 23 March 2022. The Committee resolved to approve the agenda with minor edits. MS moves to adopt the agenda and CN seconds.

5. Approval of Minutes of the Previous Meeting

5.1 15 March 2022. The minutes are held over.

6. Disclosure of conflict of interest

6.1 None

7. Confidential matters

7.1 None

8. Standing Items

8.1 Site inspections undertaken

8.1.1 Erf 667, 40 Warren Street, Tamboerskloof

8.2 Proposed Site Inspection

8.3 Site Inspection Reports

8.3.1 None

8.4 Preparation for the upcoming Committee meetings

8.5 Interim and Close out Reports

8.5.1 None

8.6 Incomplete Applications

9. Administrative Matters

10. Appointments

MATTERS TO BE DISCUSSED

11. MATTERS ARISING

**11.1 Proposed additions and alterations on Erf 1586, 29 Firmount Road, Sea Point, S34-A&A
Case No: 21120604CH0118E**

Ms Chane Herman introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 14 March 2022
- Graded IIIC
- Inside HPO
- CoCT supports the proposal.
- Sea Point For All did not comment within 30-day commenting period.
- Sea Point, Fresnaye and Bantry Bay Ratepayers and Residents Association did not comment within the 30-day commenting period.

DECISION

The Committee resolved to approve the application on condition that the permit holder put the necessary measures in place to ensure that when the original floor level is lowered, the action does not undermine the existing foundations and stability of the surrounding cottages.

CH

11.2 Proposed additions and alterations on Erf 53892, 6 Harfield Place, Claremont, S34-Minor Works Case No: 22021414CH0301E

Ms Chane Herman introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 15 March 2022
- Minor works application
- Graded IIIB
- Outside HPO
- CoCT supports the proposal.

DECISION

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

CH

11.3 Proposed additions and alterations on RE of Erf 7870, 133 Sir Lowry Road, Foreshore, S34-A&A Case No: 22012803CN0203E

Ms Corne Nortje introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 11 March 2022.
- Graded IIIB
- Inside HPO
- City Bowl Ratepayers ' & Residents Association supports the proposal.
- CoCT supports in principle but raised concerns regarding the load bearing capacity of the historic structure and whether it can support the number of containers proposed. The City further notes that consideration be given to the positioning of Office no. 6 container situated at the upper level, along the west elevation, which has the most visible impact on the building from Sir Lowry Road.

FURTHER REQUIREMENTS

1. Woodstock Residents and Ratepayers comments required.
2. Report from structural engineer

**11.4 Proposed additions and alterations on Erf 142164, Melbourne Road, Walmer Estate, S34-A&A
Case No: 20211119MS0111E**

Ms Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 17 March 2022.
- Graded IIIC
- Outside HPO
- CoCT supports the proposal
- Walmer Estate Residents and Ratepayers Association did not comment.
- Walmer Estate, University Estate Conservation Action group supports the proposal, however raised some concerns about the impact of off-street parking.

DECISION

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

MS

**11.5 Proposed additions and alterations Erf 516 and Erf 2521, 10 Christina De Wet Street, Prince Albert
Case No: 21021011MS0118E**

Ms Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 14 March 2022.
- Graded PHS
- Prince Albert Cultural Foundation supports the proposal.
- Simon Van de Stel (Southern Cape) 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

**11.6 Proposed additions and alterations on Erf 886, 34 Medburn Road, Camps Bay, S34-A&A
Case No: 2201711MS0127E**

Ms Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 10 March 2022.
- Graded NCW
- Outside HPO
- CoCT supports the proposal
- Camps Bay & Clifton Residents and Ratepayers 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

**11.7 Proposed additions and alterations on Erf 1059, 18 Liedeman Street, Mamre, S34-A&A
Case No: 22021609MS0217E**

Ms Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 17 March 2022.
- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- The Committee notes that work has been completed.

DECISION

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

MS

**11.8 Proposed additions and alterations on Erf 3992, Corner Dirkie Uys and Louis Botha Street, Franschhoek, S34-A&A
Case No: 22030409MS0307E**

Item removed from the agenda.

MS

**11.9 Proposed additions and alterations on Erf 5022, 174 St George's Street, Simons Town, S34-A&A
Case No: 21121308RG0201E**

Mr Tony Wise and Mr James Hallinan were present and took part in the discussion.

Mr Robin George introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 11 March 2022.
- Graded IIIA
- CoCT does not support the proposal.
- Simons Town Historical Society only supports the subdivision of the property.
- An NID is required for HWC to process the application.
- The Committee notes that the current state of the application does not trigger Section 34 and Section 36 as the application is only for subdivision of the ERF.

FURTHER REQUIREMENTS

1. NID application to be submitted to HWC.

RG

**11.10 Proposed additions and alterations on Erf 68705, 6 Taunton Road, Wynberg, S34-A&A
Case No: 22020110RG0216E**

Mr Robin George introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 15 March 2022
- HOMs Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Wynberg East Civic 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

**11.11 Heritage Statement to inform the approval of a Site Development Plan and Landscape Plan for Heartland / Paardevlei, Precinct One, ERF 18792, Corner of WR Quinan Blvd. & Gardner Williams Street, Paardevlei, S38 (4)-Heritage Statement
Case no: SB0228E**

CS chaired this item. (9:40am)

Mr Paul Slabbert (practitioner) and Mr Shaun Gravell (architect) were present and took part in the discussion.

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Case officer obtain clarity from applicant on 11 March 2022
- Referred to IACom for their expertise.

HELD OVER:

Referred to IACom on 13 April 2022.

SB

**11.12 Proposed residential estate on Portion 2 of Farm Calais 600, Paarl, S38(8)-NID
Case No: 22021102SB0221E**

CS chaired the item.

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

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Case officer obtain clarity from applicant on 15 March 2022

- Unlikely that archaeological resource will be encountered in heavy transformed land.
- The site is within the low (blue) palaeo-sensitive area on SAHRIS Map.
- Visual concern on the cultural landscape
- The committee is of the opinion that heritage resources will be impacted on.

DECISION

The Committee resolved to require and HIA which complies with S38(3) of the NHRA, and which includes the following:

1. Visual Impact Assessment

SB

11.13 Proposed water pipeline and sewer pipeline Portion 3 and 4 of Farm 527, Portion 2 of Farm 600, Portion 1 of Farm 602, Remainder of Farm, Mount Pearl, Paarl, S38(8)-NID Case No: 22020820SB0218E

CS chaired the item.

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

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Case officer obtain clarity from applicant on 15 March 2022
- Unlikely that archaeological resource will be encountered in heavy transformed land.
- The site is within the low (blue) palaeo-sensitive area on SAHRIS Map.
- Visual concern on the cultural landscape
- The Committee is of the opinion that heritage resources will be impacted on.

DECISION

The Committee resolved to require and HIA which complies with S38(3) of the NHRA, and which includes the following:

1. Visual Impact Assessment

SB

11.14 Proposed additions and alterations on Farm 935, Rust en Vreug Farm, Simondium, S34-A&A Case No: 22012402SJ0202E

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

Ms Muneerah Solomon introduced the item on behalf of SJ.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 11 March 2022.
- Graded IIIB
- Inside HPO
- Paarl300 supports the proposal.
- Drakenstein Municipality did not comment within the 30-day commenting period.
- Drakenstein Heritage Foundation did not comment within the 30-day comment period

DECISION

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

SJ

11.15 Proposed additions and alterations on Erf 28748, 22 Rose Street, Paarl, S34-A&A

Case No: 22021802TZ0222E

Mr Clive Theunissen was present and took part in the discussion.

Mr Thando Zingange introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 22 March 2022.
- Graded IIIB
- Inside Paarl special character protected area overlay zone.
- Paarl300 supports proposal.
- Drakenstein Heritage Foundation supports some of the proposed work require heritage statement including design indicators to see if the proposed work will not impact the heritage resource.
- Drakenstein Municipality supports the proposal, however raised concerns on the rear addition that will be attached to the main structure.

FURTHER REQUIREMENTS

1. Applicant to submit a revised heritage statement with assistance from a professional heritage consultant with necessary expertise.

TZ

11.16 Proposed Emergency Application on Erf 2730, Simons Town Museum, Court Road, Simon's Town, S27-A&A

Case No: 21071908XM1312E

Item removed from the agenda.

XM

11.17 Proposed additions and alterations on Erf 9291, High Street, Paarl, S34-A&A

Case No: 21221307XM1312E

Mr Clive Theunissen was present and took part in the discussion.

Ms Xola Mwandle introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 15 March 2022.
- Graded IIIA
- Inside Paarl special character protected overlay zone.
- Drakenstein Municipality supports the proposal.
- Paarl300 supports the proposal.
- Drakenstein of Heritage Foundation supports the proposal.

DECISION

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

XM

11.18 Proposed additions and alterations on Erf 813, 2 St Georges Road, Greenpoint, S34-A&A Case No: 21120204TZ0107E

Mr Thando Zingange introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 17 March 2022
- Graded IIIC
- Inside 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.

TZ

11.19 Proposed Additions and Alterations on Erf REM of 91313, 5 Victoria Street, Wynberg, S27-A&A Case No: 21041301AM0419E

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 16 March 2022.
- Graded PHS
- Inside HPO
- CoCT supports the proposal.
- Old Wynberg Village Society supports the proposal.
- Wynberg Residents and Ratepayers Association did not comment within the 30-day commenting period.

DECISION

The Committee resolved to approve the application on condition that;

1. A close-out report to be submitted within 30 days of practical completion.

AM

11.20 Proposed additions and alterations on Erf 4304, Hertzog Street, Ruyterwacht, S34-A&A Case no: 22021505KB0223E

Ms Khanyisile Bonile introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 15 March 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.

KB

12. NEW MATTERS

12.1 Proposed additions and alterations on Erf 89949, The Croft, 5 Ladad Road, Kalk Bay, S34-A&A Case No: 22021412AM0310E

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- Inside HPO
- CoCT does not support the proposal.
- Kalk Bay & St James Residents and Ratepayers supports the proposal.

FURTHER REQUIREMENTS

1. Applicant to provide HOMs with a heritage statement to be prepared by a heritage consultant.

AM

12.2 Proposed Sandgat Dam and Pipelines on Farm 1033, RE Langekloof 487, Malmesbury, S38(8)-HIA Case No: 21081015AM0810E

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- The desktop assessment states that the proposed site lies on the non-fossiliferous granitoids of the Malmesbury Group and the Late Pleistocene to Holocene aeolian sands of the Springfontyn Formations. Fossil finds procedure is recommended.
- The foot survey found no evidence of archaeological material. No negative impacts on cemeteries or graves or historical built resources are anticipated.

FURTHER REQUIREMENTS

1. Committee requires a revised HIA with the public participation consultation to be integrated into the HIA.

AM

12.3 Proposed Development of The Jessa Wind Energy Facilities Near Beaufort West, Portion 1, 5, 6 and 7 of Farm 319, Portion 5 and 6 of Farm 319, Portion 0 of Farm 330, Portion 0 of Farm 432, Portion 0 of Farm 319, S38(8)-HIA

Case No: 21101407AM1014E

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- None of the scientifically significant fossil sites recorded within the JESSA M, JESSA S and JESSA WEF project areas require palaeontological mitigation as a consequence of the currently proposed WEF layouts.
- ESA and MSA artefacts are widespread at a low frequency across the landscape. The proposed construction will not impact negatively on archaeological heritage
- The site cannot be regarded as forming part of a cultural landscape worthy of formal protection.
- The overall visual impact significance for the wind turbines on all three of the proposed WEFs has been rated as high, before and after mitigation, given that there will be a significant change in character to the area.
- No-go development buffers of 30 and 500m is recommended.
- Referred to APM and IACOM for their expertise.

HELD OVER:

Referred to APM on 1 April 2022 and IACOM on 13 April 2022.

AM

12.4 Proposal Subdivide and Rezone to Develop Residential, Caledon Road on Erf 1772, Stanford, S38(4)-NID

Case No: 220300801AM0308E

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee is of the opinion that heritage resources will be impacted on.

DECISION

The Committee resolved to require and HIA which complies with S38(3) of the NHRA, and which includes the following:

1. Visual Impact Assessment on the cultural landscape

AM

12.5 Proposed expansion of an existing farm dam on Portion 5 of the Farm Nonna No. 342, Off the Nuy gravel Road, Worcester, S38(8)-NID

Case No: 21092914AM0311E

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The Committee resolved that no further studies are required.

AM

12.6 Proposed additions and alterations on Erf 168162, 35 Kuyper Street, Trafalgar High School, Zonnebloem, S34-Minor Works
Case No: 22030107CH0315E

Ms Chane Herman introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded IIIA
- Outside HPO

DECISION

The Committee resolved to approve the application on condition that:

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

CH

12.7 Proposed additions and alterations on Erf 392, 43 Alphen Way, Bergvliet, S34-A&A
Case No: 22030120CH0311E

Ms Chane Herman 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.

CH

12.8 Proposed additions and alterations on Erf 76178, 22 Lourie Street, Southfield, S34-A&A
Case No: 22020113CH0311E

Ms Chane Herman 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.

CH

12.9 Proposed additions and alterations on Erf 891, 12 Rugby Road, Oranjezicht, S34-A&A
Case No: 22030707CH0310E

INCOMPLETE APPLICATION:

Locality plan, internal and streetscape images and City Bowl Ratepayers and Residents Association comment required.

CH

12.10 Proposed development on Portion 12 of Farm 187, Vredenburg, S38(8)-NID
Case No: 22030406CH0315E

INCOMPLETE APPLICATION:

NID application form to be completed by consultant.

CH

12.11 Proposed additions and alterations on Erf 352, 19 Braemer Road, Greenpoint, S34-Partial Demolition
Case No: 22022111CN0310E

Ms Corne Nortje introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- CoCT supports the proposal.
- Greenpoint Residents and Ratepayers Association supports the proposal.

FURTHER REQUIREMENTS

1. Applicant to submit a revised plan indicating the staff quarters to be demolished.

CN

12.12 Proposed additions and alterations on Erf 9435, 29 Loader Street, De Waterkant, S34-A&A
Case No: 220030915CN0310E

Ms Corne Nortje introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- Inside HPO
- CoCT supports the proposal in principle, but more subtle detail resolution should be considered to 1. Better differentiate the original historic building from the previously added and now further added second storey, as the layers of history should remain legible and 2. Respond to the subtle stepped variations of the neighbouring houses by not lining up the top of the raised parapet while all the other elements remain stepped (stoep heights, parapet heights, railing heights).
- De Waterkant Civic Association supports the proposal but is not in favour of the two sets of external downpipes shown on the front façade of the property on the east elevation.

FURTHER REQUIREMENTS

1. Applicant to submit a heritage statement to address the points of concerns raised by CoCT and De Waterkant Civic Association.

CN

- 12.13 Proposed construction of a new wall in the Slangetjebos section of the False Bay Nature Reserve, on RE of Portion 1, Muizenberg, Capricorn, S38(4)-NID
Case No: 21090802CN0311E**

INCOMPLETE APPLICATION:

Application form, title deed, external and streetscape images required.

CN

- 12.14 Proposed rezoning for conventional housing on Portion 6 of Farm Hartebeestekraal No. 844, Paarl, S38(4)-NID
Case No: 21121703CN0315E**

Ms Corne Nortje introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- The site may contain pre-colonial and historic archaeological resources.
- The site is within the green paleo-sensitive area on the SAHRIS map.
- The consultant recommends no further studies.

FURTHER REQUIREMENTS:

1. The application is deemed incomplete. Applicant to submit NID application form completed by a Heritage Practitioner.

CN

- 12.15 Proposed additions and alterations on RE of Portion 17, of the farm Essenbosch No. 186, Nu Hoop Boerdery, Porterville, S34-A&A
Case No: 22031007CN0310E**

Ms Corne Nortje introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded NCW
- Outside HPO
- Bergriver Municipality supports the proposal.

DECISION

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

CN

- 12.16 Proposed additions and alterations on Erf 156141, Upper Keppel Street, Walmer Estate, S34-A&A
Case No: KB0310E**

INCOMPLETE APPLICATION:

Walmer Estate Residents and Ratepayers Association comment and proof of payment required.

KB

**12.17 Proposed additions and alterations on Erf 2042, 25 Avenue Le Sueur, S34-A&A, Partial Demolition
Case No: 22030908KB0310E**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Outside HPO
- CoCT supports the proposal
- Simon van de Stel Foundation indicated that because of the IIIB grading, further amendments to the plan must be done.
- Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents Association recommended changes to be made to the plans as per their comment.

FURTHER REQUIREMENTS

1. Revised plans addressing the concerns raised by Simon van De Stel Foundation and CoCT.

KB

**12.18 Proposed additions and alterations on Erf 45515, 3 Linray Road, Rosebank, S34- Total Demolition
Case No: 22030914KB0310E**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Outside HPO
- CoCT supports the proposal.
- Rosebank and Mowbray Planning and Aesthetic Committee does not support the proposal.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 18 April 2021.

KB

**12.19 Proposed additions and alterations on Erf 47388,9 Lavenham Road, Rondebosch, S34-A&A
Case No: 22030126KB0314E**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

KB

12.20 Proposed additions and alterations on Erf 94580, 47 Belper Road, Wynberg, S34-A&A
Case No: 22030704KB0315E

Ms Khanyisile Bonile introduced the item.

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.

KB

12.21 Newmarket Social Housing and Mixed-Use Development Integrated Phase 1 on Erf 14888 0 1, Newmarket Street, Woodstock, HIA-38(4)
Case No: 20112613KB1126E

Ms Khanyisile Bonile introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Ungraded
- Outside HPO
- CoCT supports the proposal.
- Referred to APM and IACom for their expertise.

HELD OVER:

Referred to APM on 1 April and IACom on 13 April 2022.

KB

12.22 Proposed additions and alterations on Erf 1240, 20 Fairways, 23 Beach Road, Mouille Point, S34-A&A
Case No: 22030903MS0311E

Ms Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Mouille Point Ratepayers Association supports the proposal.

Under investigation. Case officer to investigate whether all work has been completed.

MS

12.23 Proposed additions and alterations on Erf 1342, 6 Watsonia Street, Vredehoek, S34- A&A
Case No: 22012701MS0315E

INCOMPLETE APPLICATION:

Greater Vredehoek Action Group Comments required.

MS

**12.24 Proposed additions and alterations on Erf 156850, 5 Newbery Lane, Newlands, S34- A&A
Case No: 22021104MS0315E**

INCOMPLETE APPLICATION:

Updated S34 Application form, SG Diagram, Newlands Residents Association comments, Power of Attorney and Title Deed required.

MS

**12.25 Proposed additions and alterations on Erf 1895, 31 Bellevue Street, Oranjezicht, S34- A&A
Case No: 22031112MS0315E**

Ms Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Inside HPO
- CoCT does not support the proposal.
- City Bowl Ratepayers ' & Residents Association supports the proposal.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 18 April 2022.

MS

**12.26 Proposed emergency permit for Erf 457, 1 Rosebank Place, Oranjezicht, S27-Emergency
Case No: 22030401MS0310E**

Ms Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The Committee resolved to approve the application on condition that;

1. Work be monitored by a suitably qualified architect with heritage experience.
2. Close-out report to be submitted within 30-days of practical completion.

MS

**12.27 Proposed additions and alterations on Erf 144485, 24 Third Street, Harfield Village,
Claremont, S34-A&A
Case No: 22030910NK0310E**

INCOMPLETE APPLICATION:

Harfield Village Association comment required.

NK

**12.28 Proposed Redevelopment on Erf 351, Wilderness Heights, Hoekwil, S38(4)-NID
Case No: 22031003NK0314E**

Ms Natalie Kendrick introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The Committee resolved that no further studies are required.

NK

**12.29 Proposed Telecommunication base station (15m Monopole mast) on Ptn 1 of Farm 1248, Keerweder Road, Klein Nederberg and Portion 1 of Farm 1248, Sonop Primary School, Paarl S38(4)-NID
Case No: 22030905NK0310E**

Mr Clive Theunissen was present and took part in the discussion.

Ms Natalie Kendrick introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Moderate paleo-sensitivity
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

NK

**12.30 Proposed Suikerbekkie Solar Facility 1 Near Windmeul Suikerbekkie PV 1 HIA, S38(8)-HIA
Case No: 21102001AM1027E**

Ms Natalie Kendrick introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Referred to IACom for their expertise.

HELD OVER:

Referred to IACom on 13 April 2022.

NK

**12.31 Proposed Suikerbekkie Solar Facility 2 on Suikerbekkie PV 2 HIA, S38(8)-HIA
Case No: 21102002AM1027E**

Ms Natalie Kendrick introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Referred to IACom for their expertise.

HELD OVER:

Referred to IACom on 13 April 2022.

NK

12.32 Proposed partial demolition on Erf 127024, 25 Simpson Street, Alicedale, Athlone, S34-A&A, Partial Demolition
Case No: 22030407RG0310E

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

12.33 Proposed additions and alterations on Erf 3895, 8 Falaise Street, Buitenverwagting, Paarl, S34-A&A
Case No: 22011814RG0310E

INCOMPLETE APPLICATION:

Full application form, motivation, Drakenstein of Heritage Foundation and Paarl300 comments and POA required.

RG

12.34 Proposed additions and alterations on Erf 71230, 16 Garden Street, Plumstead, S34-A&A
Case No: 22031111RG0315E

Mr Robin George introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

RG

12.35 Proposed additions and alterations on Erf 90046, 190 Main Road, Kalk Bay, S34-A&A
Case No: 21121707RG0314E

Mr Robin George introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC

- Inside HPO
- CoCT supports the proposal.
- Kalk Bay and St James Ratepayers & Residents Association and the Kalk Bay Historical Association supports the proposal.

DECISION

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

RG

12.36 Proposed new dwelling on Erf 92, 27 Church Street, Stanford, S31-New dwelling Case No: 22030122RG0314E

INCOMPLETE APPLICATION:

Stanford Heritage revised comment and motivation required.

RG

12.37 Proposed additions and alterations on Erf 97, 36 Carosini Street, Laaiplek, Velddrif, S34-A&A Case No: 22021107RG0315E

Mr Robin George introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded NCW
- Outside HPO
- Bergriver Municipality indicated that they would stamp the plans after HWC gives approval.
- Velddrif Heritage Foundation supports the proposal.

FURHTER REQUIREMENTS

1. SG diagram required.
2. Case officer to confirm with applicant what work has been completed and what work must still be completed.

RG

12.38 Proposed Development of The Grid Connection for The Jessa Wind Energy Facilities Near Beaufort West, Portion 1, 5, 6 and 7 of Farm 319 Portion 0 of Farm 432 Portion 10 of Farm 170, Portion 1, 5 and 6 of Farm 319, Portion 0 of Farm 330, Portion 10 of Farm 170, Portion 0, 1 and 5 of Farm 319, Portion 0 of Farm 432, Portion 10 of Farm 170, S38(8)-HIA

Case No: 21101408SB1102E

CS chaired the item. (10:00am)

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Referred to APM and IACOM for their expertise.

HELD OVER:

Referred to APM on 1 April 2022 and IACom on 13 April 2022.

SB

**12.39 Proposed additions and alterations on Erf 1784, 25 Saddle Road, Devil's Peak Estate, S34-A&A
Case No: 22031009TZ0311E**

INCOMPLETE APPLICATION:

Greater Vredehoek Action Group Comments required.

TZ

**12.40 Proposed additions and alterations on Erf 3088, 26 Central Avenue, Pinelands, S34-A&A
Case No: 22031408TZ0314E**

Mr Thando Zingange introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Inside HPO
- CoCT supports the proposal.
- Pinelands Ratepayers & Residents Association supports the proposal.

DECISION

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

TZ

**12.41 Proposed additions and alterations on Erf 324, 6 Sunny Way, Pinelands, S34-A&A
Case No: 22031004TZ0310E**

Mr Thando Zingange introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- Inside HPO
- CoCT supports the proposal.
- Pinelands Ratepayers & Residents Association supports the proposal.

DECISION

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

TZ

**12.42 Proposed additions and alterations on Erf 4382, Unit 10, Gaurantee House, 35 Burg Street, Cape Town, S34-A&A
Case No: 22012528TZ0310E**

Mr Thando Zingange introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- 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.

TZ

- 12.43 Proposed additions and alterations on Erf 50347, 25 Kildare Road, Newlands, S34-Total Demolition**
Case No: 22030121TZ0314E

INCOMPLETE APPLICATION:

Streetscape, internal and external Images, Newlands Residents Association and CoCT comment required.

TZ

- 12.44 Proposed additions and alterations on Erf 73796, 72 Mellville Road, Plumstead, S34-A&A**
Case No: 22020304TZ0314E

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

- 12.45 Proposed additions and alterations on Erf 12418, 31 Coronation Road, Walmer Estate, S34-A&A**
Case No: 21110404XM0315E

INCOMPLETE APPLICATION:

Walmer Estate Residents and Ratepayers Association, Walmer/University Estate Conservation Action Group comments required.

XM

- 12.46 Proposed additions and alterations on Erf 1372, 25 Bay View Avenue, Tamboeskloof, S34-A&A**
Case No: 220300709XM0311E

INCOMPLETE APPLICATION:

City Bowl Ratepayers ' & Residents Association comment required.

XM

- 12.47 Proposed additions and alterations on Erf 160566, 29 Coronation Road, Walmer Estate, S34-A&A**
Case No: 21110493XM0314E

INCOMPLETE APPLICATION:

Walmer Estate Residents and Ratepayers Association, Walmer/University Estate Conservation Action Group comments required.

XM

**12.48 Proposed additions and alterations on Erf 70481, Staines Road, Plumstead, S34-A&A
Case No: 22031104XM0314E**

Ms Xola Mwandle introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

XM

**12.49 Proposed additions and alterations on Erf 98750, 22 Avenue De Mist, Rondebosch, S34-A&A
Case No: 22030907XM0310E**

INCOMPLETE APPLICATION:

Greater Lynfrae Civic Association comment required.

XM

13. OTHER MATTERS


14. ADOPTION OF RESOLUTIONS AND DECISIONS

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

15 CLOSURE: 12:30

16 DATE OF NEXT MEETING

28 March 2022


Chairperson: S. Barnardt

Date: 28.3.2022

Secretariat: A. Brown

Date: 28 March 2022