

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

**Held on Monday, 23 November 2020, HOMS MEETING VIA MICROSOFT TEAMS,  
scheduled for 09:00**

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**1. OPENING AND WELCOME**

The Chairperson, Mr Jonathan Windvogel officially opened the meeting at 09:00 and welcomed everyone present.

**2. ATTENDANCE**

**Members**

Mr Rashaad Carelson (RC)  
Mr Raymond Smith (RS)

**Members of Staff**

Ms Nosiphiwo Tafeni (NT) (secretary)  
Mr Jonathan Windvogel (JW) (Assistant Director)  
Ms Waseefa Dhansay (WD) (Assistant Director)  
Ms Stephanie Barnardt (SB) (Case Officer)  
Ms Khanyisile Bonile (KB) (Case Officer)  
Ms Sandisiwe Matole (SM) (Case Officer)  
Mr Thando Zingange (TZ) (Case Officer)  
Ms Nokubonga Dlamini (ND) (Case Officer)  
Ms Anita Shologu (AS) (Intern Admin support)  
Ms Xola Mlwandle (XM) (Intern Admin support)  
Ms Zikhona Sigonya (SG) (Intern Admin support)

**Legal Advisor**

Ms Cathy-Ann Potgieter (CP)

**Co-Opted member APM (Item 12.9)**

Dr R Redlesdorff

**Visitors**

Ms Bridget O'Donoghue

**Observers**

None

**3 APOLOGIES**

Ms Colette Scheermeyer

**Absent**

None

**4. APPROVAL OF AGENDA**

**4.1 Dated 23 November 2020.**

The items relevant to the meeting were noted as those assigned in the case allocation for the meeting of 23<sup>th</sup> November 2020.  
SM moved to adopt the agenda and SB supported.

**5. Approval of Minutes of the Previous Meetings**

5.1 Minutes from 2<sup>nd</sup> and the 23<sup>rd</sup> to be approved on the 26<sup>th</sup> November 2020

The minutes of the 16<sup>th</sup> November 2020 SM moved to adopt and KB supports.

**6. Disclosure of conflict of interest**

6.1 None

**7. Confidential matters**

7.1 None

**8. Standing Items**

8.1 Site inspections undertaken

**None**

8.2 Proposed Site Inspection

**None**

8.3 Site Inspection Reports

**None**

**8.4 Preparation for the upcoming coming committee meetings**

8.4.1 BELCom Committee meeting 25<sup>th</sup> November 2020

**8.5 Interim and Close Out Reports**

8.5.1 Close-Out Report, Erf 1227-RE, Camp Street, Oranjezicht  
**HM/CAPE METROPOLITAN/ORANJEZICHT/ERF 1227-RE**  
**Case No: 20031921TZ0608E**

The Committee resolved to endorse the Close-Out Report.

**TZ**

**8.6 Incomplete Applications**

8.6.1 Proposed Alterations and Additions, Erf 13887, 53 Roodebloem Road, Woodstock, CT. S34-A&A  
**HM/CAPE TOWN METROPOLITAN/ WOODSTOCK/ERF 13887**

8.6.2 Proposed Alterations and Additions, Erf 127756, 120 Upper Wale Street, Bo-Kaap. CT.S34-A7A  
**HM/CAPE TOWN METROPOLITAN/BO-KAAP/ERF 1127756**

8.6.3. Proposed Alterations and Additions, Erf 591, 8 Small Street, Piketberg. S34-A&A  
**HM/CAPE TOWN METROPOLITAN/PIKETBERG/ERF 591**  
Case No: 20101505TZ1111E

8.6.4. Proposed Alterations and Additions, Erf 46723, 5 Kingsbury Park Road, Rondebosch, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ERF 46723**

**Case No:** 20101308KB1103E

- 8.6.5. Proposed Alterations and Additions, Erf 839, 22 van Reenen Street, Robertson, S34-A&A

**HM/CAPE TOWN WINELANDS/LANGEBERG/ROBERTSON/ERF 839**

**Case No:** 20120212KB1106E

- 8.6.7. Proposed Total Demolition, Erf 5452, 97 Harrington Street, Cape Town. S34-A&A

**HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ERF 5452**

**Case No:** 20110912ND1109E

- 8.6.8. Proposed Alterations and Additions, Erf 17958, 14 A De Beers Avenue, Paadevlie, Somersert West, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/SOMERSERT WEST / ERF 17958**

**Case No:** 20090905ND1104E

- 8.6.9. Proposed Alterations and Additions, Erf 23558, 1 Blair Street, Maitland. S34-A&A

**HM/CAPE TOWN METROPOLITAN/MAITLAND/ERF 23558**

**Case No:** 20101304ND1104E

- 8.6.10 Proposed Alterations and Additions, Erf 1494, 143 Kloof Street, Gardens, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/GARDENS/ERF 1494**

**Case No:** 20110502ND1111E

- 8.6.11 Proposed Alterations and Additions, Erf 48728, La Cases Road, Newlands, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/NEWLANDS/ERF 48728**

**Case No:** 20081701SM1103E

- 8.6.12 Proposed Alterations and Additions, Erf 12653, 15 Eden Road, Walmer Estate, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/WALMER ESTATE/ERF 12653**

**Case No:** 20110901SM1113E

- 8.6.13 Proposed Alterations and Additions, Erf 3283, 174 Loop Street, Cape Town CBD. S34-A&A

**HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ERF 3283**

**Case No:** 20082807SM0901E

- 8.6.14 Proposed Alterations and Additions, Erf 4053, 167 7th Street, Hermanus, Overstrand, S34-A&A

**HM/OVERBERG/OVERSTRAND/HERMANUS/ERF 4053**

**Case No:** 20110202ND1106E

**9. Administrative Matters**

- 9.1 Erf 1187, Drostdy Museum, Swellengrebel Street, Swellendam. S34

**HM/OVERBERG/SWELLENDAM/ERF 1187**

**DISCUSSION**

Amongst other things, the following was discussed:

- The Board of Trustess requested the committee to review the existing applications within HWC in order to grant permits for the applications.
- Motivation was supplied as to why the CMP has not been provided.
- CMP is still outstanding.

- The Committee is of the opinion that the CMP is necessary before any work can proceed.
- The Committee notes the importance of the heritage resource and therefore insists on the provision of the CMP before any application can be submitted.

#### **FURTHER REQUIREMENTS**

The Committee requires that a CMP be submitted to HWC by 31<sup>st</sup> March 2021, in order for any future or pending applications to be considered.

**TZ**

### **10. Appointments**

10.1 None

#### **MATTERS TO BE DISCUSSED**

### **11. Matters Arising**

11.1 Proposed redevelopment on Erven 5100 and 5101, Off Gustrouw Road, Gordons Bay, CT. S38(8)-NID

**HM/CAPE TOWN METROPOLITAN/GORDONS BAY/ERVEN 5100 AND 5101**

**Case No:**19021102SB0213E

SB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee was requested to provide an interim comment on the terms of reference in the scoping report.
- The Committee previously required an HIA, which has yet to be submitted.
- The Committee noted that the terms of reference do not refer to the historical and landscape study, and that they do not include input from a heritage practitioner.

#### **COMMENT**

The Committee notes the scoping report dated 22<sup>nd</sup> July 2020, however, the report does not address the initial concerns regarding the proposed development impact on the historical cultural landscape and the assessment of the built environment. The Committee will await the HIA to be submitted, which is to comply with S 38(3) of NHRA.

**SB**

11.2 Proposed Alterations and Additions, Erven 11139 and 11140, 3 and 3A Sussex Street, Woodstock. S34-A&A

**CAPE TOWN METROPOLITAN/WOODSTOCK/ERVEN 11139 AND 11140**

**Case No:** 20009807KB1019E

KB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee requested comment from the conservation bodies, which was received on 19<sup>th</sup> November 2020.
- The site is graded III C
- Salt River Heritage Society did not want to comment.
- CoCT supports the proposal

- The Committee noted that there are complex social issues that may be better suited for BELCom to address.

#### **HELD OVER**

The Committee resolved to refer the matter to BELCom on 10<sup>th</sup> December 2020.

**KB**

- 11.3 Proposed Alterations and Additions, Erf 39, 16 Church Street, De Doorns,  
**HM/ CAPE WINELANDS/ BREEDE VALLEY/DE DOORNS/ERF 39**  
**Case No:** 20081212KB0813E

KB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee requested external photographs which were received on 19<sup>th</sup> November 2020.
- The Committee is of the opinion that the site is graded III C.
- The Committee noted that this is a minor works application.
- Worcester Heritage and Conservation Society supports the proposal.

#### **DECISION**

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

**KB**

- 11.4 Proposed Alterations and Additions, Erf 209, 46 Maynard Street, Gardens - S34-A&A  
**HM/CAPE TOWN METROPOLITAN/GARDENS/ERF 209**  
**Case No:** 20111103ND1112E

ND introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded III C and falls within a HPO.
- The Committee requested comments from GVHAB, which was received on 16<sup>th</sup> November 2020.
- CoCT does not support the choice of fenestration as it is not in keeping with the style of the area. It also did not support the set of plans as it stated that the work had already been completed.
- CIBRA stated that they could not comment as the work had already been completed.
- GVHAB supports the proposal.

#### **DECISION**

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

**ND**

- 11.5 Proposed Alterations and Additions, Erf 749, 3 Ticknerr Street, Wellington, Cape Winelands, S34-A&A  
**HM/CAPE WINELANDS/DRAKENSTEIN/WELLINGTON/RF 749**  
**Case No:** 20102710ND1028E

ND introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee requested photographs, which were received on 12<sup>th</sup> November 2020.
- The Committee is of the opinion that the site is graded III C.
- The site falls within the special character overlay zone.
- Drakenstein Municipality supports the proposal.
- DHF supports the proposal.
- The Committee noted that a braai area had already been built.

**DECISION**

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

**ND**

11.6 Proposed Additions and Alterations, Erf 1012, 8 Grouseblom Road, Pinelands, CT, S34-A&A

**HM/CAPE TOWN METROPOLITAN/PINELANDS/ERF 1012**

**Case No:** 20091104ND1001E

ND introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The Committee requested comments from PRRA, which were received on 11<sup>th</sup> November 2020.
- The Committee is of the opinion that the NCW, and falls within a proposed HPO.
- CoCT supports the proposal, with conditions.
- PRRA supports the proposal, with conditions.

**DECISION**

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

**ND**

11.7 Proposed Additions and Alterations, Erf 2127, 121 Surrey Road. Goodwood, S34-A&A

**HM/CAPE TOWN METROPOLITAN/GOODWOOD/ERF 2127**

**Case No:** 20100802ND1012E

ND introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The Committee requested the applicant and CoCT to attend the next HOMs meeting, but they did not attend this meeting.
- The site is graded III C and does not fall within a HPO.

**HELD OVER**

Case Officer to invite the I&APs to the next HOMs meeting on 30<sup>th</sup> November 2020.

**ND**

11.8 Proposed Alterations and Additions, Erf 7274, 39 Fairfield Street, Parow, CT.S34-A&A

**HM/CAPE TOWN METROPOLITAN/PAROW/ERF 7274**

**Case No:** 20091016ND0928E

ND introduced the case.

### DISCUSSION

Amongst other things, the following was discussed:

- The Committee required a statement in writing to confirm whether work had started, which confirmed that work had not started.
- Photographs were provided on 12<sup>th</sup> November 2020.
- The Committee is of the opinion that the site is graded NCW and does not fall within a HPO.
- CoCT supports the proposal, but stated that it undermines the impact on the streetscape.
- The Committee raised concerns regarding the impact of the development on the façade of the building.

### DECISION

The Committee resolved to approve the application as it will not impact a heritage resource. **ND**

- 11.9 Proposed Alterations and Additions , Erf 154516, 6 Mawson Avenue, Maitland  
**HM/CAPE TOWN METROPOLITAN/MAITLAND/ERF 15416**  
**Case No:** 20101303ND1103E

ND introduced the case.

### DISCUSSION

Amongst other things, the following was discussed:

- The Committee requested the car port to be reduced into a single car port instead of double, and to submit a revised proposal to HWC. The applicant requested if there is any other way in which they could retain the proposal for the double car port.
- The Committee raised concerns regarding the scale of the car port.

### HELD OVER

The Committee resolved to refer the matter to the next HOMs meeting on 30<sup>th</sup> November 2020. Case Officer is to invite the applicant to attend the next meeting. **ND**

- 11.10 Proposed Alterations and Additions, Erf 3283, 174 Loop Street, Cape Town  
CBD.S34-A&A  
**HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ERF 3283**  
**Case No:** 20082807SM0901E

SM introduced the case.

### COMMENT

This application is incomplete. The Committee requires comment from CIBRA. **SM**

- 11.11 Proposed Alterations and Additions, Erf 16644, 5 Milne Street, Salt River, CT.S34-A&A  
**HM/CAPE TOWN METROPOLITAN/SALT RIVER/ERF 16644**  
**Case No:** 20092305SM1102E

SM introduced the case.

### DISCUSSION

Amongst other things, the following was discussed:

- The Committee is of the opinion that the site is graded NCW.
- CoCT supports the proposal.

- The work is confirmed to have been completed.
- Salt River Heritage Society would not comment because work had already been completed.

**DECISION**

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

**SM**

11.12 Proposed Alterations and Additions, Erf 97299, 9 Leslie Road, Claremont, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/CLAREMONT/ERF 97299**

**Case No:** 20102702SM1027E

SM introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The Committee is of the opinion that the site is graded NCW, and does not fall within a HPO.
- CoCT supports the proposal.
- Greater Lynfræ Heritage Society supports the proposal.
- The applicant confirmed that the work had been completed.

**DECISION**

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

**SM**

11.13 Proposed Additions, Erf 356, 25 Braemar Road, Green Point, CT.S34-A&A

**HM/CAPE TOWN METROPOLITAN/GREEN POINT/ERF 356**

**Case No:** 20060802TZ0721E

TZ introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The Committee requested CoCT comment, which was received on 10<sup>th</sup> November 2020.
- The site is graded IIC and does not fall within a HPO.
- Green Point Residents and Ratepayers Association did not comment within the commenting period.
- CoCT supports the proposal with conditions.

**DECISION**

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

**TZ**

11.14 Proposed Alterations and Additions, Erf 3146 26 Willow Road, Constantia, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/CONSTANTIA/ERF 3146**

**Case No:** 20100911TZ1026E

TZ introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:



- The Committee requested additional information, which was received on 11<sup>th</sup> November 2020.
- The site is graded NCW, and does not fall within a HPO
- Constantia Residents and Ratepayers Association and Friends of Constantia Valley and the Greenbelt support the proposal.
- CoCT supports the proposal.

#### **DECISION**

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

**TZ**

11.15 Proposed Alterations and Additions, Erf 2382, 2 Fifth Avenue, Hermanus, Overstrand, Overberg S34-A&A

#### **HM/OVERBERG/OVERSTRAND/HERMANUS/ERF 2382**

**Case No:** 20021926TZ0225E

TZ introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee requested comment from OHAC, which was received on 10<sup>th</sup> November 2020.
- The site is graded NCW.
- Overstrand Heritage and Aesthetics Committee supports the proposal.
- The Whale Coast Conservation did not comment within the commenting period.

#### **DECISION**

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

**TZ**

11.16 Proposed Alterations and Additions, Erf 313, 12 Beaufort Road, Milnerton. S34-A&A

#### **HM/CAPE TOWN METROPOLITAN/MILNERTON/ERF 313**

**Case No:** 20090814TZ1029E

TZ introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The applicant confirmed that the antennas are in place.
- Information received on the 17<sup>th</sup> of November 2020
- The Committee noted that, while it has a negative impact aesthetically, it is not permanent and can be removed.
- Graded a 3B

#### **DECISION**

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

**TZ**

## **12 New Matters**

12.1 Proposed bentonite and Zeolite mining activities on Farm 651, Farm Zeekoeruis, Riversdale, S38(8)-NID

#### **HM/EDEN/HESSEQUA/RIVERSDALE/FARM 651**

**Case No:** 20110506SB1106E

SB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The development is currently in the prospecting stage.
- According to SAHRIS, this area falls within the red section, and therefore there is a high chance that palaeontological resources will be uncovered.

**DECISION**

The Committee resolved that an HIA is required, which must include an archaeological foot survey, and a PIA.

**SB**

12.2 Proposed consolidation of Erven 14816; 14818; 14819; 14824 & 22463, George, Eden. S38(8)-NID

**HM/EDEN/GEORGE/ERVEN 14816; 14818; 14819; 14824 & 22463**

**Case No:** 20092806SB1106E

SB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The Committee noted that it is unlikely that archaeological or palaeontological resources will be impacted upon.
- According to SAHRIS, the area falls within the grey section.

**DECISION**

The Committee resolved that no further studies are required.

**SB**

12.3 Proposed re-development of a wine facility and alterations Ptn 1/791 of Farm Simons Vlei, - SDP approval, Paarl, Drakenstein, Cape Winelands. S38(4)-NID

**HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/PTN 1/791**

**Case No:** 20110910SB1109E

SB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- IACom recommended that the matter be referred to HOMs, which approved the SDP, but the SDP had now been altered
- The Committee noted that the matter should have been referred back to IACom to endorse the amended SDP.
- Case Officer to get additional information relating to a concise chronological historic approval process, including the assessment of the new SDP.

**HELD OVER**

The Committee resolved to refer the matter to IACom on 9<sup>th</sup> December 2020.

**SB**

12.4 Proposed development of the site on Erf 666, Off M6 (Hout Bay Main Road), Hout Bay. S38

**HM/CAPE TOWN METROPOLITAN/HOUT BAY/ERF 666**

**Case No:** 20092106SB1112E

SB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee noted that it is unlikely that archaeological resources will be negatively impacted.
- The Committee notes the comments of the heritage practitioner and is in agreement.

#### **DECISION**

The Committee requires a HIA, which includes a townscape and visual impact assessment.

**SB**

- 12.5 Proposed construction of Bovenlei Dam on Ptn 9 of the Farm, Berg River (Boven Vleri) no 151, Malmesbury. S38(8)-HIA  
**HM/WEST COAST/SWARTLAND/MALMESBURY/PTN 9 OF FARM 151**  
**Case No:** 18011824SB0124E

SB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Historical Archaeological Impact Assessment was received as requested.
- The Committee noted that the commenting period has not yet lapsed, and therefore only interim comment can be provided.

#### **HELD OVER**

The Committee resolved to refer the matter to APM on 2<sup>nd</sup> December 2020 for interim comment.

**SB**

- 12.6 Proposed rezoning on Ptn 284 of Farm 192, Treedom Villas, Wilderness, CT.S38(8)-HIA  
**HM/EDEN/GEORGE/WILDERNESS/PTN 284 OF FARM 192**  
**Case No:** 20101508SB1015E

SB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee noted that the site is in a sensitive area.

#### **HELD OVER**

The Committee resolved to refer the matter to APM on 2<sup>nd</sup> December 2020 for interim comment.

**SB**

- 12.7 Proposed Alterations and Additions, Erf 46723, 5 Kingsbury Park Road, Rondebosch, CT. S34-A&A  
**HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ERF 46723**  
**Case No:** 20101308KB1103E

KB introduced the case.

#### **COMMENT**

This application is incomplete. The Committee requires photographs to be submitted.

**KB**

- 12.8 Proposed Alterations and Additions, Erf 839, 22 van Reenen Street, Robertson, S34-A&A  
**HM/CAPE TOWN WINELANDS/LANGEBERG/ROBERTSON/ERF 839**  
**Case No:** 20071605KB1020E

KB introduced the case.

**COMMENT**

This application is incomplete. The Committee requires photographs and proof of payment.

**KB**

- 12.9 Proposed Alterations and Additions, Erf 3678, 5 Queen Victoria Street, Cape Twon, CT. S34-A&A  
**HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ERF 3678**  
**Case No:** 20101306KB1112E

KB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

The Committee resolved to approve the application on condition that the development is overseen by a suitably qualified heritage practitioner, and that a close-out report be submitted within 30 days on completion of the work.

**KB**

- 12.10 Proposed Total Demolition, Erf 189, 4 Saunders Road, Bantry Bay. S34-Total Demolition  
**HM/CAPE TOWN METROPOLITAN/BANTRY BAY/ERF 189**  
**Case No:** 20110312KB1105E

KB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded III C and does not fall within a HPO.
- CoCT does not support the proposal.
- SFB does not support the proposal.
- SFA did not comment within the commenting period.

**HELD OVER**

The Committee resolved to refer the matter to BELCom on 10<sup>th</sup> December 2020.

**KB**

- 12.11 Proposed Total Demolition, Erf 1136, 59 Camps Bay Drive, Camps Bay, CT. S34-Total Demolition  
**HM/CAPE TOWN METROPOLITAN/CAMPS BAY/ERF 1136**  
**Case No:** 20102303KB1105E

KB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded III B and does not fall within a HPO.
- The Committee, however, is of the opinion that the site is of lesser significance based on the information provided by the heritage statement dated 14<sup>th</sup> September 2020.
- CCRA supports the proposal.
- CoCT supports the proposal.

#### **DECISION**

The Committee resolved to approve the application as the building does not have enough heritage significance to warrant retention.

**KB**

- 12.12 Proposed Alterations and Additions, Erf 297, 41 Kloof Street, Fresnaye, CT, S34-A&A  
**HM/CAPE TOWN METROPOLITAN/FRESNAYE/ERF 297**  
**Case No:** 20110210KB1106E

KB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded III B and does not fall within a HPO
- SFB supports the proposal.
- SFA did not comment within the commenting period.
- CoCT supports the proposal.
- There is written confirmation that work has been completed.

#### **DECISION**

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

**KB**

- 12.13 Proposed Alterations and Additions, Erf 27432, Wernher & Beit North UCT Campus, Groote Schuur Avenue, Observatory. S34-A&A  
**CAPE TOWN METROPOLITAN/OBSERVATORY/ERF 27432**  
**Case No:** 20110203KB1112E

KB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded III A
- The Committee noted that this is an application for minor works.

#### **DECISION**

The Committee resolved to approve the application as it will not negatively impact the heritage resource, on condition that the work be monitored by a

suitably qualified heritage practitioner and that a close-out report be submitted within 30 days of completion of the work.

**KB**

- 12.14 Proposed Alterations and Additions, Erf 502, 10 Zomerlusr Road, Bergvleit, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/BERGVLIET/ERF 502**

Case No: 20110403KB1106E

KB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

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

**KB**

- 12.15 Proposed Additions and Alterations, Erf 2422, 232 B Queens Road, Simons Town. S34-A&A

**HM/CAPE TOWN METROPOLITAN/SIMONS TOWN/ERF 2422**

Case No: 20030407ND1104E

ND introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIB and falls within a HPO.
- CoCT supports the proposal.
- Simonstown Historical Society supports the proposal.
- Simonstown Architectural Advisory Committee supports the proposal.
- Simonstown Civic Association supports the proposal.

**DECISION**

The Committee resolved to approve the application as it will not negatively impact the heritage resource, on condition that the work be monitored by a suitably qualified heritage practitioner and that a close-out report be submitted within 30 days upon completion of the work.

**ND**

- 12.16 Proposed Total Demolition, Erf 12288, 40 11th Avenue, Hermanus, Overstrand. S34-Total Demolition

**HM/OVERBERG/OVERSTRAND/HERMANUS/ERF 12288**

Case No: 20102208ND1104E

ND introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The Committee is of the opinion that the site is graded NCW.
- OHAC supports the proposal.

**DECISION**

The Committee resolved to approve the application as the building does not have enough heritage significance to warrant retention.

**ND**

- 12.17 Proposed Alterations and Additions, Erf 17958, 14 A De Beers Avenue, Paadevlei, Somersert West, CT. S34-A&A  
**HM/ CAPE TOWN METROPOLITAN/SOMERSERT WEST /ERF 17958**  
**Case No:** 20090905ND1104E

ND introduced the case.

**COMMENT**

This application is incomplete. The Committee needs comment from CoCT, as well as be provided with an internal memo.

**ND**

- 12.18 Proposed Alterations and Additions, Erf 23558, 1 Blair Street, Maitland. S34-A&A  
**HM/ CAPE TOWN METROPOLITAN/MAITLAND/ERF 23558**  
**Case No:** 20101304ND1104E

ND introduced the case.

**COMMENT**

This application is incomplete. Application is missing CoCT comments.

**ND**

- 12.19 Proposed Additions, Erf 7457, 1 Hillside Road, Fish Hoek, CT.S34-A&A  
**HM/CAPE TOWN METROPOLITAN/FISH HOEK/ERF 7457**  
**Case No:** 20110212ND1106E

ND introduced the case.

**HELD OVER**

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

**ND**

- 12.20 Proposed Alterations and Additions, Erf 11189, 27 Third Crescent, Fish Hoek, CT. S34-A&A  
**HM/CAPE TOWN METROPOLITAN/FISH HOEK/ERF 11189**  
**Case No:** 20102606ND1106E

ND introduced the case.

**HELD OVER**

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

**ND**

- 12.21 Proposed Alterations and Additions, Erf 4053, 167 7th Street, Hermanus, Overstrand, S34-A&A  
**HM/OVERBERG/OVERSTRAND/HERMANUS/ERF 4053**  
**Case No:** 20110202ND1106E

ND introduced the case.

**COMMENT**

This application is incomplete. The Committee requires contextual photographs and municipal plans for the proposal.

ND

- 12.22 Proposed Alterations and Additions, Erf 53081, 41 Greenwood Road, Claremont, CT S34-A&A

**HM/CAPE TOWN METROPOLITAN/CLAREMONT/ERF 53081**

**Case No:** 20102910ND1109E

ND introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

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

ND

- 12.23 Proposed Total Demolition, Erf 5452, 97 Harrington Street, Cape Town. S34-A&A

**HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ERF 5452**

**Case No:** 20110912ND1109E

ND introduced the case.

**COMMENT**

This application is incomplete. The Committee requires comments from CoCT and CIBRA.

ND

- 12.24 Proposed Alterations and Additions, Erf 1494, 143 Kloof Street, Gardens, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/GARDENS/ERF 1494**

**Case No:** 20110502ND1111E

ND introduced the case.

**COMMENT**

This application is incomplete. The Committee requires comment from CIBRA.

ND

- 12.25 Proposed Alterations and Additions, Erf 48728, La Cases Road, Newlands, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/NEWLANDS/ERF 48728**

**Case No:** 20081701SM1103E

SM introduced the case.

**COMMENT**

This application is incomplete. The Committee requires comments from NRA.

SM

- 12.26 Proposed Alterations and Additions, Erf 87551, 9 Scarborough Road, Muizenberg. S34-A&A

**HM/CAPE TOWN METROPOLITAN/MUIZENBERG/ERF 87551**

**Case No:** 20091601ND1117E



ND introduced the case

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded NCW.
- CoCT supports the proposal.
- MHS supports the proposal.

**DECISION**

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

12.27 Proposed Alterations and Additions, Erf 222, Hoekwil Primary, George, Eden. S34-A&A(Minor Works)

**HM/EDEN/GEORGE/ERF 222**

**Case No:** 19110407SM1104E

SM introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

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

**SM**

12.28 Proposed Alterations and Additions, Erf 95812, 112 Buitenkant Street , Gardens, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/GARDENS/ERF 95812**

**Case No:** 20102704SM1106E

SM introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The Committee noted that this is an application for minor works.
- The site is graded IIIC.
- CoCT supports the proposal.

**DECISION**

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

**SM**

12.29 Proposed Alterations and Additions, Erf 541 , 2 Somerlust Street, Gordons Bay, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/GORDONS BAY/ERF 541**

**Case No:** 20101918SM1110E

SM introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The Committee is of the opinion that the site is graded NCW and does not fall within a HPO.

- HRA supports the proposal.

**DECISION**

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

**SM**

- 12.30 Proposed Alterations and Additions, Erf 53, 29A Victoria Streer, Villiersdorp, CT. S34-A&A  
**HM/OVERBERG/THEEWATERSKLOOF/VILLIERSDORP/ERF 53**  
**Case No:** 20111004SM1112E

SM introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The Committee is of the opinion that the site is graded III C.
- The local municipality supports the proposal.
- The Committee noted that it is unclear whether work has been started or completed, since the plans are unclear.

**FURTHER REQUIREMENTS**

The Committee requires the applicant to submit a revised SDP to clearly set out the proposed work to be done.

**SM**

- 12.31 Proposed Alterations and Additions, Erf 433, 19 Retief Street, Montague, CT-A&A  
**HM/CAPE WINELANDS/LANGEBERG/ MONTAGUE/ERF 433**  
**Case No:** 20110305SM1112E

SM introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site has been commented by the Municipality to be a national monument.
- The site opposite the site in question is a PHS.
- The Langeberg Municipality supports the proposal.

**HELD OVER**

Under investigation to provide clarity baed on the comments from the Municipality.

**SM**

- 12.32 Proposed Alterations and Additions, Erf 5320, 6 Aberdeen Street, Hermanus. S34-A&A  
**HM/OVERBERG/OVERSTRAND/HERMANUS/ERF 5320**  
**Case No:**20102705SM1028E

SM introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIB.
- OHAC supports the proposal.

**DECISION**

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

SM

- 12.33 Proposed Alterations and Additions, Erf 12653, 15 Eden Road, Walmer Estate, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/WALMER ESTATE/ERF 12653**

**Case No:** 20110901SM1113E

SM introduced the case.

**COMMENT**

This application is incomplete. The Committee requires comments from CoCT, Walmer/University Estate Conservation Action Group and Walmer Estate Ratepayers and Residents Association.

SM

- 12.34 Proposed Alterations and Additions, Erf 160, 45 Le Roux Street, De Rust. S34-A&A

**HM/CENTRAL KAROO/OUTSHOORN/DE RUST/ERF 160**

**Case No:** 19112012TZ1104E

TZ introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Oudtshoorn Heritage Association does not support the proposal.
- The Municipality believes that work has started.
- Simon van der Stel comment is outstanding.

**FURTHER REQUIREMENTS**

The Committee requires comment from Simon van der Stel Foundation.

TZ

- 12.35 Proposed Alterations and Additions, Erf 603, 27 Links Drive, Pinelands, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/PINELANDS/ERF 603**

**Case No:** 20110405TZ1104E

TZ introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded III C and falls within a HPO.
- CoCT supports the proposal.
- Pinelands Residents and Ratepayers Association supports the proposal with conditions.

**DECISION**

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

TZ

- 12.36 Proposed Alterations and Additions, Erf 1416, Verdun Road, Franschhoek. S34-A&A

**HM/CAPE WINELANDS/STELLENBOSCH/FRANSCHHOEK/ERF 1416**

**Case No:** 20102802TZ1104E

TZ introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee is of the opinion that the site is graded , and is located within a grade II site
- Stellenbosch Interest Group and Franschhoek Heritage Trust support the proposal.
- Stellenbosch Municipality and Stellenbosch Heritage Foundation did not comment within the commenting period.

### **HELD OVER**

The Committee resolved to refer the matter to BELCom on 10<sup>th</sup> December 2020.

**TZ**

12.37 Proposed Alterations and Additions, Erf 1419, 27 van Riebeeck Street, Stellenbosch. S34-A&A

### **HM/CAPE WINELANDS/STELLENBOSCH/ERF 1419**

**Case No:** 20102804TZ1104E

TZ introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIB.
- Stellenbosch Heritage Foundation supports the proposal.
- Stellenbosch Interest Group and Stellenbosch Municipality did not comment within the commenting period.
- The work is confirmed to have already been completed.

### **DECISION**

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

**TZ**

12.38 Proposed Alterations and Additions, Erf 212, 14 Bezuidenhout Street, Stanford, Overstrand, Overberg S31-A&A

### **HM/OVERBERG/OVERSTRAND/STANFORD/ERF 212**

**Case No:** 20103002TZ1111E

TZ introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIC and falls within the Stanford Heritage Protected Area.
- Stanford Heritage Committee and Stanford Conservation support the proposal.
- Overstrand Heritage and Aesthetics Committee supports the proposal, except for the portion regarding the cutaway gable.
- The proposed work has already been constructed, as confirmed in writing via email to the Case Officer.
- The Committee noted that the site falls within a gazetted section 31 heritage protection area of Stanford.

### **FURTHER REQUIREMENTS**

The Committee requires from the applicant to provide reasons as to why work was done without obtaining a permit from HWC.

TZ

- 12.39 Proposed Alterations and Additions, Erf 13887, 53 Roodebloem Road, Woodstock, CT. S34-A&A  
**HM/CAPE TOWN METROPOLITAN/WOODSTOCK/ERF 13887**  
**Case No:** 20111005TZ1111E

TZ introduced the case

**COMMENT**

Salt River Heritage Society, Woodstock Residents Association, Woodstock Aesthetics and Advisory Committee and CoCT comments are required.

TZ

- 12.40 Proposed Alterations and Additions, Erf 591, 8 Small Street, Piketberg.S34-A&A  
**HM/WEST COAST/SWARTLAND/PIKETBERG/ERF 591**  
**Case No:** 20101505TZ1111E

TZ introduced the case.

**COMMENT**

This application is incomplete. A normal section 34 application is to be submitted and more contextual images are required.

TZ

- 12.41 Proposed Alterations and Additions, Erf 127756, 120 Upper Wale Street, Bo-Kaap.CT.S34-A7A  
**HM/CAPE TOWN METROPOLITAN/BO-KAAP/ERF 1127756**  
**Case No:** 20120210TZ1109E

TZ introduced the case.

**COMMENT**

This application is incomplete. The Committee requires comments from Bo-Kaap Youth Movement and City Bowl Ratepayers Association, and also requires contextual images.

TZ

**14 OTHER MATTERS**

- 14.1 None

**15. ADOPTION OF RESOLUTIONS AND DECISIONS**

The Committee adopted the resolutions and decisions.  
RS approved and SB supported the adoption of the resolutions and decisions.

**16 CLOSURE**

The meeting adjourned at: 13:45

- 17 **DATE OF NEXT MEETING:** **26 November 2020**

Chairperson's Signature.....

Date:

Secretariat's Signature.....

Date:

APPROVED