# iLifa leMveli leNtshona Koloni Erfenis Wes-Kaap Heritage Western Cape

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

# Held on Monday, 26 October 2020, HOMS MEETING VIA MICROSOFT TEAMS, scheduled for 09:00

### 1. OPENING AND WELCOME

The Chairperson, Ms Colette Scheermeyer officially opened the meeting at 09:00 and welcomed everyone present.

### 2. ATTENDANCE

### **Members**

Mr Peter Buttgens (PB) Mr Raymond Smith (RS)

#### Members of Staff

Ms Nosiphiwo Tafeni (NT) (secretary)
Ms Colette Scheermeyer (CS) (Deputy Director)
Ms Waseefa Dhansay (WD) (Assitant 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) (Inter Admin support)

### **Legal Advisor**

Ms Cathy-Ann Potgieter (CP)

#### **Visitors**

Mr Rowen Ruiters, Ms Marli Goussard, Mr Kaizer Makati, Mr Willam Hammers Mr Hassan Asmal Mr Saeed Gaffoor

### Observers

None

#### 3 APOLOGIES

None

### **Absent**

None

### 4. APPROVAL OF AGENDA

### 4.1 Dated 26 October 2020.

The items relevant to the meeting were noted as those assigned in the case allocation for the meeting of 26<sup>th</sup> October 2020. RC moved to adopt the agenda and ND supported.

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

- 5.1 Minutes from 22<sup>nd</sup> October 2020 SM moved to adopt and ND supports.
- 6. Disclosure of conflict of interest
- 6.1 RS for item 12.2
- 7. Confidential matters
- 7.1 None
- 8. Standing Item
- 8.1 Site inspections undertaken
- 8.1.1 Erf 10347, 19 Long Street, Hermanus. The Committee notes WD undertook the site inspection on behalf of ND.
- 8.2 Proposed Site Inspection
- 8.2.1 None
- 8.3 Site Inspection Reports
- 8.3.1 Erf 10347, 19 Long Street, Hermanus. The Committee notes the site inspection report submitted by WD.
- 8.4 Preparation for the upcoming coming committee meetings
- 8.4.1 BELCom Committee meeting 28th October 2020
- 8.5 Interim and Close Out Reports
- 8.5.1 None
- 8.6 Incomplete Applications
- 8.6.1 Proposed Alterations and Additions, Erf 1800, 9 Rugley Road, Vredehoek, CT. S34-A&A

HM/CAPE TOWN METROPOLITAN/VREDEHOEK/ERF 1800 Case No: 20101509KB1016E

8.6.2 Proposed, Alterations and Additions, Erf 3411, 219 Long Street, Cape Town CBD, CT.S34-A&A

HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ERF 3411

Case No: 20101401KB1014E

8.6.3 Proposed Partial Demolition and Alteration , Erf 11139 and 11140, 3 and 3A Sussex Street, Woodstock, CT.S34-Partial Demolition &A

HM/CAPE TOWN METROPOLITAN/WOODSTOCK/ERVEN 11139 AND 11140 Case No: 20009807KB1019E

8.6.4 Proposed Alterations and Additions, Erf 916, 35 Arthurs Road, Sea Point, CT, S34-A&A

HM/CAPE TOWN METROPOLITAN/SEA POINT/ERF 916

**Case No:** 20101210KB1013E

8.6.5 Proposed Alterations and Additions, Erf 1028, 11 Stellendal Road, Somerset West, CT. S34-A&A

HM/CAPE TOWN METROPOLITAN/SOMERSET WEST/ERF 1028

**Case No: 20101310ND1016E** 

8.6.6 Proposed Alterations and Additions, Erf 1029, 9 Stellendal Road, Somerset West, CT. S34-A&A

HM/CAPE TOWN METROPOLITAN/SOMERSET WEST/ERF 1029

Case No: 20101311ND1016E

8.6.7 Proposed Alterations and Additions, Erf 1038, 16 Bright Street, Somerset West, CT. S34-A&A

HM/CAPE TOWN METROPOLITAN/SOMERSET WEST/ERF 1038

Case No: 20101312ND1016E

8.6.8 Proposed Alterations and Additions, Erf 1646, 22 Iverness Avenue, Pinelands, CT. S34-A&A

HM/CAPE TOWN METROPOLITAN/PINELANDS/ERF 1646

**Case No:** 20100503ND1016E

8.6.9 Proposed Alterations and Additions, Erf 2127, 121 Surrey Road, Gooodwood. S34-A&A

CAPE TOWN METROPOLITAN/GOODWOOD/ERF 2127

Case No: 20100802ND1012E

8.6.10 Proposed Alterations and Additions, Erf 11675, 54 Regent Street, Woodstock, CT. S34-A&A

HM/CAPE TOWN METROPOLITAN/WOODSTOCK/ERF 11675

Case No: 20100801SM1013E

8.6.11 Proposed Alterations and Additions, Erf 567, 24 Trevor Way, Matroosfontein, CT. S34-A&A

HM/CAPE TOWN METROPOLITAN/MATROOSFONTEIN/ERF 567

Case No: 20073105SM1019E

8.6.12 Proposed Maintenance, Farm 1026, Groote Post, Darling, S27-Maintenance HM/WEST COAST/SWARTLAND/DARLING/FARM 1026

Case No: 20101202TZ1019E

#### 9. Administrative Matters

**9.1 Advice -** Proposed development on Erf 148638, Cape Town Station, Forecourt Precint, Cape Town CBD. S34-A&A

HM/CAPE TOWN METRO/CAPE TOWN CBD/ERF 148638

Application documents were tabled.

Ms Abrahamse was present and took part in the discussion.

### DISCUSSION

- Question for the Committee is whether it considers the discrepancies noted in the report are considered substantially in accordance or whether there are mitigations necessary or whether the application is to go back to IACom;
- The Committee raised concerns regarding the pavilion aspects;

- The Committee noted previous comments from CoCT and SIFA, but they hadn't commented on the scheme. If the application was to go to IACom, the Committee would need new comments from CoCT and SIFA regarding the pavilion aspects;
- RC suggested that IACom provide preliminary input regarding what is being requested and proposed for the Committee to comment constructively on the matter;
- The Committee noted that clarity is required from the legal team as to the correct process to be followed for this matter;
- RS noted that it may not be for the Committee to make a decision, but that the matter should be referred back to IACom.

#### **ADVICE**

The Committee to get comment from the legal team.

WD

### 10. Appointments

- 10.1 Item 9.1 09:30
- 10.2 Item 11.1
- 10.3 Item 11.2
- 10.5 Item 11.10

### MATTERS TO BE DISCUSSED

### 11. Matters Arising

11.1 Proposed Alterations and Additions, Erf 768, 13 Avenue St Lois, Fresnaye, CT. S34-A&A

### HM/CAPE TOWN METROPOLITAN/FRESNAYE/ERF 768

Case No: 20070803KB0902E

Application documents were tabled.

Mr Musrahie (BM Architects) was present and took part in the discussion.

KB introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

- SFA was invited to attend but they didn't respond, despite their objection;
- The site is graded IIIC and does not fall within a HPO;
- SFB supports the proposal;
- CoCT supports the proposal.

### **DECISION**

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

KΒ

11.2 Proposed Alterations and Additions, Erf 93, 1 Batavia Road, Bloubergstrand, CT. S34-A&A

HM/CAPE TOWN METROPOLITAN/BLOUBERGSTRAND/ERF 93

Case No: 20091015KB1001E

Application documents were tabled.

Ms van der Linde was present and took part in the discussion.

KB introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

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

### **DECISION**

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

KB

11.3 Proposed Alterations and Additions, Erf 2606, 18 Hofmeyer Street, Gardens, CT. S34-A&A, minor works

### HM/CAPE TOWN METROPOLITAN/GARDENS/ERF 2606

Case No 20091506KB0915E

Application documents were tabled.

KB introduced the case.

#### DISCUSSION

Amongst other things, the following was discussed:

- Requested fabric analysis was received on 14th October 2020;
- The site is graded IIIB and falls within a HPO;
- The application is for minor works.

#### **DECISION**

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

ΚB

11.4 Proposed Additions and Alterations, Erf 14901, 102 Main Road, Paarl, Drakenstein, Cape Winelands.S34-A&A

HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 14901

**Case No**: 20091705ND0917E

Application documents were tabled.

ND introduced the case.

### **DISCUSSION**

- The comments from Paarl 300 were received on 16th October 2020.
- The site is graded IIIC and Drakenstein municipality confirmed that the site falls within a special character overlay zone.
- Paarl 300 supports the proposal, but raised concerns regarding the plaster strip application and window detail on the main street in terms of height and width.

Drakenstein municipality supports the proposal.

#### **FURTHER REQUIREMENTS**

The Committee requires an assessment of all proposed window openings, including the one at the gable end that has already been completed by a suitably qualified heritage practitioner.

ND

11.5 Proposed Additions and Alterations, Erf 3916, 15 Septimus Street, Paarl, Drakenstein, Cape Winelands. S34-A&A

HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 3916

Case No: 20070605ND0706E

Application documents were tabled.

ND introduced the case.

#### DISCUSSION

Amongst other things, the following was discussed:

- The Committee is of the opinion that the site is graded IIIC;
- The requested plans showing the illegal work were received on 20<sup>th</sup> October 2020;
- DHF and Paarl 300 support the proposal;
- Drakenstein Municipality indicated HWC may proceed with the processing of the application.

#### **DECISION**

- 1. The Committee cannot condone illegal work already undertaken. The Committee resolved to issue a \$51 letter.
- 2. The Committee resolved to approve the proposed work.

ND

11.6 Proposed Additions and Alterations, Erf 9911, 41 Valley Road, Hout Bay, CT. \$34-A&A

HM/CAPE TOWN METROPOLITAN/HOUT BAY/ERF 9911

Case No: 20100606ND1008E

Application documents were tabled.

ND introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded NCW and does not fall within a HPO;
- HRRA supports the proposal;
- CoCT supports the proposal;
- The requested information was received on 19th October 2020.

### **DECISION**

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

ND

11.7 Proposed Additions and Alterations, Erf 950, 2 Francis Road, Pinelands, CT. \$34-A&A

**HM/CAPE TOWN METROPOLITAN/PINELANDS/ERF 950** 

Case No: 20061707ND0923E

Application documents were tabled.

ND introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIB and falls within a HPO;
- The requested S34 application for new work proposed was received on 14<sup>th</sup> October 2020;
- CoCT supports the proposal. While CoCT acknowledges character change, it is of the opinion that the changes have been done sensitively;
- The Committee raised concerns that the illegal work affects the grading of the site;
- PRRA supports the proposal with conditions that the changes to the previously approved plans be modified for the site to remain a IIIB grading.

### **FURTHER REQUIREMENTS**

The Committee requires that an impact assessment report prepared by a suitably qualified heritage practitioner be submitted to clarify the impact of the illegal work on the heritage resource and how such illegal impact may be mitigated.

ND

11.8 Proposed Alterations and Additions, Erf 28082, 2 Waverley Road, Observatory, CT.S34-A&A

HM/CAPE TOWN METROPOLITAN/OBSERVATORY/ERF 28082

Case No: 20070901TZ0710E

Application documents were tabled.

TZ introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

- I&APs were invited, but none of the parties confirmed attendance, nor did they attend the meeting;
- The site is graded IIIB and falls within a HPO;
- CoCT supports the proposal:
- Obsevatory Civic Association supports the proposed boundary wall, but raised concerns regarding the windows.

### **DECISION**

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

- 1. The new windows must be date-stamped.
- 2. A close-out report must be submitted within 30 days of practical completion.

ΤZ

11.9 Proposed Alterations and Additions, Erf 25666, 30 Scott Road, Observatory, CT.S34-A&A

HM/CAPE TOWN METROPOLITAN/OBSERVATORY/ERF 25666

**Case No:** 20072702TZ0903E

Application documents were tabled.

TZ introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIC and falls within a HPO;
- The requested comment from OCA was submitted on 16<sup>th</sup> October 2020;
- Observatory Civic Association supports the proposal;
- The CoCT did not submit a comment, but the applicant submitted proof that CoCT was asked to do so;
- The Committee is of the opinion that the proposal is minor in nature and will not affect the streetscape character of the heritage resource.

### **DECISION**

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

TZ

11.10 Proposed Additions and Alterations, Erf 10347, 19 Long Street, Hermanus, Overstrand.S34-A&A

HM/OVERBERG/OVERSTRAND/HERMANUS/ERF 10347

Case No: 20082804ND0911E

Application documents were tabled.

Ms Naylor was present and took part in the discussion.

ND introduced the case.

### **DISCUSSION**

- The site is graded IIIB and falls within a HPO;
- OHAC raised concern that the work has already been completed, and there is concern about what is on the site and what is not;
- Overstrand Municipality comment that they will await comment from HWC:
- HOMs previously noted a need for a site inspection to assess whether work has been completed, and if not, whether proposed work will impact on heritage resources;
- WD reported back on the site inspection on 24th October 2020, and confirmed that the work that has been applied for has been technically completed. The proposed structure is visible on the site, but can be removed at any stage. It is not visible from the streetscape or surrounding buildings;
- The pagola element that has been proposed but has been structurally completed has been sensitively done and does not negatively impact heritage resources;
- The proposed walkway has not been completed at this stage, but the tenant is satisfied not to do that at this stage;
- The Committee raised concerns regarding the ad hoc signage on site, which is quite visible on the main road, and therefore needs a \$34 application.

#### **DECISION**

- The Committee cannot condone illegal work and notes the work already undertaken has had a minimal negative impact on the heritage resource, and can be reversed. The Committee resolved to issue a S51 letter for the illegal work. This decision may be submitted to the municipality to process the building application.
- 2. The Committee requires that the applicant removes the signage on the building, repair and make good any damage. The applicant must submit a signage plan, which is sensitive to the heritage context and in line with municipal by-laws on signage, and a new \$34 application for the proposed signage within 90 days.

ND

11.11 Proposed Additions and Alterations, Erf 15082, 540A Main Road, Paarl, S34-A&A

### HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 15082

**Case:** 20082415TZ0918E

Application documents were tabled.

TZ introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIB and falls within a special character overlay zone;
- Drakenstein Heritage Foundation and Paarl 300 will not submit comment on what has been done illegally;
- The Drakenstein Municipality notes that the work has already been completed.

### **DECISION**

The Committee cannot condone illegal work. The Committee resolved to submit a \$51 letter.

### 12 New Matters

12.1 Proposed rezoning of Ptn 248/192, Treedom Villas, Wilderness, George.S38(8)-NID

### HM/EDEN/GEORGE/WILDERNESS/PTN 248/192

Case No 20101508SB1015E

Application documents were tabled.

SB introduced the case.

### **DISCUSSION**

- The application is for rezoning as well as development;
- The Committee is of the opinion that the proposal will not impact on palaeontological resources;
- The Committee raised concerns regarding the possible impact on archaeological resources as the land is largely untouched;
- There is reason to believe that heritage resources may be impacted upon by the proposed rezoning and development,

#### **DECISION**

The Committee requires a heritage impact assessment report comprising of an AIA with an accompanying foot survey to be submitted.

SB

12.2 Proposed Firgrove Artisan Village on RE 782, Stellenbosch, Cape Winelands. \$38(4)-NID

### HM/CAPE WINELANDS/STELLENBOSCH/RE 782

Case No: 20100907SB1015E

Application documents were tabled.

SB introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

• The Committee is of the opinion that heritage resources will not be negatively impacted by the proposed development.

#### **DECISION**

No further studies are required in terms of the NHRA.

SB

12.3 Proposed new mountain bike trail on Farm Plaisir De Merle, Farm 968, Franschhoek, Stellenbosch, Cape Winelands. \$38(8)-NID

### HM/CAPE WINELANDS/STELLENBOSCH/FRANSCHHOEK/FARM 968

Case No: 20101302SB1015E

Application documents were tabled.

SB introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

• The Committee is of the opinion that heritage resources will not be impacted by the proposed development.

### **DECISION**

No further studies are required in terms of the NHRA.

SB

12.4 Proposed redevelopment of the site on Ptn 3/681, Somerset West, CT. S38(4)-NID

### HM/CAPE TOWN METROPOLITAN/SOMERSET WEST/PTN 3/681

Case No: 20101504SB1016E

Application documents were tabled.

SB introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

 The Committee is of the opinion that palaeontological and archaeological resources will not be impacted by the proposed development.

#### **DECISION**

No further studies are required in terms of the NHRA.

12.5 Proposed construction of a bridge over a railway on MR276, along the Boontjieskraal Road, Caledon, S38(8)-NID

### HM/OVERBERG/THEEWATERSKLOOF/CALEDON/ERF 149639

Case No: 20101910SB1019E

Application documents were tabled.

SB introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

- The application is for public works.
- The Committee raised concerns regarding the change from gravel to tar road, but that the impact on heritage resources will be relatively low.

#### **DECISION**

No further studies are required in terms of the NHRA.

SB

12.6 Proposed widening of the exisiting Ottery Road, Ottery, CT S38(4)-NID HM/CAPE TOWN METROPOLITAN/OTTERY/OTTERY ROAD UPGRADE

Case No: 20100101SB1019E

Application documents were tabled.

SB introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee notes that buildings will be demolished by this development and that there may be an impact on heritage resources;
- None of the surrounding houses are graded according to the CoCT;
- The Committee is of the opinion that there will be no negative impact on heritage resources.

### **DECISION**

No further studies are required in terms of the NHRA.

SB

12.7 Proposed 132Kv switching station, Erf 25787, Morgan Industria, Brackenfell, CT.S38(4)-NID

### HM/CAPE TOWN METROPOLITAN/BRACKENFELL/ERF 25787

Case No: 20100607SB1019E

Application documents were tabled.

SB introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

• The Committee is of the opinion that the development will not have any impact on heritage resources.

#### **DECISION**

No further studies are required in terms of the NHRA.

SB

12.8 Proposed gas to power electricity generation plant Ptn 69 of Farm 127, Saldanha Bay. S38(8)-NID

HM/WEST COAST/SALDANHA BAY/PTN 69 OF FARM 127

Case No: 20100508SB1019E

Application documents were tabled.

SB introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

• The Committee is of the opinion that the development may have a negative impact on palaeontological resources.

#### **HELD OVER**

The matter is referred to APM on 4th November 2020.

SB

12.9 Proposed, Alterations and Additions, Erf 3411, 219 Long Street, Cape Town CBD, CT.S34-A&A

HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ERF 3411

Case No: 20101401KB1014E

Application documents were tabled.

KB introduced the case.

### COMMENT

This application is incomplete. CIBRA comment is required.

ΚB

12.10 Proposed Alterations and Additions, Erf 916, 35 Arthurs Road, Sea Point, CT, S34-A&A

HM/CAPE TOWN METROPOLITAN/SEA POINT/ERF 916

Case No: 20101210KB1013E

Application documents were tabled.

KB introduced the case.

### COMMENT

This application is incomplete. Comments from CoCT comment and Sea Point for All are required. Need annotated streetscape photographs and better photographs of the front and back façade.

ΚB

12.11 Proposed Alterations and Additions, Erf 107415, 37A Somerset Road Green Point, CT. S34-A&A, minor works

**HM/CAPE TOWN METROPOLITAN/GREEN POINT/ERF 107415** 

Case No: 20101601KB1016E

Application documents were tabled.

KB introduced the case.

#### DISCUSSION

Amongst other things, the following was discussed:

- The Committee is of the opinion that the site is graded IIIA and falls within a proposed HPO;
- The application is for minor works;
- Maintenance work to be done for fire and electricity compliance.

#### **DECISION**

The Committee resolved to approve the application as it will not negatively impact the heritage resource. The Committee requires a close-out report to be submitted within 30 days after practical completion of the work. The Committee requires that the windows and doors be date-stamped.

ΚB

12.12 Proposed Alterations and Additions, Erf 1800, 9 Rugley Road, Vredehoek, CT. S34-A&A

HM/CAPE TOWN METROPOLITAN/VREDEHOEK/ERF 1800

Case No: 20101509KB1016E

Application documents were tabled.

KB introduced the case.

#### **COMMENT**

This application is incomplete. CIBRA Comment is required.

KB

12.13 Proposed Partial Demolition and Alteration, Erf 11139 and 11140, 3 and 3A Sussex Street, Woodstock, CT.S34-Partial Demolition &A

HM/CAPE TOWN METROPOLITAN/WOODSTOCK/ERVEN 11139 AND 11140 Case No: 20009807KB1019E

Application documents were tabled.

KB introduced the case.

### COMMENT

This application is incomplete. Comments from Salt River Heritage Association and Woodstock Residents' Association are required. Input from I&Aps is required.

KB

12.14 Proposed Alterations and Additions Erf 12920, 47 Walmer Road, Woodstock, CT.S34-A&A

HM/CAPE TOWN METROPOLITAN/WOODSTOCK/ERF 12920

Case No: 20090701KB1019E

Application documents were tabled.

KB introduced the case.

### **DISCUSSION**

- The site is graded IIIB;
- CoCT supports the proposal, but raised concerns regarding the solid boundary wall;

The site does not fall within a conservation body area.

#### **DECISION**

The Committee resolved to approve the application as it will not negatively impact the heritage resource. The work is to be overseen by a suitably qualified heritage practitioner. The Committee requires that a close-out report be submitted within 30 days of practical completion of the work.

ΚB

12.15 Proposed redevelopment of Protea Village, Erven 212 and 242, Bishops Court, CT. S38(8)-HIA

CAPE TOWN METROPOLITAN/BISHOPS COURT/ERVEN 212 AND 242

Case No: 17120718WD1208M

Application documents were tabled.

KB introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIA, but the spring is graded II;
- The Committee is of the opinion that discussion is required regarding the alternatives of the development;
- There is a historical restoration process involved in this application, and as such there is reason to believe that the heritage resource may be negatively impacted on.

#### **HELD OVER**

This matter is referred to IACom on 11th November 2020.

KB

12.16 Proposed Alterations and Additions, Erf 2127, 121 Surrey Road, Gooodwood. S34-A&A

CAPE TOWN METROPOLITAN/GOODWOOD/ERF 2127

Case No: 20100802ND1012E

Application documents were tabled.

ND introduced the case.

### COMMENT

This application is incomplete. Application form does not have a physical address of the site.

ND

12.17 Proposed Alterations and Additions, Erf 1028, 11 Stellendal Road, Somerset West, CT. S34-A&A

HM/CAPE TOWN METROPOLITAN/SOMERSET WEST/ERF 1028

Case No: 20101310ND1016E

Application documents were tabled.

ND introduced the case.

### **COMMENT**

This application is incomplete. Need complete \$34 application form (only first page submitted).

ND

12.18 Proposed Alterations and Additions, Erf 1029, 9 Stellendal Road, Somerset West, CT. S34-A&A

HM/CAPE TOWN METROPOLITAN/SOMERSET WEST/ERF 1029

**Case No:** 20101311ND1016E

Application documents were tabled.

ND introduced the case.

#### **COMMENT**

This application is incomplete. Need complete \$34 application form (only first page submitted).

ND

12.19 Proposed Alterations and Additions, Erf 1038, 16 Bright Street, Somerset West, CT. S34-A&A

HM/CAPE TOWN METROPOLITAN/SOMERSET WEST/ERF 1038

Case No: 20101312ND1016E

Application documents were tabled.

ND introduced the case.

### **COMMENT**

This application is incomplete. Needs a complete \$34 application form (only first page submitted).

ND

12.20 Proposed Alterations and Additions, Erf 98639, 18 Kromboom Road, Rondebosch, CT.S34-A&A

HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ERF 98639

Case No: 20101608ND1016E

Application documents were tabled.

ND introduced the case.

### DISCUSSION

Amongst other things, the following was discussed:

- The site is graded a potential IIIC and does not fall within a HPO;
- The Committee is of the opinion that the site is graded NCW;
- CoCT does not support the proposal, stating that it almost entirely changes the resource in plan and elevation;
- HRS does not support the proposal in its current form;
- The site does not fall within a conservation body area.

### **HELD OVER**

Case Officer to invite all I&APs to the next HOMs meeting (date to be confirmed).

ND

12.21 Proposed Alterations and Additions, Erf 1080, 43 Burg Street, Wellington, Cape Winelands. S34-A&A

HM/CAPE WINELANDS/DRAKENSTEIN/WELLINGTON/ERF 1080

Case No: 20100503ND1016E

Application documents were tabled.

ND introduced the case.

#### DISCUSSION

Amongst other things, the following was discussed:

- The Committee is of the opinion that the site is graded NCW and falls within the special characteristic overlay zone;
- DHF supports the proposal;
- The Drakenstein Municipality supports the proposal.

#### **DECISION**

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

ND

12.22 Proposed Alterations and Additions, Erf 1646, 22 Inverness Avenue, Pinelands, CT. S34-A&A

### HM/CAPE TOWN METROPOLITAN/PINELANDS/ERF 1646

Case No: 20100503ND1016E

Application documents were tabled.

ND introduced the case.

#### **COMMENT**

This application is incomplete. CoCT comment is required. Committee requires internal and streetscape photographs as well as to elevations indicated on plans.

ND

12.23 Proposed Alterations and Additions, Erf 5454, 75 Harrington Street, Gardens, CT. S34-A&A

### HM/CAPE TOWN METROPOLITAN/GARDENS/ERF 5454

Case No: 20031909SM1013E

Application documents were tabled.

SM introduced the case.

### DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIC and falls within a HPO;
- CoCT supports the proposal;
- CIBRA supports the proposal.

### **DECISION**

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

SM

12.24 Proposed Alterations and Additions, Erf 11675, 54 Regent Street, Woodstock, CT. S34-A&A

### HM/CAPE TOWN METROPOLITAN/WOODSTOCK/ERF 11675

Case No: 20100801SM1013E

Application documents were tabled.

SM introduced the case.

#### **COMMENT**

This application is incomplete. Need comment from Woodstock Aesthetic Advisory Committee as there is no proof of consultation with them and request for comment. Need clarity regarding the photographs.

SM

12.25 Proposed Alterations and Additions, Erf 55307, 43 Vineyard Road, Claremont, CT. S34-A&A

### HM/CAPE TOWN METROPOLITAN/CLAREMONT/ERF 55307

**Case No:** 20101305SM1013E

Application documents were tabled.

SM introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIA and does not fall within a HPO;
- CoCT supports the proposal in principle, but have further recommendations pertaining to the drawings;
- UCRRA supports the proposal in principle, but have certain concerns relating to the setback, height, scale, privacy and the trees on the property, and request to be part of the reiterations of the design;
- An archaeological report on site reported a historic well on the property. However, the well was excavated and will be restored adequately;
- VASSA supports the proposal in principle but raised concerns regarding the detailing of the building;
- Simon van der Stel raised the same concerns, and wants urgent action to be taken to safeguard the heritage resource;
- The conservation of the thatch is to be done appropriately, but the Committee notes that this is a separate issue.

#### **HELD OVER**

The I&APs are to be invited to the next HOMs meeting on 9.11.2020.

SM

12.26 Proposed Alterations and Additions, Erf 177486, 32 Palmboom Road, Newlands, CT. S34-A&A

### HM/CAPE TOWN METROPOLITAN/NEWLANDS/ERF 177486

**Case No:** 19060305SM1013E

Application documents were tabled.

SM introduced the case.

### DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIC and falls within a proposed Newlands Village Special Area;
- CoCT supports the proposal;
- NRRA supports the proposal.

### **DECISION**

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

SM

12.27 Proposed Alterations and Additions, Erf 98849, 30 Columbine Road, Rondebosch. CT. S34-A&A

## HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ERF 98849 Case No: 20100706SM1017E

Application documents were tabled.

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;
- The site does not fall within a conservation body area.

#### **DECISION**

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

SM

12.28 Proposed Alterations and Additions, Erf 567, 24 Trevor Way, Matroosfontein, CT. S34-A&A

### HM/CAPE TOWN METROPOLITAN/MATROOSFONTEIN/ERF 567

Case No: 20073105SM1019E

Application documents were tabled.

SM introduced the case.

### COMMENT

This application is incomplete. No application form.

SM

12.29 Proposed Alterations and Additions, Erf 54868, 4 Shirley Road, Claremont, CT. S34-A&A

### HM/CAPE TOWN METROPOLITAN/CLAREMONT/ERF 54868

Case No: 20202402SM1019E

Application documents were tabled.

SM introduced the case.

### DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIC and does not fall within a HPO;
- The application acknowledges that the work has already been completed;
- CoCT supports the application;
- UCRRA notes that the work is already completed.

#### **DECISION**

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

SM

12.30 Proposed Alterations and Additions, Erf 2060, 14 Irwinton Road, Fresnaye, CT. S34-A&A

### HM/CAPE TOWN METROPOLITAN/FRESNAYE/ERF 2060

Case No: 20020711TZ1012E

Application documents were tabled.

TZ introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIC and does not fall within a HPO;
- CoCT supports the proposal;
- Sea Point For All and Sea Point Fresnaye and Bantry Bay Residents and Ratepayers Association support the proposal.

### **DECISION**

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

ΤZ

12.31 Proposed Alterations and Additions, Erf 50696, 39 St Thomas Road, Newlands, CT.S34-A&A

### HM/CAPE TOWN METROPOLITAN/NEWLANDS/ERF 50696

**Case No:** 20092804TZ1016E

Application documents were tabled.

TZ 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;
- Greater Lynfrae Civic Association supports the proposal.

### **DECISION**

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

ΤZ

12.32 Proposed Alterations and Additions, Erf 236, Kohler Street, Montagu, S34-A&A HM/ CAPE WINELANDS/ LANGEBERG / MONTAGU / ERF 236

Case No: 20071510TZ1019E. Minor works.

Application documents were tabled.

TZ introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed:

• The Committee is of the opinion that the site is graded IIIC.

### **DECISION**

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

TZ

## 12.33 Proposed Maintenance, Farm 1026, Groote Post, Darling, \$27-Maintenance HM/WEST COAST/SWARTLAND/DARLING/FARM 1026 Case No: 20101202TZ1019E Application documents were tabled. TZ introduced the case. **COMMENT** This application is incomplete. There is a reference made to a fabric status report and a method statement which wasn't attached to the statement. Photographs are required. ΤZ 14 **OTHER MATTERS** 14.1 None **ADOPTION OF RESOLUTIONS AND DECISIONS** 15. The Committee adopted the resolutions and decisions. SB approved and TZ supported the adoption of the minutes 16 **CLOSURE** The meeting adjourned at 14:31 DATE OF NEXT MEETING: 17 2 November 2020 Chairperson's Signature..... Date: Secretariat's Signature..... Date: