

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING**
**Held on Tuesday, 2 February 2021, HOMS MEETING VIA MICROSOFT TEAMS,
scheduled for 08:30**



1. OPENING AND WELCOME

The Chairperson, Mr Jonathan Windvogel officially opened the meeting at 08:30 and welcomed everyone present.

2. ATTENDANCE

Members

Mr Peter Buttgens (BP) 08:50
Ms Laura Milandri (LM)08:30

Members of Staff

Ms Aneeqah Brown (AB) (secretary)
Mr Jonathan Windvogel (JW) (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 Anita Shologu (AS) (Intern Admin support)
Ms Xola Mlwandle (XM) (Intern Admin support)

Legal Advisor

Ms Cathy Ann Potgieter (CAP)

Visitors

Mr Vincent Marincowitz
Mr Ron Martin
Mr Yunus Karriem
Mr Achmat Salie
Mr Zaid Orrie
Ms Paolo Costantino
Ms Anne-Laure Knockaert
Mr Johan Cornelius
Ms Adelaide Combrink
Mr Jan Desseyen
Mr Gavin Jacobs
Ms Helen Paice

Observers

None

3 APOLOGIES

Ms Nokubonga Dlamini (ND) (Case Officer)

Absent

None

4. APPROVAL OF AGENDA

4.1 Dated 2 February 2021.

The items relevant to the meeting were noted as those assigned in the case allocation for the meeting of 2 February 2021.

5. Approval of Minutes of the Previous Meetings

5.1 The minutes will be approved at the HOMs meeting on the 8th of February 2021.

Disclosure of conflict of interest

Item 12.1- PB

Item 12.27 -LM

Item 12.28 - LM

Item 12.29 - LM

Item 12.30 - LM

Confidential matters

None

8. Standing Items

8.1 Site inspections undertaken

8.2 Proposed Site Inspection

8.3 Site Inspection Reports

8.4 Preparation for the upcoming coming committee meetings

8.5 Interim and Close Out Reports

8.5.1 Close Out Report: S27, Farm 1023, Goot Post Manor House, Darling Case No: 20101202TZ1019E

The HOMs Committee endorses the close out report by Grahams Jacobs dated 22 January 2021.

TZ

8.6 Incomplete Applications

**Item: 12.6 Proposed Restoration to existing retaining wall on Erf 1017, Simons Town Naval Base - Retaining Wall, Simons Town, S34-A&A
Case No: 21012608SB0126E**

**Item: 12.37 Proposed Additions and Alterations on Erf 13677, 103 Upper Balfour Street, Woodstock, CT, S34-A&A
Case No: 20110411TZ0120E**

**Item:12.40 Proposed Additions and Alterations on Erf 50698, 3 Lynwood Road, Claremont, CT, S34-A&A
Case No: 21010401TZ0121E**

**Item: 12.41 Proposed Additions and Alterations on Erf 127706 31A Regent Street, Woodstock, CT, S34-A&A
Case No: 21012102TZ0121E**

Item: 12.42 Proposed Additions and Alterations on Erf 2696, 135-137 9th Street, Hermanus, Overstrand, Overberg, S34-A&A
Case No: 20111812TZ0125E

9. Administrative Matters

9.1 None

10. Appointments

Item 11.3
Item 11.11
Item 11.12
Item 11.13
Item 11.14
Item 11.18
Item 11.20
Item 11.21

MATTERS TO BE DISCUSSED

11. MATTERS ARISING

11.1 Proposed establishment of a stable equestrian centre on Ptn 1/709, Lanskroon Farm, Paarl. S38(4)-NID
Case No: 20122104SB0114E

Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 28 January 2021.
- The Committee notes that the entire farm is declared a National Monument and now a Provincial Heritage Site.

FURTHER REQUIREMENTS

HOMs requires a Section 27 application to be submitted.

SB

11.2 Proposed Additions and Alterations on Erf 7573, 11 Outspan Road, Fish Hoek, S34-A&A
Case No: 20112903KB1130E

Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded III B
- Design on the double garage at the rear
- Flat roof appears to be large and inappropriate in this context and sight.
- The Fish Hoek Valley and Ratepayers and Residents Association supported the application.
- The City of Cape Town supported the application.

DECISION

This matter was referred to BELCom on 24 February 2021.

KB

11.3 Proposed Additions and Alterations, Erf 89959, 16 Harris Road, Kalk Bay. S34-A&A Case No: 20111101KB1125E

Khanyisile Bonile introduced the case.

Mr Vincent Marincowitz was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Property is inside HPOZ
- Graded IIIB
- City of Cape Town Supports
- Kalk bay & St James Ratepayers and Resident's associates supports
- The Committee notes concerns with the ground floor office bathroom
- The Committee supports the larger dormer

FURTHER REQUIREMENTS

The revised drawings to be submitted for the Committes approval.

KB

11.4 Proposed planting of additional trees and construction of a pedestrain footbridge on Farm 164, Wupperthal Mission Station ,Wupperthal, Cederberg, West Coast.S31- Additions Case No: 21010407KB0105E

Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The bridge is correct in scale and surrounds.

DECISION

The Committee resolved to approve the application.

KB

11.5 Proposed Additions and Alterations on Erf 3503, 13 St John Estate, St John Street, Gardens, S27-A&A Case No: 20121403ND1214E

Sandisiwe Matole introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The structure is graded a Provincial Heritage Site (PHS)

- City of Cape Town and CIBRA raised concern that work has been completed.
- Illegal works carried out in late twentieth structures and do not impact on St James Historic Manor House.

DECISION

The committee recommends that a Section 51 letter to be issued.

ND

11.6 Proposed Additions and Alterations on Erf 98533, 9 Balintore Road, Rondebosch, S34-A&A

Case No: 20100910ND1021E

Sandisiwe Matole introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is outside HPO
- Structure is grade IIIC
- City of Cape Town supports the proposal
- Information was received on the 22nd of January 2021.

DECISION

The Committee resolved to approve the application.

ND

11.7 Proposed additions on Erf 2443, 5 Elba Street, Paarl

Case No: 19112807ND1123E

Sandisiwe Matole introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The structure is graded NCW.
- DHF has not responded.
- Paarl 300 stated that they do not comment on completed work.
- Municipality approved the proposal.
- Work has been completed 17 years ago.
- As-built plans received

DECISION

The committee recommends that a Section 51 letter to be issued.

ND

11.8 Proposed additions and alteration on Erf 14395, 77 Ritchie Street, University Estate, CT, S34-A&A

Case No: 20112502ND1125E

Sandisiwe Matole introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is outside HPO.
- Structure is graded NCW.
- City of Cape Town supported the application
- University Estate Residents supported.
- Information received on 28th of January 2021.
- The top viewing room is objected by City of Cape Town.

FURTHER REQUIREMENTS

The Committee requires street scape images as well as indication of neighbouring height on architectural drawings.

ND

11.9 Proposed Additions and Alterations on Erf 316, 34 Upper Clarens Road, Fresnaye, S34-A&A

Case No: 20113008SM1221E

Sandisiwe Matole introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The structure is graded IIIIC
- Site falls outside HPO
- City of Cape Town supports application
- SFB supports the proposal

DECISION

The Committee resolved to approve the application as it will not have negative impact on the heritage resource

ND

11.10 Proposed Additions and Alterations on Erf 2921, 90 Ringwood Drive, Pinelands, S34-A&A

Case No: 20092905SM1116E

Sandisiwe Matole introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Outside HPOZ.
- Graded NCW.
- City of Cape Town supports the proposal.

DECISION

S51 letter to be issued.

SM

11.11 Proposed Additions and Alterations on Erf 3283, 174 Loop Street, Cape Town, S34-A&A

Case No: 20082807SM0901E

Sandisiwe Matole introduced the case.

Mr Zaid Orrie and Ms Paolo Costantino was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 12th of December 2020.
- Inside HPO
- Graded NCW
- City of Cape Town supports
- CIBRA has concerns and did not support the application

FURTHER REQUIREMENTS

Revised plans to be submitted to HWC which indicates the correct NBR colors.

SM

11.12 Proposed Additions and Alterations on Erf 12653, 15 Eden Road, Walmer Estate, S34-A&A

Case No: 20110901SM1113E

Sandisiwe Matole introduced the case.

Held over to HOMs on the 8th of February 2021.

SM

11.13 Proposed Total Demolition, Erf 68781, 37 Innis Road, Wynberg

Case No: 20101406SM1022E

Sandisiwe Matole introduced the case.

Mr Ron Martin, Mr Yunus Karriem and Mr Achmat Salie was present and took part on the discussion

DISCUSSION

Amongst other things, the following was discussed:

- The property is inside the proposed HPOZ
- Potential Grade IIIC
- City of Cape Town supports the application
- WECA raised concerns about the absence of plans for the replacement building.

FURTHER REQUIREMENTS

Heritage indicators to be submitted to HWC for approval.

SM

11.14 Proposed Additions and Alterations, Erf 433, 19 Piet Retief Street, Montagu, S34-A&A

Case No: 20110305SM1112E

Sandisiwe Matole introduced the case.

Ms Anne-Laure Knockaert was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Standing seem profile of roof sheeting is supported.
- Corten Steel shading devices as shown on 3D are supported.
- Color of roof sheeting questioned.
- Langerberg Municipality supports the proposal.

DECISION

The application is approved on condition that architect specify light grey colorful roof.

SM

11.15 Proposed Additions and Alterations, Erf 307, 301 Main Road, Sea Point, S34-A&A

Case No: 20112311SM1207E

Sandisiwe Matole introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee resolved to treat the application as one for minor works.
- The site is graded NCW and does not fall within a HPO.

DECISION

The Committee resolved to approve the application

SM

11.16 Proposed Additions and Alterations, Erf 1094, 10 Hockey Road, Pinelands, S34-A&A

Case No: 20120406SM1210E

Sandisiwe Matole introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Grade IIC.
- Within proposed HPO.
- City of Cape Town supports the proposal.
- Pinelands Resident's and Ratepayers Association supports the proposal.

DECISION

The Committee resolved to approve the application.

SM

11.17 Proposed Additions and Alterations, Erf 19534, Corner Main and Koning Street, Paarl, S34-A&A
Case No: 20072105SM1006E

Sandisiwe Matole introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- DHF does not support the proposal
- Glass dining room impacts on the Grade III structure.
- Out-house is acceptable.

DECISION

Referred to Belcom on the 24th of February 2021.

SM

11.18 Proposed Additions and Alterations on Erf 404, 19 Carstens Street, Tamboerskloof, S34-A&A
Case No: 20112403TZ1222E

Thando Zingange introduced the case.

Ms Adelaide Combrink and Mr Jan Desseyen was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Grade IIIA
- Inside HPO
- City of Cape Town supports
- City Bowl Ratepayers Association supports

FURTHER REQUIREMENTS

To amend the notes on the plan in terms of the first-floor finish and plans must be resubmitted for approval.

TZ

11.19 Proposed Additions and Alterations on Erf 526, 3 Union Way, Matroosfontein, S34-A&A
Case No: 20110303TZ1110E

Thando Zingange introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 25th of January 2021.
- Graded NCW.
- City of Cape Town supports.
- Not within a HPO.

DECISION

The Committee resolved to approve the application.

TZ

**11.20 Proposed Additions and Alterations on Erf 866, 6 Regent Road, Sea Point, S34-A&A
Case No: 21010415TZ0106E**

Thando Zingange introduced the case.

Mr Johan Cornelius was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Falls outside HPO
- City of Cape Town supports
- Sea Point Fresnaye and Bantry Bay Residents and Ratepayers Association and Sea Point For All requested the plans for the proposed new development before giving final comment.
- The context has changed with many tall structures.
- All parties were invited to the meeting.

DECISION

The Committee resolved to approve the application.

TZ

**11.21 Proposed Additions and Alterations on Erf 2053, 2 Behardi Street, Paarl, S34-A&A
Case No: 20120806TZ1209E**

Thando Zingange introduced the case.

Mr Gavin Jacobs and Ms Helen Paice was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Paarl 300 supports
- Drakenstein Heritage Foundation did not comment
- HOMs graded IIC.
- Drakenstein Municipality had concerns regarding setbacks of proposed carport and details of the proposed fence.

DECISION

The Committee resolved to approve the application.

TZ

**11.22 Proposed Additions and Alterations, Erf 6922, 15 Leipoldt Street, Bellville, S34-A&A
Case No: 2011102TZ1109E**

Thando Zingange introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- City of Cape Town supports proposal

- Information received on the 28th January 2021.
- Not within HPO

DECISION

The Committee resolved to approve the application.

TZ

11.23 Proposed Additions and Alterations, Erf 51119, 7 Budock Road, Claremont, S34-A&A

Case No: 20121501TZ0106E

Thando Zingange introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW.
- Outside HPO.
- City of Cape Town supports the proposal.
- Greater Lynfrae Civic Association supports the proposal.

DECISION

The Committee resolved to approve the application.

TZ

12. NEW MATTERS

12.1 Proposed Additions and Alterations to Main House on Farm Middagkrans, Farm 1546, Franschoek, S34-A&A

Case No: 21011109SB0118E

Stephanie Barnardt introduced the case.

PB recused himself from the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Age of existing fabric clarified; area of existing core previously altered but not indicated in
- Proposal does not impact on Grade II cultural landscape.
- Stellenbosch Interest Group Supports
- Franschoek Heritage and Ratepayers Association supported
- Stellenbosch Heritage Foundation and Stellenbosch Municipality did not comment within 30 days.
- The entire site is graded IIIA

DECISION

The Committee resolved to approve the application. The close-out report to be submitted 30 days from practical completion.

SB

12.2 Proposed subdivision, rezoning development of warehouse on RE Ptn 237 and Ptn 161 of Farm 292, Vredendal, S38(4)-NID

Case No: 2101404SB0119E

Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Proposal does not impact heritage

DECISION

No further studies required as heritage resources will not be impacted.

SB

12.3 Proposed ruins rehabilitation and stabilisation as part of the Skuifraam Archaeological Interpretation Site, Farm Skuifraam 11149 and 1629, Berg River Dam, Franschhoek, Stellenbosch, Cape Winelands, S35

Case No: 21011802SB0119E

Stephanie Barnardt introduced the case.

HELD OVER:

The matter be submitted to the next APM meeting on 3 February 2021

SB

12.4 Proposed pedestrian bridge, access, and ramp along the Eerster River, 667 and 7587 (Pedestrian Bridge) / 5667 (Pedestrian Ramp), Stellenbosch, Cape Winelands, S38(8)-NID

Case No: 21011803SB0120E

Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- NID associated with a previous HIA,
- IACom committee issued the final comment.

HELD OVER:

The matter be submitted to the next IACom meeting on 10 February 2021

SB

12.5 Brookdale Farm, proposed winery, 5/1731, Paarl, S38(4)-NID

Case No: 21012203SB0125E

Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Proposal does not impact heritage

DECISION

No further studies required as heritage resources will not be impacted.

SB

12.6 Proposed Restoration to existing retaining wall on Erf 1017, Simons Town Naval Base - Retaining Wall, Simons Town, S34-A&A
Case No: 21012608SB0126E

Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Detailed technical engineering drawings was tabled
- HOMs required expertise's of the other consultants on HOMs next week.

HELD OVER:

The matter be submitted to the next HOMs meeting on 8 February 2021.

SB

12.7 Proposed Additions and Alterations on Erf 1099, George Road, Wilderness, S34-A&A
Case No: 20112705KB0120E

Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:
The Committee notes the application is incomplete

FURTHER REQUIREMENTS

The Committee requires;

- Comment from municipality
- Comment from George Heritage Trust
- Photographs of the building and contextual photographs

KB

12.8 Proposed Additions and Alterations on Erf 860, 53 Park Street, 860, Greyton, S34-A&A
Case No: 21011812KB0120E

Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee notes the application is incomplete

FURTHER REQUIREMENTS

The Committee requires;

- Comment from Greyton Conservation Society
- Comment from the municipality

KB

12.9 Proposed Additions and Alterations on Erf 49062, 13 Evergreen Avenue, Newlands, S34-A&A
Case No: 2012017KB0120E

Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- City of Cape Town supports the proposal
-

FUTHER REQUIREMENTS

The Committee requires a full Section 34 application
Comments from the conservation body
Interior, exterior and contextual photographs

KB

12.10 Proposed redevelopment of the site, Val Die Vie, Farm 782, Paarl , S38(8)-NID
Case No: 21011302KB0120E

Khanyisilie Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

-

DECISION

No further studies as there is no reason to believe that there will be impact on heritage resources.

KB

12.11 Proposed Additions and Alterations on 1/1522, Leliefontein, Paarl, S34-A&A
Case No: 21011204KB0125E

Khanyisilie Bonile introduced the case.

Held over to 8th of February 2021. I&Aps to be invited.

KB

12.12 Proposed Additions and Alterations on Erf 2898, 30 Green Street, Hermanus, Overstrand, S34-A&A
Case No: KB0126E

Khanyisilie Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee notes that this application is incomplete

FURTHER REQUIREMENTS

The Committee requires more photographs of older portion of the house.
More internal and external and contextual photographs are required.
Historical information on the building and its environment.

KB

12.13 Proposed Additions and Alterations on Erf 3803, 16 Upper Auret Street, Paarl, S34-A&A

Case No: 21011807KB126E

Khanyisilie Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Drakenstein Heritage Foundation
- Paarl300 Supports
- Municipality supports

FURTHER REQUIREMENTS

The Committee requires plans to be amended using the correct NBR colors. Elevations to show areas of new work.

KB

12.14 Proposed Additions and Alterations on Erf 386, 273 Longmarket Street, Bo-Kaap, Cape Town, S34-A&A (Deviations)

Case No: 21010404ND0119E

Sandisiwe Matole introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee notes the application is incomplete.

FURTHER REQUIREMENTS

The Committee requires;

1. Comments from City of Cape Town
2. Full set of municipal plans
3. Comments from Bo-Kaap Civic and Bo-Kaap Youth Movement and SAHRA

ND

12.15 Proposed Additions and Alterations on Erf 4358.31 Louis Botha Avenue, Ruyterwacht, S34-A&A

Case No: 21011801ND0119E

Sandisiwe Matole introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The structure is graded NCW
- Site falls outside HPO
- The City of Cape Town supports application.

DECISION

The Committee resolved to approve the application. Case officer to request photographs before permit is issued.

ND

12.16 Proposed Additions and Alterations on Erf 9794, 8 12th Avenue, Fish Hoek, S34-A&A

Case No: 21011304ND0119E

Sandisiwe Matole introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The structure is graded NCW
- The site falls outside HPO
- City of Cape Town supports proposal

DECISION

The Committee resolves to approve the application.

ND

12.17 Proposed Additions and Alterations on Erf 53608, 77 Third Avenue, Claremont, S34-A&A

Case No: 21011810ND0119E

Sandisiwe Matole introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee notes that this application is incomplete.

FURTHER REQUIREMENTS

The Committee requires comments from the Harfield Village requirements.

ND

12.18 Proposed Additions and Alterations on Erf 322, 2 Chelsea Walk, Bantry Bay, S34-A&A

Case No: 20210111ND0122E

Sandisiwe Matole introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The application is for minor works
- Proposed en-suite, bedroom, and TV room inside the house

DECISION

The Committee resolves to approve the application with the condition that;

1. The two bathrooms are separated by means of dry walling in order not to damage the existing timber floors.
2. The committee also recommends the reuse of the kitchen door for the bathroom.

12.19 Proposed Additions and Alterations on Erf 52799, 36 Queen Victoria Road, Claremont, S34-A&A
Case No: 21011905ND0122E

Sandisiwe Matole introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee notes the application is incomplete

FURTHER REQUIREMENTS

Comments of GLCA required

ND

12.20 Proposed Additions and Alterations on Portion 9242 of Erf 16070, 5 Blueberry Close, Knysna, S34-A&A
Case No: 21011805ND0125E

Sandisiwe Matole introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee notes that the application is incomplete.
- Knysna Municipality supports the application

FURTHER REQUIREMENTS

The committee requires Interior, exterior and contextual photographs .
Comments from Simon Van de Stel required.

ND

12.21 Proposed Additions and Alterations on Erf 86646, 5 Henley Road, Muizenberg, CT, S34-A&A
Case No: 21011203ND0125E

Sandisiwe Matole introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is not within HPO
- Structure is graded IIIC
- City of Cape Town supports
- Muizenberg Historical Conservation Society supports the proposal

DECISION

The Committee resolved to approve the application.

ND

12.22 Proposed Additions and Alterations on Erf 97227, 16 Plamboom Road, Newlands, S34-A&A

Case No: 20112409ND0125E

Sandisiwe Matole introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- City of Cape Town supports application
- Site is within a proposed HPO
- Structure is graded IIIA
- Newlands Residents Association supports proposal

DECISION

The Committee resolved to approve the application. A close-out report is required within 30 days of practical completion.

ND

12.23 Proposed Additions and Alterations on Erf 98835, 26 Columbine Road, Rondebosch, S34-A&A

Case No: 20120402ND0125E

Sandisiwe Matole introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded the structure NCW
- The site falls outside HPOZ
- City of Cape Town supports the proposal

DECISION

The Committee resolved to approve the application.

ND

12.24 Proposed Additions and Alterations on Erf 33130, 2 Athlone Street, Athlone, S34-A&A

Case No: 21011504SM0119E

Sandisiwe Matole introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- City of Cape Town supports
- Graded NCW
- Outside HPO
- The Committee notes that work has been completed.

DECISION

S51 letter to be issued.

SM

12.25 Proposed Additions and Alterations on Erf 84849, 17 Gloucester Road, Lakeside, S34-A&A

Case No: 21010410SM0119E

Sandisiwe Matole introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded IIIC
- Not in HPO
- City of Cape Town supports the proposal
- Muizenberg Historical Society supports

DECISION

The Committee resolved to approve the application.

SM

12.26 Proposed Additions and Alterations, Ptn of 11221 of Erf 157620, 31 Frere Street, Woodstock, S34 A&A

Case No: 21011906SM0119E

Sandisiwe Matole introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- City of Cape Town supports
- The RTC did not submit final comment within the 30 day commenting period excluding holidays.

DECISION

The Committee resolved to approve the application.

SM

12.27 New Dwelling, 6 Middle Street, Farm 168, Wupperthal, S31-New Residence

Case No: 21012613SM0121E

Sandisiwe Matole introduced the case.

Referred to the Wupperthal Sub-Committee.

SM

12.28 New Dwelling, 8 Klip Street, Farm 168, Wupperthal, S31-New Residence

Case No: 21012614SM0121E

Sandisiwe Matole introduced the case.

Referred to the Wupperthal Sub-Committee.

SM

12.29 New Dwelling, 9 Klip Street, Farm 168, Wupperthal, S31-New Residence

Case No: 20102615SM0121E

Sandisiwe Matole introduced the case.

Referred to the Wupperthal Sub-Committee.

SM

12.30 New Dwelling, 10 Tra Tra Street, Farm 168, Wupperthal, S31-New Residence
Case No: 20102616SM0121E

Referred to the Wupperthal Sub-Committee.

SM

12.31 Proposed Additions and Alterations on Erf 1195, 44 Molteno Road, Oranjezicht, S34-A&A

Case No: 20102141SM0125E

Sandisiwe Matole introduced the case.

DISCUSSION

Amongst other things, the following was discussed:
The Committee notes that this application is complete.

FURTHER REQUIREMENTS

Municipal comments required.
More internal, external and contextual photographs required
Plans required
CIBRA comments required.

SM

12.32 Proposed Additions and Alterations on Erf 4624, Capitec Bank, Corner Ribeeck and Adderley Street, Cape Town, S34-A&A

Case No: 21011505SM0125E

Sandisiwe Matole introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- CIBRA supports
- HOMs graded IIIC

DECISION

The Committee resolved to approve the application.

SM

12.33 Proposed Additions and Alterations on Erf 8327, 12 Kingsway Street, Knysna, S34-A&A

Case No: 21012003SM0125E

Sandisiwe Matole introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Municipality supports
- HOMs graded IIIC

FURTHER REQUIREMENTS

Council submission plans required.

12.34 Proposed Additions and Alterations on Erf 9693, 14 Cummings Street, Wellington, S34-A&A
Case No: 21012508SM0127E

Sandisiwe Matole introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Grade III B
- Minor works application.

DECISION

Referred to BELCom on the 24th of February 2021.

12.35 Erf 161232

DISCUSSION

Amongst other things, the following was discussed:

- Grade III C
- Outside HPO
- Newlands Resident and Ratepayers support.

DECISION

The Committee resolved to approve the application

12.36 Erf 8622

DISCUSSION

Amongst other things, the following was discussed:

- City of Cape Town supports
- Grade III B
- Inside HPO
- Kalkbay St James Ratepayers and Resident's Association supports.

DECISION

The Committee resolved to approve the application

12.37 Proposed Additions and Alterations on Erf 21 Margaret Avenue, Erf 1773, Pinelands, S34-A&A
Case No: 20100510TZ0120E

Thando Zingange introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Outside HPO
- City of Cape Town supports
- Pinelands Ratepayers and Association supports the proposal
- HOMs graded NCW

DECISION

The Committee resolved to approve the application.

12.36 Proposed Additions and Alterations on Erf 12502, 19 Chester Road, Walmer Estate, CT, S34-A&A
Case No: 21010403TZ0120E

Thando Zingange introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee notes that this application is incomplete.

FURTHER REQUIREMENTS

Plans required

TZ

12.37 Proposed Additions and Alterations on Erf 13677, 103 Upper Balfour Street, Woodstock, CT, S34-A&A
Case No: 20110411TZ0120E

Thando Zingange introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee notes that this application is incomplete.
- Not in HPO
- City of Cape Town supports.

FURTHER REQUIREMENTS

1. Comments from WAAC required
2. Woodstock Residents Association and Salt River Heritage Society comments required.

TZ

12.38 Proposed Additions and Alterations on Erf 94788, 7 Beckham Street, Gardens, CT, S34-A&A
Case No: 20120101TZ0120E

Thando Zingange introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee notes that this application is incomplete.

DECISION

Applicant to submit proper architectural drawings of proposed changes to comply with building standards.

TZ

12.39 Proposed Additions and Alterations on Erf 1651, 12 Inverness Road, Pinelands, CT, S34-A&A
Case No: 21011809TZ0121E

Thando Zingange introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Not in HPO
- CoCT supports

DECISION

The Committee resolved to approve the application.

TZ

12.40 Proposed Additions and Alterations on Erf 50698, 3 Lynwood Road, Claremont, CT, S34-A&A

Case No: 21010401TZ0121E

Thando Zingange introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee notes that this application is incomplete.
- Not in HPO
- City of Cape Town
- HOMs graded NCW

DECISION

The Committee resolved to approve the application.

TZ

12.41 Proposed Additions and Alterations on Erf 127706, 31A Regent Street, Woodstock, CT, S34-A&A

Case No: 21012102TZ0121E

Thando Zingange introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee notes that this application is incomplete.
- Not in HPO
- City graded IIC
- City of Cape Town supports

FURTHER REQUIREMENTS

Comments from Woodstock Residents, Woodstock Aesthetic Advisory Committee.

Resubmit Section 34 application

TZ

12.42 Proposed Additions and Alterations on Erf 2696, 135-137 9th Street, Hermanus, Overstrand, Overberg, S34-A&A

Case No: 20111812TZ0125E

Thando Zingange introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee notes that this application is incomplete.

FURTHER REQUIREMENTS

Whale Coast Conservation body comment required.

TZ

12.43 Proposed Additions and Alterations on Erf 26439, Alexandra Road, Oude Molen Eco Village, Pinelands, CT, S34-A&A - Roof Repairs
Case No: 21012506TZ0126E

Thando Zingange introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIA

FURTHER REQUIREMENTS

CoCT comments required

Pinelands Residents and Ratepayers comments required

Observatory comments required

TZ

12.44 Proposed rezoning on Re Erf 1, Swellendam, S38(4)-NID
Case No: 21011902TZ0127E

Thando Zingange introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Does not impact negatively on heritage resources.

DECISION

No further studies since there is no reason to believe it impacts heritage resources.

TZ

13. OTHER MATTERS

13.1 None

14. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions. PB moved to adopted and LM seconded.

15 CLOSURE 15:15

16 DATE OF NEXT MEETING

8 February 2021

Chairperson's Signature.....

Date: 15 February 2021

Secretariat's Signature: A.BROWN

Date: 15 February 2021