

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING**
**Held on Monday, 31 August 2020, HOMS MEETING VIA MICROSOFT TEAMS,
scheduled for 09:00**

1. OPENING AND WELCOME

The Chairperson, Ms Colette Scheermeyer, officially opened the meeting at 09:02 and welcomed everyone present. It was noted Mr Windvogel would take over chairing the meeting from 12h00 onwards as Ms Scheermeyer and Ms Dhansay had to attend to another commitment. The meeting was informed Ms Bonile would be joining the meeting later due to a morning commitment.

2. ATTENDANCE

Members

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

Members of Staff

Ms Nosiphiwo Tafeni (NT) (secretary)
Ms Nokubonga Dlamini (ND)
Ms Colette Scheermeyer (CS)
Ms Stephanie Barnardt (SB)
Ms Khanyisile Bonile (KB)
Mr Thando Zingange (TZ)
Ms Sandisiwe Matole (SM)
Mr Jonathan Windvogel (JW)
Ms Waseefa Dhansay (WD)

Legal Support

Ms Penelope Meyer(PM)
(Scribe for the meeting)

Visitors

Item 11.1 Ms P Botha and Ms B Hayes (representing Stellenbosch Interest Group); Mr T Ziehl (architect representing the applicant)

Observers

None

3. APOLOGIES

Absent

None

4. APPROVAL OF AGENDA

4.1 Dated 21 August 2020.

The items relevant to the meeting were noted as those assigned in the case allocation for the meeting of 31 August 2020.
SB .moved to adopt the agenda and SM supported.

5. Approval of Minutes of the Previous Meeting

5.1 None. The meeting minutes were approved at a meeting the previous week.

6. Disclosure of conflict of interest

None

7. Confidential matters

8. Standing Item

None

9. Confidential matters

None

8. Standing Item

None under items 8.1-8.3

8.1 Site inspections undertaken

8.2 Proposed Site Inspection

8.3 Site Inspection Reports

8.4 Preparation for the upcoming coming committee meetings

8.4.1 Preparation for the upcoming coming committee meetings

8.4.1 APM 2 September 2020

Deferred to a separate discussion with case officers outside of the HOMS meeting

8.5 Interim and Close Out Reports

8.5.1 None

8.6 Incomplete Applications

11.7 Comments from Woodstock Residents and Ratepayers Association required

11.16 Comments from City of Cape Town required.

11.17 Internal and external images, Sea Point For All and Sea Point Fresnaye and Bantry Bay conservation body comments still required.

12.5 Removed from the Agenda, not all information supplied.

12.13 Comments from the Municipality and more contextual, internal and external photographs required.

12.24 Comments from the Friends of Constantia Homeowners Association and Friends of Constantia Greenbelt.

12.20 Internal photographs required.

12.26 All photographs (internal, external and streetscape), comments from City of Cape Town, Title Deed and building plans required.

12.29 Internal photographs required.

12.32 Comments from City of Cape Town and Pinelands Residents and Ratepayers Association required.

- 12.30 No photographs – internal, external and streetscape photographs required
- 12.33 CoCT comment required
- 12.34 Internal photographs required.
- 12.36 No photos or supporting
- 12.35 No photographs – internal, external and streetscape photographs required
- 12.39 Streetscape photographs required, Greater Lynfraye Civic Association comments required.
- 12.40 Internal and streetscape photographs, required and comment from the Upper Claremont Residents and Ratepayers Association.

9 Administrative Matters

- 9.1 None

10. Appointments

- 10.1 Item 11.1(10:00)

MATTERS TABLED

11. Matters Arising

- 11.1 Proposed Alterations and Additions, Erven 523 and 6174,14 and 16 Papegaaï Street, Stellenbosch, Cape Winelands, S49- Appeal referral to HOMS

**HM/ CAPE WINELANDS / DRAKENSTEIN/ STELLENBOSCH /ERVEN 523 AND 6174
Case No:19050923SB0813E**

Ms P Botha and Ms B Hayes (representing Stellenbosch Interest Group) and Mr T Ziehl (representing the applicant) were present and took part in the discussion.

Amended application documents were tabled.

SB introduced the case.

SB noted Final plans were approved by BELCom.
The Appeals committee required amendments to landscaping and a reduction in the parking.

DISCUSSION

Amongst other things, the following was discussed.
The applicant's representative stated that they were prepared to remove the parking in front of the building. Representative of Stellenbosch Interest Group (SIG) also requested to see the amended plan, which was agreed to.

FURTHER REQUIREMENT

Revised plans with parking omitted to be submitted to HOMS. The plans to be sent to Stellenbosch Interest Group for comment.

SB

- 11.2 Proposed Alterations and Additions, Erf 569, 16 Marine Drive, Wendy Cottage, Hermanus, Overstrand, Overberg. S34-A&A

HM/ OVERBERG / OVERSTRAND / HERMANUS /ERF 569

Case No: 20080313KB0805E

KB introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

The heritage practitioner provided clarity on the comments from the I&AP's. The Overstrand Heritage and Aesthetics Committee was notified but did not comment within the 30-day commenting period.

COMMENT

The matter is referred to BELCom on 17 September 2020.

KB

- 11.3 Proposed Additions and Alterations, Erf 2603, 3 Mareloa Way, Pinelands, CT.S34-A&A

HM/ CAPE TOWN METROPOLITAN / PINELANDS /ERF 2603

Case No: 20071504ND730E

Application documents were tabled.

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed.

- The building is considered Not Conservation Worthy;
- The building is not within an HPO;
- CoCT supports the proposal. The CoCT comments received on 24 August 2020;
- The proposal does not impact on heritage resources.

DECISION

The committee resolved to approve the application.

ND

- 11.4 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

ND introduced the case.

Development plans showing completed work and proposed work received on 25 August 2020.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- Drakenstein Municipality comment is not the required heritage comment from the Local Authority;
- Drakenstein Heritage Foundation had no objections;
- Paarl 300 had no objections;
- The structure is graded IIIC;
- The building is not located in an area special significance

FURTHER REQUIREMENT

Heritage comment from Drakenstein Municipality required.

ND

- 11.5 Proposed Additions and Alterations, Erf 3045, 31 St Quintons Street, Oranjezicht, CT.S34-A&A
HM CAPE TOWN METROPOLITAN / ORANJEZICHT/ERF 3045

Case No: 20060518ND0713E

ND introduced the case.

Internal photographs received on 7 August 2020. Applicant invited on 24 August 2020. On that date the committee required details of the previous permit and plans depicting proposed and already completed work.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- The site located within a HPO;
- The building is not yet graded but the neighbourhood graded IIIB;
- The committee proposes a grading of IIIB due to internal photos and part of a cluster of 3 buildings;
- CoCT has no objections;
- CIBRA has no objections.
- The proposal will not negatively impact the heritage resource.

DECISION

HWC cannot approve unauthorised work.

The committee approves the proposed new work as annotated on the plans.

ND

- 11.6 Proposed Additions and Alterations, Erf 3521,30 Upper Bosman Street, Paarl, Drakenstein, Cape Winelands (S34-A&A)
HM/ CAPE WINELANDS / DRAKENTEIN/ PAARL /ERF 3521

Case No:20072104ND0729E

ND introduced the case.

Comments from Paarl 300 and Drakenstein Heritage Foundation received 28 August 2020.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- The Local Authority, Paarl 300 and DHF supported the application
- The building is considered not conservation worthy.
- The proposal has no impact on heritage resources

DECISION

The committee approved the application.

ND

- 11.7 Proposed Additions and Alterations, Erf 118905, 22 Durban Road, Wynberg, CT.S34-A&A

HM/ CAPE TOWN METROPOLITAN / WYNBERG /ERF 118905

Case No:20080308ND0813E

ND introduced the case.

COMMENT

Comment from Wynberg Residents and Ratepayers Association still not received. Wynberg Old Village Society is a separate conservation body.

Decision

Comments from conservation bodies required.

ND

- 11.8 Proposed Additions and Alterations, Erf 32,19 Alphen Way, Bergvliet, CT.S34-A&A

HM/ CAPE TOWN METROPOLITAN / BERGVLEIT/ERF 32

Case No:20040202SM0413E

SM introduced the case.

The minor works application received 18 August 2020.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- The building not yet graded by CoCT;
- The committee suggests that the building is not conservation worthy.

DECISION

HWC cannot condone illegal work. A letter in terms of S51 of the NHRA to be issued.

SM

- 11.9 Proposed Additions and Alterations, Erf 14108, 2 Doordrift Road, Constantia, CT.S34-A&A

HM/ CAPE TOWN METROPOLITAN / CONSTANTIA /ERF 14108

Case No:20070213SM0713E

SM introduced the case.

Comments from Friends of Constantia Valley Greenbelt and CoCT received 19 August 2020.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- The main building is graded IIIC;
- FOCVG had no objection;
- Constantia Rarepayers and Residents Association had no objection;
- City of Cape Town had no objection to the development but queried the landscaping plan

DECISION

The application was approved as not impacting negatively on heritage resources.

SM

11.10 Proposed Additions and Alterations, Erf 926, 11 Clive Road, Vredehoek, CT.S34-A&A

HM/ CAPE TOWN METROPOLITAN / VREDEHOEK /ERF 926

Case No:20080404SM08011E

SM introduced the case.

Greater Vredehoek Heritage Aaction Group comment received on 19 August 2020.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- Graded IIIC within an HPO.
- CoCT supported the application

DECISION

HWC cannot approve unauthorised work.

The committee approves the proposed new work as annotated on the plans.

SM

11.11 Proposed Additions and Alterations, Erf 14887, 72 Upper Melbourne Road, Walmer Estate, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN / WALMER ESTATE /ERF 14887

Case No:20061002SM0709E

SM introduced the case.

Comment from Salt River Heritage Society was requested and received on 21 August 2020. SRHS says the application is outside their boundaries. The boundaries need to be clarified as at present the SRHS has the entire City as their area of interest.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- The building is graded IIIC and lies outside an HPO;

- Walmer /University Estate Conservation Action Group has no objection;
- City of Cape Town supports the application;
- The proposal will have no impact on heritage resources.

DECISION

The application is approved.

SM

- 11.12 Proposed Additions and Alterations, Erf 1567, Old Post Office, Piet Rtief Street, Tulbagh.S34-A&A
HM/ CAPE WINELAND/ WITZENBERG/ TULBAGH /ERF 1567

Case No:20081203SM0811E

SM introduced the case.

A plan was requested as was submitted on 19 August 2020.
 Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- The building is graded III B according to Tulbagh inventory;
- It falls within the historic core of Tulbagh;
- Witzenberg Municipality supports the proposal;
- Tulbagh Valley Heritage Association requested a more Edwardian coping on boundary walls and colours be retained.

DECISION

The application is approved. A suitably qualified heritage practitioner to oversee the work and provide a closeout report which is to be submitted within 30 days of practical completion.

SM

- 11.13 Proposed Additions and Alterations, Erf 3390, 45 Atlantic Drive, Hermanus, Overstrand, Overberg S34-A&A
HM/ OVERBERG / OVERSTRAND / HERMANUS /ERF 3390

Case No:20080307TZ0817E

TZ introduced the case.

Application still incomplete, comment still awaited from Whale Coast Conservation Body.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

FURTHER REQUIREMENT

HOMS requests a brief site history to be provided in addition to the still outstanding conservation body requirement.

TZ

- 11.14 Proposed Additions and Alterations, Erf 652, 13 Uplands Street, Milnerton, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/ MILNERTON/ ERF 652

Case No:20200206TZ0813E

TZ introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- The building is not conservation worthy and is not located in an HPO;
- The City of Cape Town supports the application
- The proposal will not impact a heritage resource.

DECISION

The committee resolved to approve the application.

TZ

11.15 Proposed Additions and Alterations, Erf 4383, 31 Wynne Street, Parow, CT.S34- A-A

HM/ CAPE TOWN METROPOLITAN/ PAROW/ERF 4383

Case No: 20081108TZ0811E

TZ introduced the case.

Streetscape images were requested and received on 25 August 2020.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- The building is graded IIIc and is situated outside the HPO;
- The City of Cape Town indicated that the work was completed and did not support the alteration.

DECISION

HWC cannot condone unauthorised work. A letter in terms of Section 51 of the NHRA be sent.

TZ

11.16 Proposed Total Demolition, Erf 1478, 213 Eighth Avenue, Grassy Park, CT- Total Demolition

HM/ CAPE TOWN METROPOLITAN/ GRASSY PARK/ ERF 1478

Case No: 20073102TZ0803E

TZ introduced the case.

COMMENT

Application still incomplete. CoCT comments required

TZ

11.17 Proposed Alterations and Additions, Erf 1634, 9 Barkly Road, Sea Point, CTS34- A&A

HM/ CAPE TOWN METROPOLITAN/ SEA POINT /ERF 1634

Case No: 20071312TZ0814E

TZ introduced the case.

COMMENT

Application still incomplete. Internal and external images SFA and SFBRRRA comments still required.

TZ

12 New Matters

- 12.1 Proposed mixed-density residential estate on Vyfbrakkefontein Ptn 220/178 (Aalwyndal) Mossel Bay, Eden. S38(8)-HIA
HM/ EDEN / MOSSEL BAY / PTN 220/178
Case No: 20081209SB0818E

SB introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- There was concern that no NID had been submitted.

COMMENT

The committee requires the submission of a NID in terms of S38(1) of the NHRA to determine whether or not an HIA is required.

SB

- 12.2 Proposed Additions and Alterations, Farm 920, William Sergeant Street, Sir Lowry's Pass Village.S34-Total Demolition
HM/ CAPE TOWN METROPOLITAN / SIR LOWRY'S PASS VILLAGE /FARM 920

Case No: 20061207SB0820E

SB introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- Buildings are not conservation worthy and do not lie within an HPO.
- City of Cape Town supports the application.
- There will be no impact on heritage resources.

DECISION

The committee resolved to approve the application

SB

- 12.3 Proposed excavation and installation of electrical infrastructure, Erf 194294, V&A Waterfront, CT. S38(4)-NID
HM/ CAPE TOWN METROPOLITAN/ V&A WATERFRONT /ERF 194294

Case No: 20072108SB0820E

SB introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- There is no reason to believe that the proposed mining activities on excavation and installation of electrical infrastructure will impact heritage resources.

DECISION

No further studies in terms of section 38 of the NHRA.

SB

- 12.4 Proposed unlawful development of a road, Ptn 5/218 and 3/218, Farm Amperbo and Sterhuis, Stellenbosch, Cape Winelands. S38(8)-NID
HM/ CAPE WINELANDS / STELLENBOSCH/ PTN 5/218 AND 3/218

Case No: 20080603SB0820E

SB introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- Work has already taken place.
- There is no reason to believe that the proposed Farm Amperbo and Sterhuis unlawful development of a road have impacted heritage resources.

DECISION

No further studies in terms of section 38 of the NHRA.

SB

- 12.5 Proposed construction of three 115 MW Solar Photovoltaic (PV) power generation facilities on Ptn 149/rem, Grootfontein 149/5, Witte Wall 171, Farm Die Brak 241, Farm Platfontein 240, Grootfontein, Witte Wall, Die Brak, Witzenberg, Cape Winelands. S38(8)-NID
HM/ CAPE WINELANDS / DRAKENSTEIN/ WITZENBERG / PTN 149/REM, GROOTFONTEIN 149/5, WITTE WALL 171, FARM DIE BRAK 241, FARM PLATFONTEIN 240

Case No: 20081908SB0821E

SB introduced the case.

Application documents were tabled.

WITHDRAWN

SB

- 12.6 Proposed residential development on Farm 1221 Watervliet, Paarl, Drakenstein, Cape Winelands S49-Appeal
HM/ CAPE WINELANDS / DRAKENTEIN/ WITZENBERG / FARM 1221

Case No:20070207SB0720E

SB introduced the case.

Application documents were tabled.

COMMENT

The matter is to be tabled at the Appeals committee on 16 September 2020.

SB

- 12.7 Proposed boundary fence and development of orchards, Ptn 956/Rem, Farm 1274, Farm 1419 registration as Farm 1833, Donkerhoek, Paarl, Drakenstein, Cape Winelands.S38(4)-NID
HM/ CAPE WINELANDS / DRAKENSTEIN/ PAARL / PTN 956/REM, FARM 1274, FARM 1419 REGISTRATION AS FARM 1833

Case No:20080708SB0824E

SB introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- There is no reason to believe that the proposed boundary fence and development of orchards will impact heritage resources.

DECISION

No further studies in terms of section 38 of the NHRA.

SB

- 12.8 Proposed New reservoir along with associated infrastructure on Farm 168, Wupperthal, Cederberg. S38(8)-NID
HM/ CEDERBERG / WUPPERTHAL / FARM 168

Case No:20082102SB0824E

SB introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- There is no reason to believe that the proposed new reservoir along with associated infrastructure will impact heritage resources.

DECISION

No further studies in terms of section 38 of the NHRA.

SB

- 12.9 Proposed Solar package plant on Farm 133 Kuiperskraal, Durbanville, CT. S38(8)-NID

HM/ CAPE TOWN METROPOLITAN/ DURBANVILLE/ FARM 133

Case No:20082108SB0824E

SB introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- The site is located in very disturbed farmland. It is unlikely that archaeological resource will be found;
- There is no reason to believe that the proposed Solar package plant on Farm Kuiperskraal will impact heritage resources.

DECISION

No further studies in terms of section 38 of the NHRA.

SB

- 12.10 Proposed retirement village on Farm 11628, D'Aria, Durbanville, CT. S38(8)-NID
HM/CAPE TOWN METROPOLITAN/ DURBANVILLE/ FARM 11628

Case No:20082603SB0826E

SB introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- The consultant recommended HIA including AIA and VIA and architectural study of the built environment;
- There is reason to believe that the proposed retirement village on Farm 11628, Durbanville will impact heritage resources.

DECISION

An HIA be submitted which includes an AIA, a VIA and architectural study of the built environment.

SB

- 12.11 Proposed redevelopment of the site, Erf 56421, 1 Torquay Avenue, Claremont, CT. S38(4)-NID
HM/ CAPE TOWN METROPOLITAN/ CLAREMONT / ERF 56421

Case No:20081705KB0718E

KB introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- It was noted that there was a previous condition imposed by IACom that no fencing be allowed.
- This NID proposes fencing to be installed.

DECISION

That an HIA be submitted which assesses the impact of the proposed fencing on the heritage resources.

KB

- 12.12 Proposed Roof replacement, Erven 153, 154, 155, 160, 161, 168 , 39 Van Riebeeck Street, Gaudini High School,Rawsonville.S34-A&A
HM/ CAPE WINELANDS/ BREEDE VALLEY// RAWSONVILLE/ ERVEN 153, 154, 155, 160, 161, 168

Case No:20071509KB0820E

KB introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- Minor works application replacing like with like;
- The committee suggests a grading of IIC.

DECISION

The committee resolved to approve the application.

KB

- 12.13 Proposed Alterations and Additions, Erf 4476, 15 Ash Street, Robertson S34-A&A
HM/ CAPE WINELANDS / LANGEBERG/ ROBERTSON / ERF 4476

Case No:20081702KB0820E

COMMENT

The application is deemed to be incomplete. Comments from the Langeberg Municipality and additional internal, external and streetscape photographs required.

KB

- 12.14 Proposed roof replacement, Erf 48274, Main Street, SA College Junior, Newlands, CT.S34-A&A
HM/ CAPE TOWN METROPOLITAN/ NEWLANDS/ ERF 48274

Case No:20071507KB0820E

KB introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- Minor works application , replacement of the roof;
- The proposal will not negatively impact on heritage resource.

DECISION

The committee resolved to approve the application.

KB

- 12.15 Proposed Singage minor works Erf 96664, 13 Boundary Road, Josephine Mill, Newlands, CT.S27-Singage minor works
HM/ CAPE TOWN METROPOLITAN/ NEWLANDS / ERF 96664

Case No:20072317KB0820E

KB introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- Minor works application for signage;
- The committee was concerned about the signage on the PHS.

DECISION

The application was referred to BELCom on 17 September 2020.

KB

- 12.16 Proposed stairway realignment, Erf 96664, 13 Boundary Road, Josephine Mill, Newlands, CT. S27-stairway realignment
HM/ CAPE TOWN METROPOLITAN/ NEWLANDS / ERF 96664

Case No:20073101KB0820E

KB introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- Minor works to comply with fire regulations;
- The building is graded a PHS;
- The proposal will not negatively impact the heritage resource.

DECISION

The committee resolved to approve the application.

KB

- 12.17 Proposed mixed use development Erven 10712 and 4932, Corner Albert Road, Railway Street and Strand Street, Woodstock, CT.S38(4)-NID
HM/ CAPE TOWN METROPOLITAN/ WOODSTOCK / ERVEN 10712 AND RE 4932

Case No:20082107KB0824E

KB introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- The consultant recommended an HIA be conducted.

DECISION

An HIA must be submitted incorporating :

- 1) A townscape study including heritage indicators, assessing the impact of height, bulk, scale and visual assessment
- 2) A socio-historical study;
- 3) An archaeological study focusing on the historic shoreline;
- 4) Assessment of an SDP; and
- 5) An integrated set of recommendations.

KB

12.18 Proposed Chicken Farm expansion Ptn 3/881, Morgenverwagt, Malmesbury, Swartland, S38(8)-NID

HM/ WEST COAST/ SWARTLAND/ MALMESBURY/ PTN 3/881

Case No:20081210KB0824E

KB introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- There is no reason to believe that the proposed Chicken Farm expansion will impact heritage resources.

DECISION

No further studies in terms of section 38 of the NHRA.

KB

12.19 Proposed roof replacement Erf 680, Manatoka Road, Thornton Primary School, Thornton.S34-A&A (roof replacement)

HM/CAPE TOWN METROPOLITAN / THORNTON / ERF 680

Case No: 20071508ND0820E

ND introduced the case.

Application documents were tabled.

The application was for minor works
The proposed repairs are like for like.

DISCUSSION

Amongst other things, the following was discussed.
The committee felt that the building can be graded III C.

DECISION

The committee resolved to approve the application.

ND

12.20 Proposed Alterations and Additions, Erf 950, 2 Francis Road, Pinelands, CT S34-A&A

HM/CAPE TOWN METROPOLITAN / PINELANDS/ ERF 950

Case No: 20081907ND0820E

ND introduced the case.

Application documents for extension of a permit were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- The application to extend the permit is not the correct application as new work is being contemplated.

DECISION

A full application in terms of S34 must be applied for in respect of the new work.

ND

12.21 Proposed roof replacement Erven 5285, 5284, 5283, 5282-RE, 5302, 5281-RE, 5303, 5304, 5305-RE, 5311, 5306, 5307, 5308, 5309, 5310-RE, 5314, 5313, 5703, 5372, 5373, 5374, 5375, 5376, 5300, 5601, 5602, 5382-RE, 5384, 5378, 5377, 5599, 5598, 5597, St Georges Street, Bellville Primary School, Bellville, CT.S34-A&A (roof replacement)

HM/CAPE TOWN METROPOLITAN / BELLVILLE/ ERVEN 5285, 5284, 5283, 5282-RE, 5302, 5281-RE, 5303, 5304, 5305-RE, 5311, 5306, 5307, 5308, 5309, 5310-RE, 5314, 5313, 5703, 5372, 5373, 5374, 5375, 5376, 5300, 5601, 5602, 5382-RE, 5384, 5378, 5377, 5599, 5598, 5597

Case No: 20071505ND0820E

ND introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- Minor works application replacing like with like.
- The committee proposes a IIC grading.

DECISION

The committee resolved to approve the application.

ND

12.22 Proposed Alterations and Additions, Erf 75, 7 Lister Way, Meadowridge, CT.S34-A&A

HM/CAPE TOWN METROPOLITAN / MEADOWRIDGE/ ERF 75

Case No: 20081309ND0821E

ND introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- CoCT supported the application
- Not considered to be conservation worthy and not located in an HPO.

DECISION

The committee resolved to approve the application.

ND

- 12.23 Proposed Total Demolition permit extension Erf 272, 7 Chepstow Road, Green Point, CT.S34-Total Demolition permit extension

HM/CAPE TOWN METROPOLITAN / GREEN POINT/ ERF 272

Case No: 20072313ND0821E

ND introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- Site considered to be not conservation worthy and not within an HPO.

DECISION

The committee resolved to extend the validity of the permit until 1 September 2023.

ND

- 12.24 Proposed Alterations and Additions Erf 50253, 12 Buchan Road, Newlands, CT S34-A&A

HM/CAPE TOWN METROPOLITAN / NEWLANDS/ ERF 502531

Case No: 20062405ND0821E

ND introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

CoCT supports the proposal.

Considered not conservation worthy, not in an HPO.

Newlands Residents Association requested to be invited to attend.

HELD OVER

Held over to allow the applicant and I&AP's to be invited to attend the meeting.

ND

- 12.25 Proposed Alterations and Additions Erf 98799, 31 Dulveton Road, Rondebosch, CT.S34-A&A

HM/CAPE TOWN METROPOLITAN / RONDEBOSCH / ERF 98799

Case No: 20081904ND0821E

ND introduced the case.

COMMENT

The application is deemed incomplete. CoCT comments, title deed, set of plans and internal, external and streetscape photographs required.

ND

- 12.26 Proposed Alterations and Additions Erf 42914, 57 Sixth Avenue, Rondebosch, CT.S34-A&A
HM/CAPE TOWN METROPOLITAN / RONDEBOSCH/ ERF 42914
Case No: 20070912ND0826E

ND introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- The site is considered to be not conservation worthy;
- Not located within an HPO;
- CoCT supports the application.
- The preproposal will not impact a heritage resource.

DECISION

The committee resolved to approve the application

ND

- 12.27 Proposed Alterations and Additions Erf 10861 Groot Constantia, Constantia, CTS27-A&A
HM/CAPE TOWN METROPOLITAN / CONSTANTIA/ ERF 10861
Case No: 20063002ND0826E

ND introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- Minor works application to the Manor House in Groot Constantia;
- City of Cape Town supports the application;
- The proposal will not negatively impact the heritage resource.

DECISION

The committee resolved to approve the application

ND

- 12.28 Proposed new farm packing shed and farm labourer's housing on Erf 40 Ptn 9 Weltevrede Farm, Wellington
HM/CAPE WINELANDS/ DRAKENSTEIN / WELLINGTON/ ERF 40 PTN 9
Case No: 20071302ND0825E

ND introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- Work is already complete.
- Consultant recommends no further studies.

DECISION

No further studies required.

ND

12.29 Proposed Alterations and Additions Erf: 604, 52 Seagull Road, Scarborough.S34-A&A

HM/ CAPE TOWN METROPOLITAN/ SCARBOROUGH /ERF 604

Case No: 20200813SM0818E

INCOMPLETE

Internal photographs required

SM

12.30 Proposed Alterations and Additions, Erf 11171, 28 Central Circle, Fish Hoek, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/FISH HOEK/ ERF 11171

Case No: 20080506SM0818E

SM introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- Not conservation worthy located outside and HPO;
- City of Cape Town supported the proposal;
- The proposal will not negatively impact the heritage resource.

DECISION

The committee resolved to approve the application.

SM

12.31 Proposed Alterations and Additions, Erf 63659, 40 Oak Avenue, Kenilworth,CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/KENILWORTH/ ERF 63659

Case No: 20081401SM0818E

SM introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- The site is graded IIIIC;
- City of Cape Town supported the proposal;
- The proposal will not negatively impact the heritage resource.

DECISION

The committee resolved to approve the application.

SM

- 12.32 Proposed Total Demolition, permit extension Erf 232, 55 High Level Road, Green Point, CT. S34-Total Demolition, permit extension
HM/ CAPE TOWN METROPOLITAN/ GREEN POINT/ ERF232

Case No: 20072314SM0819E

SM introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- The building is not conservation worthy.

DECISION

The committee resolved to extend the permit until 1 September 2023.

SM

- 12.33 Proposed Alterations and Additions, Erf 2761, 4 Crassula Way, Pinelands, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN/PINELANDS/ ERF 2761

Case No: 20080408SM0819E

INCOMPLETE

CoCT comments required

SM

- 12.34 Proposed Alterations and Additions, Erf 38703, 132 Thornton Road, Athlone, CT, S34-A&A
HM/ CAPE TOWN METROPOLITAN/ATHLONE/ ERF 38703

Case No: 20080304SM0819E

INCOMPLETE

Internal photographs required.

SM

- 12.35 Proposed proposed widening of a section of Spine Road between the N2 bridge and Old Faure Road Erf 41964, Farm Eersriv 981/RE, Farm Eersriv 981/18/RE, Farm Drift Sands 544/RE, Spine Road, Blue Downs, CT.S38(8)-NID
HM/ CAPE TOWN METROPOLITAN/ BLUE DOWNS/ ERF 41964, FARM EERSRIV 981/RE, FARM EERSRIV 981/18/RE, FARM DRIFT SANDS 544/RE

Case No: 20040906SM0819E

COMMENT

Supporting documents and all photographs required

SM

- 12.36 Proposed 11KV powerline Ptn 50/238, George, Eden.S38(4)-NID
HM/ EDEN / GEORGE/ PTN 50/238
Case No: 20200629SM0824E

SM introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- There is no reason to believe that the proposed 11KV powerline will impact heritage resources.

DECISION

No further studies in terms of section 38 of the NHRA.

SM

- 12.38 Proposed 11KV powerline Ptn 2 and 5 of Farm 256 Farm Kluijieskraal, Swellendam, Overberg.S38(4)-NID
HM/ OVERBERG / SWELLENDAM / PTN 2 AND 5 OF FARM KLUIJIESKRAAL

Case No: 20042404TZ0819E

TZ introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- Consultant does not recommend an HIA.
- There is no reason to believe that the proposed 11KV powerline will impact heritage resources.

DECISION

No further studies in terms of section 38 of the NHRA.

TZ

- 12.39 Proposed Alterations and Additions, Erf 51699,11 Lee Road, Claremont, CT S34-A&A
HM/ CAPE TOWN METROPOLITAN/ CLAREMONT/ERF 51699

Case No: 20071601TZ0824E

COMMENT

The application is deemed incomplete. Greater Lynfrae Civic Association comments and photographs required.

TZ

- 12.40 Proposed Alterations and Additions, Erf 56305, 10 Phyllis Road, Claremont, CT .S34-A&A
HM/ CAPE TOWN METROPOLITAN/ CLAREMONT/ERF 56305

Case No: 20081215TZ0824E

COMMENT

The application is deemed incomplete. Streetscape photographs, Greater Lynfrae Civic Association comments required.

TZ

- 12.40 Proposed Signage,Paarl and Wellington Heritage Trails Signage,Drakenstein.S27-Signage
HM/ CAPE WINELANDS/DRAKENSTEIN/PAARL/PAARL AND WELLINGTON HERITAGE TRAILS SIGNAGE

Case No: 20013109TZ0824E

TZ introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- Various signage proposed for PHS sites;
- Drakenstein Municipality, Paarl 300 and DHF supported the application;
- The committee was concerned that signage on PHS's need to be uniform across the province and that there should be further guidelines provided on interpretation of sites.

COMMENT

The application is referred to the BELCom on 17 September 2020 and that the parties be invited to attend the meeting.

TZ

- 12.41 Proposed Additions and alterations on Erf 878, Corner of Voortreker_Andrew Whyte Street, Swellendam . S34-A&A
HM/ OVERBERG/ SWELLENDAM /ERF 878

Case No:20072709TZ0825E

TZ introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

FURTHER REQUIREMENTS

Current dated photographs be supplied.
Municipal plans including fixing details of the proposed canopy be supplied.
Simon van der Stel Foundation comment required on the revised proposals which includes the above information.

TZ

- 12.42 Proposed additions and alterations on Erf 3413, 211 Long Market Street, Cape Town. S34-A&A(Minor Works)
HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN CBD/ERF 3413

Case No:20050501TZ0825E

TZ introduced the case.

Application documents were tabled.

DISCUSSION

Amongst other things, the following was discussed.

- The application was not considered to be a minor works application, a full section 34 application is required.

FURTHER REQUIREMENT

Full S34 application form, CoCT, City Bowl Ratepayers Association, Cape Institute For Architecture and DOCOMOMO comments required.

TZ

13 OTHER MATTERS

13.1 None

14. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions.
SB move to adopt and ND supported the decision.

15 CLOSURE

The meeting adjourned at: 13:46

16 DATE OF NEXT MEETING:

7 September 2020

Chairperson's Signature... 

Date: 7.9.2020

Secretariat's Signature... 

Date: 7. 9.2020