

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

**Held on Monday, 6 September 2021, HOMS MEETING VIA MICROSOFT TEAMS,
scheduled for 08:30**



1. OPENING AND WELCOME

The Chairperson, Mr Jonathan Windvogel officially opened the meeting at 8:30 and welcomed everyone present.

2. ATTENDANCE

Members

Mr Peter Buttgens (PB)
Ms Laura Milandri (LM)

Members of Staff

Ms Aneeqah Brown (AB) (secretary)
Mr Jonathan Windvogel (JW) (Acting Assistant Director)
Ms Khanyisile Bonile (KB) (Heritage Officer)
Ms Ayanda Mdludlu (AM) (Case Officer)
Ms Anita Shologu (AS) (Intern Admin support)
Ms Muneerah Solomon (MS) (Case officer)
Ms Zikhona Sigonya (ZS) (Intern Admin support)

Legal Advisor

Ms Cathy-Ann Potgieter (CAP)

Visitors

Ms. Tasneem Higgins
Mr. Ron Martin
Mr. Shuaib Schroeder
Ms. Marilie Pretorius
Mr. Henry Aikman
Michiel Scharrighuisen
Mr. Clive Theunissen
Ms. Ursula Rigby
Mr. Stuart Burnett

Observers

None

3 Apologies

Ms Stephanie Barnardt (SB)
Ms Xola Mwandle(XM)

Absent

None

4. Approval of Agenda

4.1 6 September 2021. LM moves to adopt the agenda and AM seconds.

5. Approval of Minutes of the Previous Meeting

5.1 30 August 2021

6. Disclosure of conflict of interest

6.1 **LM:** 11.9 and 12.38

7. Confidential matters

7.1 None

8. Standing Items

8.1 **Site inspections undertaken.**

8.2 **Proposed Site Inspection**

8.3 **Site Inspection Reports**

8.3.1 None

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

8.4.1 Appeals 8 September 2021.

8.5 **Interim and Close out Reports**

8.5.1 None

8.6 **Incomplete Applications**

9. Administrative Matters

9.1 None

10. Appointments

11.7 **Proposed additions and alterations on Erf 8676, La Concorde Building, S34-A&A
Case No: 21072207KB0723E**

MATTERS TO BE DISCUSSED

11. MATTERS ARISING

11.1 **Proposed additions and alterations on Erf 73398, 148 Chudleigh Road, Plumstead, S34-A&A
Case No: 21081001MS0811E**

Ms. Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 27 August 2021.
- Graded NCW
- Outside HPO
- CoCT supports the proposal.

DECISION

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

MS

11.2 Proposed Additions and Alterations on Erf 12563, 26 Coronation Road, Walmer Estate S34-A&A Case No: 21081111MS0816E

Ms. Muneerah Solomon introduced the item.

Ms. Tasneem Higgins, Mr. Shuaib Schroeder (owners) and Mr. Ron Martin (heritage consultant) were present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 3 September 2021.
- Graded III C
- Inside HPO
- CoCT does not support the proposal.
- Walmer Estate Residents and Ratepayers supports the proposal.
- Walmer University Estate Conservation Action Group supports the proposal.

HELD OVER:

Referred to BELCom on 14 September 2021.

MS

11.3 Proposed additions and alterations on Erf 1378, 18 Kloofnek Road, Tamboerskloof, S34-A&A Case No: 21051011AM0525E

Ms. Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 26 August 2021
- Grade IIIB
- Inside HPO
- CoCT supports the proposal.
- City Bowl Ratepayers Association supports the proposal.

DECISION

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

AM

11.4 Proposed total demolition on Erven 1098 and 1099, 10 and 12 Devonshire Road, Ottery, S34-TD Case No: 21051011AM0525E

Ms. Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 23 June 2021.
- Graded NCW
- Outside HPO

FURTHER REQUIREMENTS

Formal comments from CoCT comments required.

**11.5 Proposed subdivision and redevelopment on Erf 590, 1 Torbay Road, Green Point, S38(4)-NID
Case No: 21070509AM0810E**

Ms. Ayanda Mdludlu introduced the item

Mr. Stuart Burnett (GPRRA) was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee notes that the Section 38-NID application is incomplete.

DECISION

Case officer to undertake a site inspection.

AM

**11.6 Proposed additions and alterations on Erf 49955, 10 Boshoff Avenue, Newlands, S34-A&A
Case No: 20120804KB0804E**

Ms Khanyisile Bonile introduced the item

Ms. Ursula Rigby (heritage professional) was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 30 August 2021 HOMs graded IIIB
- CoCT did not support the first proposal but did not comment on the revised proposal.
- Newlands Ratepayers Association supports the proposal.
- Ferwood Residents Association supports the proposal.

DECISION

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

KB

**11.7 Proposed additions and alterations on Erf 8676, La Concorde Building, Paarl S34-A&A
Case No: 21072207KB0723E**

Ms Khanyisile Bonile introduced the item

Ms. Marilie Pretorius (applicant), Mr. Henry Aikman (heritage consultant), Mr. Clive Theunissen (Drakenstein Municipality) and Michiel Scharrighuisen (applicant) were present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Within Paarl Special Character Area Overlay Zone.
- The Committee does not view this application as minor works.

FURTHER REQUIREMENTS

Full Section 34 application to be submitted for the guard house and boundary wall. All comments from interested and affected parties to be included.

KB

11.8 Proposed additions and alterations on Erf 25245, Bulties Way Parel Vallei, Somerset West, S34-A&A

Case No: 21053107KB0623E

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 1 September 2021.
- Outside HPO

FURTHER REQUIREMENTS

Correct plans indicating unauthorised work and new proposed work to be submitted to HWC. More annotated external, streetscape photographs required. All parties to be invited when item is tabled.

KB

11.9 Interim report University of Cape Town, Upper Campus, Chris Hani Lecture Theatre Road Chris Hani

Case No: 18112006HB1121E

Ms Khanyisile Bonile introduced the item

LM recused herself from the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Interim report was submitted with three minor changes.

DECISION

1. The Committee resolved to endorse the interim report by Rennie Scurr Ardendof dated 1 September 2021.
2. The Committee endorses the enlargement of top floor windows, handrails, and new solar panels.
3. A close out report to be submitted within 30 days of practical completion.

KB

11.10 Proposed additions and alterations on for Erf 1156, 7 Cummings Street, Wellington, S34-A&A

Case No: 21073005KB0806E

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 28 August 2021
- Graded III C
- Inside Wellington Special Character Area Overlay Zone.
- Drakenstein Municipality supports the proposal.
- Drakenstein Heritage Foundation supports the proposal.

DECISION

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

KB

11.11 Proposed additions and alterations on for Erf 3475, Main Road, Paarl
Case No: 21032501KB0329E

Ms Khanyisile Bonile introduced the item

Mr. Clive Theunissen (Drakenstein Municipality) was present.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 3 September 2021
- Inside Paarl Special Character Area Overlay Zone.
- Drakenstein Municipality supports the proposal.

DECISION

The Committee resolved to approve the application on condition that;

1. Existing front stoep be refurbished to match the existing detail by re-using as much of the existing fabric as possible.
2. New window on north elevation is to match the material of the existing windows on that elevation and is to be date stamped.

KB

11.12 Proposed additions and alterations on Erf 129006, 4 King Street, Woodstock S34-A&A
Case no: 21072710XM0818E

Ms. Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 31 August 2021.
- Graded IIIB
- Inside HPO
- CoCT supports the proposal
- Woodstock Aesthetics Advisory Committee supports the proposal
- Woodstock Advisory Body supports the proposal.

DECISION

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

XM

11.13 Proposed additions and alterations on Erf 226, 14 Joubert Street, Greenpoint, S34-A&A
Case No: 21061810XM0708E

Ms. Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 31 August 2021.
- Graded 3C
- Inside HPO
- Greenpoint Residents and Ratepayers supports the proposal.
- The Committee notes that work has been completed.

DECISION

Section 51 letter to be issued.

XM

11.14 Proposed addition & alteration on Erf 397, 46 Queens Road, Sea Point, S34-A&A
Case no: 21052801XM0727E

Ms. Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 1 September 2021.
- Graded IIIA
- Outside HPO
- CoCT supports the proposal.
- Seapoint , Fresnaye and Bantry Bay Residents and Residents Association supports the proposal.
- Seapoint For All did not comment within the 30-day commenting period.
- HOMs agrees with the CocT that quality of workmanship must be kept at a high standard.

DECISION

The Committee resolved to approve the application on condition that;

1. An architect with heritage experience monitors the work.
2. The new roof materials to match the existing.

XM

11.15 Proposed additions and alterations on Erf 383, 1 Portman Road, Bantry Bay, S34-A&A
Case No: 21061809XM0708E

Ms. Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 02 September 2021

FURTHER REQUIREMENTS

Correspondence between SFA and Simon van de Stel Foundation with regards to Seapoint For All referring the matter to Simon van De Stel for approval.

XM

12. NEW MATTERS

12.1 Proposed additions and alterations on Erf 2751, 133 10th Street, Voelklip, Hermanus
Case No: 21083108MS0831E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application.
- HOMs graded NCW

DECISION

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

MS

12.2 Proposed additions and alterations on Rem of Erf 87343, 1 Westbury Road, Muizenberg, S34-A&A

Case No: 21082510MS0826E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

FURTHER REQUIREMENTS

1. Formal Muizenberg Heritage Conservation Society comments required,
2. A plan indicating the completed work and proposed work to be completed.

MS

12.3 Proposed additions and alterations on Erf 467, 107 Brand Street, Strand, S34-A&A

Case No: 21082602MS0826E

Ms Muneerah Solomon introduced the item

FURTHER REQUIREMENTS

1. Officer to investigate whether work has been completed or not.
2. Internal photographs, contextual photographs, and SG diagram to be submitted to HWC.

MS

12.4 Proposed Minor Works on Erf 155, 2 Third Avenue, Wellington S34-A&A (MW)

Case No: 21081904MS0819E

INCOMPLETE APPLICATION:

Locality plans and internal photographs and full Section 34 application required.

MS

12.5 Proposed additions and alterations on Erf 87864, 36 Dartmouth Road, Muizenberg, S34-A&A

Case No: 21062804MS0825E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

FUTHER REQUIREMENTS

Formal comment from Muizenberg Historical Conservation Society on letterhead. On receipt of the formal letterhead case officer can approve if conservation body is still in support as per email.

MS

12.6 Proposed Minor Works on Erf 438, Unit 5, 1 Mount Stuart, Burnside Road, Tamboerskloof, S34-A&A

Case No: 21072705MS0825E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application.
- Graded III C
- Inside HPO

DECISION

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

MS

12.7 Proposed additions and alterations on Erf 74, 38 Church Street, Gansbaai, S34-A&A

Case No: 21060109MS0824E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Inside HPO
- Overstrand Heritage and Aesthetics Committee supports the proposal.

FURTHER REQUIREMENTS

Confirmation if work has been completed or not. On receipt of confirmation of completed work, case officer can issue a Section 51 letter.

MS

12.8 Proposed Minor Works on Erf 9440, Block A, Longkloof Studio's, Darter Road, Gardens, S34-A&A

Case No: 21082304MS0825E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded III A

DECISION

The Committee resolved to undertake a site inspection on 9 September 2021 (JW and MS).

MS

12.9 Proposed additions and alterations on Erf 956RE, 7 Avenue Fontain Bleu, Sea Point, S34-A&A

Case No: 21071503MS0820E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Seapoint , Fresnaye and Bantry Bay Residents and Residents Association supports the proposal.

DECISION

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

MS

12.10 Proposed additions and alterations on Erf 3021, 5 Quarry Road, Simonstown, S34-A&A Case No: 21082301MS0824E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Under investigation. Case officer to confirm if the Architectural Advisory Committee Simonstown forms part of Simonstown Historical Society, if not a formal comment from the Architectural Advisory Committee Simonstown will be required.

INCOMPLETE APPLICATION

Formal letter from Simonstown Historical Society on letterhead.

MS

12.11 Proposed additions and alterations on Erf 14744, 16 Mountain Road, Woodstock, S34-A&A Case No: 21072907MS0823E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Inside HPO
- Woodstock Aesthetics Advisory Committee supports the proposal.
- CoCT supports the proposal.
- Woodstock Heritage Association supports the proposal.

DECISION

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

MS

12.12 Proposed additions and alterations on Erf 5763, 77 Molteno Road, Richmond Estate, Goodwood, S34-A&A Case No: 21072907MS0823E

INCOMPLETE APPLICATION:

Internal photographs required.

MS

12.13 Proposed additions and alterations on Erf 67115, 270 Main Road, Wynberg, S34-A&A
Case No: 21081707MS0819E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded NCW

DECISION

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

MS

12.14 Proposed total demolition on Erf 50616, 13 Ranelagh Road, Rondebosch, S34-TD
Case No: 21062102MS0820E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

MS

12.15 Proposed additions and alterations on Erf 19506, Duplex 7 Unit 213, Paardevlei Lifestyle Estate, Somerset West, S34-A&A
Case No: 21050703MS0825E

INCOMPLETE APPLICATION:

Locality plan, SG diagram and proof of ownership.

MS

12.16 Proposed additions and alterations on Erf 72087, 25 Pluto Road, Plumstead, S34-A&A
Case No: 21082006MS0825E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Outside HPO
- CoCT supports the proposal.

DECISION

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

MS

12.17 Proposed additions and alterations on Erf 57084, 33 Sanatorium Road, Claremont, S34-A&A
Case No: 21041204MS0805E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

MS

12.18 Proposed additions and alterations on Rem of Farm 1362, Knorhoek Road, Stellenbosch, S34-A&A

Case No: 2154158117AM0826E

Ms Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Inside HPO
- Stellenbosch Municipality did not comment within the 30-days commenting period.
- Stellenbosch Interest Group supports the proposal.
- Stellenbosch Heritage Foundation supports the proposal.

DECISION

The Committee resolved to approve the application on condition.

1. Lime mortars and renders be used where existing.
2. Work to be monitored by an architect with heritage conservation experience.
3. Special care to be taken with junctions of old and new brickwork.
4. Due to the uncertainty of the grading, the Committee requires a close out report to be submitted within 30-days of practical completion.

AM

12.19 Proposed housing development and associated infrastructure in various stages on Rem of Farm 382, Redlinhuys, Piketberg, 38(8)-NID

Case No: 21081902AM0820E

Ms Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Low paleo sensitivity
- The Diepkloof Cave archaeological site is in close proximity to the subject area
- The Redelinghuys Village is identified as a historical settlement of cultural significance and the proposed works are predicted to have negative effect to its context
- Redelinghuys Cemetery has the likelihood of unmarked burials outside of it which faces negative impact

DECISION

The Committee requires a HIA consisting of an AIA and Cultural Landscape and Townscape Study.

AM

- 12.20 Proposed Installation of A 400mm HDPE effluent pipeline from Zandvliet WWTW within the Road Reserve of Macassar Road (M9), To Macassar WWTW, and the proposed construction of a receiving Sump at The Macassar WWTW, Macassar, 38(8)-NID**
Case No: 21082410AM0824E

Ms Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Since there is no reason to believe that heritage resources will be impacted.

DECISION

The Committee resolved that no further studies are required.

AM

- 12.21 Proposed upgrade and improvement of the existing stormwater system in Poortjies on RE2066, Street Parcel, Susan, Bird, Placro & Earl Jones Street, Plettenberg Bay, 38(8)-NID**
Case No: 21072013AM0826E

Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Since there is no reason to believe that heritage resources will be impacted.

DECISION

The Committee resolved that no further studies are required.

AM

- 12.22 Proposed total demolition on Erf 77 Gus Meyer Lane, Herold's Bay, S34-TD**
Case No: 21082007AM0823E

Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Unclear on HPO status
- George Municipality supports the proposal.
- Simon Van de Stel supports the proposal.
- George Heritage Trust did not comment within 30 days commenting period.

DECISION

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

AM

- 12.23 Proposed mining rights on Ptn of Farm Drooge Valley 456, Darling, 38(8)-NID**
Case No: 21081808AM0823E

Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Since there is no reason to believe that heritage resources will be impacted.

DECISION

The Committee resolved that no further studies are required.

AM

12.24 Proposed Emergency Permit for Caledon Museum, S34-A&A(Emergency)
Case No: 21070603AM0824E

Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Grading and HPO status was not provided

FURTHER REQUIREMENTS

1. Methodology explaining nature and extent of repairs as well as material specifications of the products to be used. Like for like replacements are recommended.
2. Better annotated photographs of affected area.
3. Case officer to request the grading of the building.

AM

12.25 Proposed minor works on Erf 1209, 12 Rhodes Drive, Constantia, S34-A&A (MW)
Case No: 21081715AM0820E

Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded III C
- Inside HPO
- CoCT supports the proposal.
- Constantia Valley Residents and Ratepayers Association supports the proposal.

DECISION

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

AM

12.26 Proposed Water Reservoir and Pipelines on Erven 300 & 354/Rem, Uniondale, George, S38(8)-HIA
Case No: 20091509SB1026E

Ms Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Referred to IACom for their expertise.

HELD OVER:

Referred to IACom on 22 September 2021.

SB

12.27 Proposed Square Kilometre Array (SKA) fibre optic cable between Beaufort West and Carnarvon, Northern and Western Cape, S38(8)-HIA
Case No: 20100206SB1006E

Ms Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Referred to APM for their expertise.

HELD OVER:

Referred to APM on 10 September 2021.

SB

**12.28 Proposed emergency permit for Erf 138882, 6 Meyer Street, Claremont, S34-A&A (Emergency)
Case No: 21081709AM0819E**

INCOMPLETE APPLICATION

Full Section 34 application, internal, external, and contextual images to be submitted.

AM

**12.29 Proposed amendment to layout (entrance to the South) for authorized development site on Erf 15219, 12 Rietz Nothern Paarl, 38(4)-NID
Case No: 21082307AM0824E**

Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- CAP to speak to PM of the legality of the matter.

Under investigation:

Case officer to clarify the nature of the application with the applicant regarding;

1. If the revised gate has already been built as per the photographs.
2. If applicants can confirm on plan where the changes have occurred.

AM

**12.30 Proposed additions and alterations on Erven 16264 and 16346, 33 Salt River Road, Salt River, S34-A&A
Case No: 21082002AM0820E**

INCOMPLETE APPLICATION

Salt River Heritage Society comments and internal, external, and contextual photographs required.

AM

**12.31 Proposed development of a 25m high telecommunications mast on Portion 3 of Farm 452, Grabouw, S38(8)-NID
Case No: 21080501AM0805E**

Ms Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Subject area on palaeosensitivity map is clear/no colour indicating that the palaeontology is unknown. GeoScience map 3319 for Worcester indicates that the subject area is underlain by Waboomberg formations which are known to contain significant palaeontology. Significant impact on the material is deemed possible.
- A foot survey by Jonathan Kaplan from 1992 does identify some archaeological material but deems it to be insignificant.

DECISION

The Committee resolved that no further studies on condition that;

1. Palaeontologist be present on site during the subsurface work.

AM

12.32 Proposed additions and alterations on Erf 789, 14 Letchworth Road, Pinelands, S34-A&A
Case No: 21082306KB0823E

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Inside HPO
- CoCT supports the proposal.
- Pinelands Residents and Ratepayers supports the proposal.

DECISION

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

KB

12.33 Proposed minor works on Erf 2142, 59 Hof Street, Gardens, S34-A&A
Case No: 21082504KB0824E

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded III C

DECISION

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

KB

12.34 Proposed minor works on Erf 1319, Simons Town School, Harrington Road, Simons Town, S34-A&A
Case No: 21081108KB0823E

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded III C

DECISION

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

KB

12.35 Proposed additions and alterations on Erf 2162, 11 Pine Close Pinelands, S34-A&A
Case No: 21081810KB0825E

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Outside HPO

- CoCT supports the proposal.

FURTHER REQUIREMENTS

Pinelands Residents and Ratepayers Association comments required.

KB

**12.36 Proposed additions and alterations on Erf 11865, 11 Lille Street, COUNTRAI, Paarl, S34-A&A
Case No: 21080509KB0820E**

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Outside Paarl Special Character Area Overlay Zone.
- Drakenstein Municipality supports the proposal.
- Drakenstein Heritage Foundation supports the proposal.
- Paarl300 does not comment on illegal work.

FURTHER REQUIREMENTS:

Internal, external, and contextual photographs required.

KB

**12.37 Proposed total demolition on Erf 11204, 40 Frere Street, Woodstock, S34-TD
Case No: 21081903KB0819E**

INCOMPLETE APPLICATION:

Woodstock Aesthetics Advisory Body comments required.

KB

**12.38 Proposed minor works on Erf 45499, 14 Meadow Road, Rosebank, S34-A&A
Case No: 21080509KB0825E**

Ms Khanyisile Bonile introduced the item

LM recused herself from the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded III B
- Outside HPO

DECISION

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

KB

**12.39 Proposed additions and alterations on Erf 1104, 2 Claredon Road, Pinelands, S34-A&A
Case No: 21082409KB0824E**

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Inside HPO
- CoCT supports the proposal.

FURTHER REQUIREMENTS

Formal comment from Pinelands Residents and Ratepayers Association on letterhead. On receipt of the formal letterhead case officer can approve if conservation body is still in support as per email.

KB

12.40 Proposed additions and alterations on Erf 73617, 64 Lympleigh Road, Plumstead, S34-A&A Case No: 21072103KB0820E

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

KB

12.41 Proposed additions and alterations on Erf 56437, 20 Torquay Avenue, Claremont, S34-A&A Case No: 21072706KB0824E

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Inside HPO
- CoCT supports the proposal
- Upper Claremont Residents and Ratepayers Association supports the proposal.

DECISION

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

KB

12.42 Proposed additions and alterations on Erf 65238, 109 Rosemead Avenue, Kenilworth, Racecourse, S34-A&A Case No: 21062305KB0819E

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIA
- Outside HPO
- CoCT supports the proposal.
- Lower Kenilworth District supports the proposal.

FURTHER REQUIREMENTS

1. Correction of drawings, drawing note on elevation regarding the breaking up of windows must be corrected to match the note on the plan regarding the sand blasting of windows.
2. Original windows, door fittings be retained, refurbished, and re-used in the structure even if this requires their relocation.
3. The windows along the western edge of the kitchen have sand blasting and the walls along the internal edge of the northern wing be retained where new openings are proposed.
4. All of the conditions contained in the heritage practitioners report should be included in the permit.

KB

12.43 Proposed additions and alterations on Erf 88259, 22 Main Road, St James, S34-A&A Case No: 21072007KB0825E

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Inside HPO
- CoCT supports the proposal.
- St James Residents and Ratepayers did not comment within the 30-day commenting period.

FURTHER REQUIREMENTS

1. Formal comment from Kalk Bay and St James Residents and Ratepayers Association on letterhead.
2. Provide a door schedule with images of existing doors if and where they will be used on site.
3. The committee agrees with CoCT comments regarding enlarged openings. These should not be arched but be kept at picture rail height. Applicant to provide an internal elevation indicating the openings.

KB

12.44 Proposed additions and alterations on Erf 56620, 18 Colenso Road, Bishopscourt, S34-A&A Case No: 21070801KB0824E

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Ungraded NCW
- Outside HPO
- Conservation body noted the illegal work on site without a permit.

FURTHER REQUIREMENTS

Case officer to confirm with applicant if work has been completed or not.

KB

12.45 Proposed additions and alterations on Erf 118437, 41A Polo Road, Observatory, S34-A&A Case No: 17082803ZK0803E

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Within HPO
- Observatory Civic Association did not support the proposal.
- CoCT did not comment within the 30-day commenting period.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 14 September 2021.

KB

**12.46 Proposed additions and alterations on Erf 88583, 3 Pentrich Road, St James, S34-A&A
Case No: 21081211KB0823E**

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Inside HPO
- CoCT supports the proposal.
- Kalk Bay and St James Residents and Ratepayers Association supports the proposal.

DECISION

The Committee resolved to approve the application on condition that;

1. Lime mortars to be used where existing.

KB

**12.47 Proposed additions and alterations on Erf 51491, 4 Buchanan Street, Claremont, S34-A&A
Case No: 21082501KB0825E**

INCOMPLETE APPLICATION:

Locality map, stamped plans and CoCT and Upper Claremont Residents and Ratepayers Association comment required.

KB

**12.48 Proposed additions and alterations on Erf 600, 72 and 74 Bosch Street, Paarl, S34-A&A
Case No: 19102932KB0820E**

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Outside Paarl special character area overlay zone.
- Drakenstein Heritage Foundation supports the proposal
- Paarl300 supports the proposal
- Drakenstein Municipality supports the proposal.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 14 September 2021.

KB

**12.49 Proposed additions and alterations on Erf 82, Cnr Moore and Church Streets, Stanford, S31-A&A
Case No: 21060702KB0823E**

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded NCW.
- Overstrand Heritage Aesthetics Committee referred the application to HWC.
- Stanford Heritage supports the proposal.

DECISION

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

KB

12.50 Proposed additions and alterations on Erf 266 RE, Unit 2 and 3, 1 Surf Street, Sea Point, S34-A&A

Case No: 21082404KB0824E

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Outside HPO
- CoCT supports the proposal.
- Seapoint , Fresnaye and Bantry Bay Residents and Residents Association supports the proposal.
- Seapoint For All did comment within the 30-day commenting period.
- The Committee notes the recommendations by CoCT and Seapoint , Fresnaye and Bantry Bay Residents and Residents Association.

FURTHER REQUIREMENTS

1. Applicant to respond to the recommendations by CoCT and Seapoint , Fresnaye and Bantry Bay Residents and Residents Association
2. Applicant to explore alternate window designs which is more in keeping with the Art Deco design of the building.

KB

12.51 Proposed additions and alterations on Erf 3047, 21 St Saviour Street, Oudtshoorn, S34-A&A

Case No: 21081604KB0824E

INCOMPLETE APPLICATION:

Plans and internal, external, and contextual photographs required. Applicant to confirm if work has been completed or not.

KB

12.52 Proposed additions and alterations on Erf 56207, 46 Talana Road, Upper Claremont, S34-A&A

Case No: 21082601KB0826E

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Outside HPO
- CoCT supports the proposal.
- Upper Claremont Residents and Ratepayers Association (UCRRA) support
- HOMs is in an agreement with UCRRA comment regarding internal openings and shower room and feels that the proposal should be revised.
- HOMs is concerned about the scale of new door openings.
- Referred to BELCom for their expertise.

DECISION

Referred to BELCom on 14 September 2021.

KB

12.53 Minor works on Erf 94630 RE, Section No 42, 60 Kloof Street, Gardens, S34-A&A
Case No: 21082613KB0826E

INCOMPLETE APPLICATION:

Internal, external, and contextual photographs required.

KB

12.54 Proposed additions and alterations on Rem of Erf 10829, Constantia Steenberg Farm, Tokai, S34

Case No: 21072704KB0826E

INCOMPLETE APPLICATION:

Constantia Residents and Ratepayers Association and Simon van De Stel Foundation comments required.

KB

12.55 Proposed extension of permit, Erf 2425, Cnr de Beer & Banhoek Road, Stellenbosch, S34-TD permit extension

Case No: 18061205ZK0619E

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Inside HPO

DECISION

The Committee resolved to approve the permit extension.

KB

12.56 Proposed additions and alterations on Erf 176363, 10 Dawes Street, Bo-Kaap, S34-A&A
Case No: 21082605KB0826E

INCOMPLETE APPLICATION

Bo-Kaap Youth Movement and CoCT comments required.

KB

13. OTHER MATTERS

13.1 None


14. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions.

15. CLOSURE: 16:30

16. DATE OF NEXT MEETING

13 September 2021

Chairperson.....

Date: 21 September 2021

Secretariat: A. Brown

Date: 21 September 2021