

**APPROVED MINUTES OF THE MEETING OF  
HERITAGE WESTERN CAPE,  
HERITAGE OFFICERS MEETING**  
**Held on Monday, 7 June 2021, HOMS MEETING VIA MICROSOFT TEAMS,  
scheduled for 8:30**

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**1. OPENING AND WELCOME**

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

**2. ATTENDANCE**

**Members**

Rashaad Carlsen (RC)  
Raymond Smith (RS)

**Members of Staff**

Ms Aneeqah Brown (AB) (secretary)  
Mr Jonathan Windvogel (JW) (Assistant Director)  
Ms Stephanie Barnardt (SB) (Case Officer)  
Ms Xola Mlwandle (XM) (Intern)  
Ms Anita Shologu (AS) (Intern Admin support)  
Ms Zikhona Sigonya (ZS) (Intern Admin support)  
Ms Muneerah Solomon (MS) (Intern)  
Ms Ayanda Mdludlu (AM) (Intern)

**Legal Advisor**

Ms Penelope Meyer (PM)

**Visitors**

Mr. Chris Snelling  
Ms Erica McGilton  
Mr Andrew Berman  
Ruan Lambrecht  
Ms Fahrnaaz Johadien  
Mr Michael Neebe

**Observers**

None

**3. Apologies**

**Absent**

None

**4. Approval of Agenda**

**4.1 7 June 2021**

The Committee resolved to approve the agenda dated 7 June 2021.

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

**5.1 31 May 2021**

The Committee resolved to approve the minutes dated 31 May 2021.

**6. Disclosure of conflict of interest**

6.1 None

**7. Confidential matters**

7.1 None

**8. Standing Items**

**8. Standing Items**

**8.1 Site inspections undertaken.**

**8.2 Proposed Site Inspection**

**8.3 Site Inspection Reports**

**8.3.1** The following site inspection were undertaken on the 4 June 2021, reports to be tabled at the next HOMs, 14 June 2021:

Erf 94908, 13 Faure Street, Gardens, Cape Town  
Erf 982, 108 St George Road, Simon's Town, Cape Town  
Erf 4655, 27 Trumpeter Street, Pelican Park, Cape Town  
Erf 85352, 3 Royal Road, Muizenberg, Cape Town

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

**8.4.1** BELCOM -10 June 2021

**8.5 Interim and Close out Reports**

**8.5.1** None

**8.6 Incomplete Applications**

**12.30 Proposed total demolition on Erf 1098 & 1099, 10 & 12 Devonshire Road, Ottery, S34-TD**  
**Case No:** 21051011AM0525E

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

**12.33 Proposed Total Demolition on Erf 25, 46 Melkhout Weg, Die Eiland, Great Brak River, S34-TD**  
**Case No:** 21051711AM0531E

**12.35 Proposed additions and alterations on Erf 46298, 25 Alfred Road, Rondebosch, S34-A&A**  
**Case No:** 21051803AM0527E

**12.36 Proposed additions and alterations on Erf 6360, 40 Cambridge Street, Goodwood, S34-A&A**  
**Case No:** 21051304AM0524E

**12.37 Proposed additions and alterations on Erf 64415, 3 Murray Road, Kenilworth, S34-A&A**  
**Case No:** 21042908AM0527E

**9. Administrative Matters**

9.1 None

## 10. Appointments

11.10 Proposed additions and alterations on Erf 402, Cnr Wesoewer & Voortrekker Road, Calitzdorp  
Case No: 21041209AM0510E

11.17 Proposed additions and alterations on Erf 9908, 11 Dennebosch Close, Constantia,  
S34-A&A  
Case No: 21012511SM0202E

12.25 Proposed extension of Permit, City Hall, Erf 4942, Cape Town, S27-A&A  
Case No: XM0528E

12.43 Proposed Total Demolition on Erf 643, 126 Main Road, Sea point, S34-TD.  
Case No: 21040902MS0524E

## MATTERS TO BE DISCUSSED

### 11. MATTERS ARISING

11.1 Proposed additional structures on Farm 624, 1 Rivierkant Street, Gouda, S38(4)-NID  
Case No: 21050513SB0517E

Ms Stephanie Barnardt introduced the case.

#### DISCUSSION

Amongst other things, the following was discussed:

- Information received on 7 June 2021.
- Proposed additional structures will not have negative impact on heritage resources.

#### DECISION

The Committee resolved that no further studies are required.

SB

11.2 Proposed additions and alterations on Erf 100, 39 Barnard Street, Gansbaai, S34-A&A  
Case No: 21042809XM0507E

Ms Xola Mlwandle introduced the case.

#### DISCUSSION

Amongst other things, the following was discussed:

- Information received on 1 June 2021.
- Graded III C
- OHAC supports the proposal.
- Whale Coast Conservation Body stated they do not comment on section 34 applications.

#### DECISION

The Committee resolved to approve the application.

XM

**11.3 Proposed additions and alterations on Erf 1722, 39 Sydney Street, Green Point, S34-A&A  
Case No: 21051405XM0518E**

Ms Xola Mlwandle introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 1 June 2021.
- Graded III B
- CoCT supports the proposal.
- GPRRA supports the proposal.

**DECISION**

The Committee resolved to approve the application.

**XM**

**11.4 Proposed additions and alterations on Erf 83, 196 Upper Buitenkant Street, Oranjezicht, S34-A&A  
Case No: 21041514XM0419E**

Ms Xola Mlwandle introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 1 June 2021.
- Graded III B
- Outside HPO
- CoCT supports the proposal.
- CIBRA supports the proposal.

**FURTHER REQUIREMENTS**

The Committee requires a heritage statement indicating what work was completed and how that work impacted on heritage significance of the IIIA structure.

**XM**

**11.5 Proposed additions and alterations on Erf 866, Unit 16 Creswell Court, 267 High Level Road, Sea Point, S34-A&A  
Case No: 20210223XM0316E**

Ms Xola Mlwandle introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 31 May 2021.
- HOMs graded NCW.
- Outside HPO
- CoCT supports the proposal.
- Sea point, Fresnaye and Bantry Bay Residents and Ratepayers Association supports the proposal.

**DECISION**

The Committee resolved to approve the application.

**XM**

**11.6 Proposed additions and alterations on Erf 89649, 28 Main Road, Kalk Bay, S34-A&A**

**Case No:** 21050302XM0518E

Ms Xola Mlwandle introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 1 June 2021.
- Graded IIIA
- Inside HPO
- CoCT supports the proposal.
- Kalk Bay & St James Residents and Ratepayers Association supports the proposal.

**DECISION**

The Committee resolved to approve the application.

**XM**

**11.7 Proposed additions and alterations on Erf 9795-RE Constantia Uitsig Farm, Homestead, S27-A&A**

**Case No:** 20210506XM0506E

Ms Xola Mlwandle introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 31 May 2021.
- Graded IIIA
- Outside HPO
- Minor works application.

**DECISION**

The Committee resolved to approve the application.

**XM**

**11.8 Proposed additions and alterations on Erf 3483, 48 King George Street, Ruyterwacht, S34-A&A**

**Case No:** 21050507AM0505E

Ms Ayanda Mdludlu introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 19 May 2021.
- Graded NCW
- Outside HPO
- CoCT supports the proposal.

**DECISION**

The Committee resolved to approve the application.

**AM**

**11.10 Proposed additions and alterations on Erf 402, Cnr Wesoewer & Voortrekker Road, Calitzdorp**

**Case No:** 21041209AM0510E

Ms Ayanda Mdludlu introduced the case.

Mr Michael Neebe was present and took part in the discussion.

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 16 May 2021.
- Graded III C
- Simon Van de Stel supports the proposal.

**DECISION**

The Committee resolved to approve the application on condition that;

1. Replacing the existing folding sliding doors with three side hung French doors.

AM

**11.11 Proposed additions and alterations on Erf 4280, 6 Gerrit Martiz Ruyterwacht, S34-A&A  
Case No: 21050508AM0505E**

Ms Ayanda Mdludlu introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 19 May 2021.
- Graded NCW
- Outside HPO
- CoCT supports the proposal.

**DECISION**

The Committee resolved to approve the application.

AM

**11.12 Proposed additions and alterations on Erf 45926, 10 Grotto Road, Rondebosch, S34-A&A  
Case No: 21042802AM0505E**

Ms Ayanda Mdludlu introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 26 May 2021.
- Graded III C
- Inside HPO
- CoCT supports the proposal.
- Rustenburg Valley Ratepayers and Residents Association supports the proposal.

**DECISION**

The Committee resolved to approve the application.

AM

**11.13 Proposed additions and alterations on Erf 142517, 47 Oxford Street, Woodstock, S34-A&A  
Case No: 20102008KB0331E**

Ms Khanyisile Bonile introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 20 May 2021.
- Graded III C
- Outside HPO
- CoCT did not comment within 30 days commenting period.
- WAAC did not comment within 30 days commenting period.
- Salt river Ratepayers did not comment within 30 days within days.

## **DECISION**

The Committee resolved to approve the application.

**KB**

### **11.14 Proposed additions and alterations on Erf 178782,142 Milner Road Claremont, S34-A&A Case No:21051003KB0510E**

Ms Khanyisile Bonile introduced the case.

## **DISCUSSION**

Amongst other things, the following was discussed:

- Information received 23 May 2021.
- Graded NCW.
- Outside HPO
- CoCT supports the proposal.

## **DECISION**

The Committee resolved to approve the application.

**KB**

### **11.15 Proposed additions and alterations on Erf 1838, 38 Bellevue Street, Gardens, S34-A&A Case No: 21051005KB0514E**

Ms Khanyisile Bonile introduced the case.

## **DISCUSSION**

Amongst other things, the following was discussed:

- Information received 27 May 2021.
- Graded IIIB
- Inside HPO
- CIBRA supports the proposal.
- CoCT did not comment within 30 day commenting period.

## **DECISION**

The Committee resolved to approve the application.

**KB**

### **11.16 Proposed additions and alterations on Erf 730, 3 Royal Street, Hermanus, S34-A&A Case No: 2102707KB0316E**

Ms Khanyisile Bonile introduced the case.

## **DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 13 May 2021.
- HOMs graded IIIC.
- Inside HPO.
- Whale Coast Conservation Body supports the proposal.
- Overstrand Heritage and Aesthetic Committee supports the proposal.

## **DECISION**

The Committee resolved to approve the application.

**KB**

### **11.17 Proposed additions and alterations on Erf 9908, 11 Dennebosch Close, Constantia,**

**S34-A&A****Case No:** 21012511SM0202E

Ms Khanyisile Bonile introduced the case.

Ms Erica McGilton was present and took part in the discussion.

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 28 May 2021.
- Graded III B
- Outside HPO
- CoCT supports the proposal.
- Friends of Constantia Valley Greenbelt supports the proposal.
- Constantia Ratepayers and Residents supports the proposal.

**FURTHER REQUIREMENTS**

The Committee requires a heritage statement to assess the heritage significance of the building to be submitted to HWC.

**KB****11.18 Proposed additions and alterations on Erf 216, 3 Vrede Street, De Rust**

Ms Khanyisile Bonile introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 28 May 2021
- Graded NCW
- Oudshoorn Municipality supports the proposal.
- Oudshoorn Heritage supports the proposal.

**DECISION**

The Committee resolved to approve the application.

**KB****11.19 Proposed additions and alterations on Erf 88211, 266A Main Road, Muizenberg**

Ms Khanyisile Bonile introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 27 May 2021.
- Minor works application
- Graded NCW
- CoCT supports the proposal.

**DECISION**

The Committee resolved to approve the application.

**KB****12. NEW MATTERS****12.1 Proposed Removal of cranes on Erf 10256, Tankir Basin Monument Road, Table Bay Harbour, S34-TD****Case No:** 21052709SB0528E

Ms Stephanie Barnardt introduced the case.

**DISCUSSION**



Amongst other things, the following was discussed:

- The crane forms part of industrial history of the bay and harbour industry.
- Application did not include comments from relevant conservation bodies.

#### **FURTHER REQUIREMENTS**

Historical recording of the crane, CoCT comments and comments from CIBRA and Greenpoint Ratepayers Association required.

**SB**

#### **12.2 Proposed development of a fuel station on Ptn 14, Farm 786, Phillipi, S38(8)-HIA Case No: 19022708AS0305E**

Ms Stephanie Barnardt introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The committee noted palaeontological concerns and required the expertise of APM committee.
- Referred to APM and IACom committee for their expertise.

#### **HELD OVER**

Referred IACom on 23 June 2021 and APM member to be invited to IACom meeting.

**SB**

#### **12.3 Beaufort West Photovoltaic Project, Portion 9 of the farm Kuilspoot 161, the remainder of farm Lemoenfontein, South 162, and the remainder of Portion 1 of the farm Buls Kop 163, S38(8)-HIA Case No: 21050410SB0525E**

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Referred to APM committee for their expertise.

#### **HELD OVER**

Referred to APM on 2 June 2021.

**SB**

#### **12.4 Proposed bay Village residential development on Erf 6948, Bay Village Cornwall Street, S38(4)-NID Case No: 21052610SB0526E**

Ms Stephanie Barnardt introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Proposed bay village residential development with no negative impact on heritage resources.

#### **DECISION**

The Committee resolved that no further studies are required.

**SB**

#### **12.5 Proposed mine on REM of Farm 935, Olyphant's Fontein, Malmesbury, S38(8)-NID**

**Case No:** 21052110SB0524E

Ms Stephanie Barnardt introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- There are no structures in the northern part where the mine is proposed.
- rural landscape but sand mining is an existing feature in this landscape.
- It is likely that isolated archaeological resource will be encountered of little cultural significance.
- The granite pluton situated to the north of the site is unlikely to be fossiliferous.
- The proposed mine will not have negative impact on heritage resources.

**DECISION**

The Committee resolved that no further studies are required.

**SB**

**12.6 Proposed development of the Berg River Wind Energy Facility on Ptn 2 & 1 Farm 397, Ptn 1, 3, 7, Ptn 4 Gouda, S38(8)-NID  
Case No:** 21052610SB0526E

Ms Stephanie Barnardt introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- It is likely that archaeological resource will be encountered.
- The cultural landscape of the broader Riebeeck Valley may be impacted.
- The site is within the blue paleo-sensitive area on the SAHRIS map.
- Since there is a reason to believe that heritage resources will be impacted on.

**DECISION**

The Committee requires a HIA consisting with an archaeological impact assessment and visual impact on the cultural landscape and townscape.

**SB**

**12.7 Proposed clearance of vegetation on Rem of Erf 558, Garden Route National Park, Knysna, S38(8)-NID  
Case No:** 210521111SB0527E

Ms Stephanie Barnardt introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Section 24G application in terms of the NEMA.
- The SAHRIS Palaeosensitivity map shows the study area to be of high sensitivity.
- The committee were concerned about the historic trees and social historic significance of the Garden route National Park.
- It was unclear from the information proved if the clearance had impact of heritage of the area.
- Since there is a reason to believe that heritage resources might have impacted by the illegal clearance of vegetation.

**DECISION**

The Committee requires a HIA complying with Section 38 (3) of the NHRA.

**SB**

**12.8 Proposed light industrial development on Erf 21277, Aalwyndal Mossel Bay, S38(8)-NID  
Case No:** 21051106SB0525E

Ms Stephanie Barnardt introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is within the orange palaeo-sensitive area on SAHRIS Map.
- It is likely that archaeological resource will be encountered,
- Visual concern on the landscape and townscape of Mossel Bay
- Since there is a reason to believe that heritage resources will be impacted on.

#### **DECISION**

The Committee requires a HIA consisting of VIA, AIA, and PIA desktop study.

SB

- 12.9 Proposed destruction, sampling & collection of geological samples on Sea Point geological Contact zone and sampling reports- Erf 464 Sea Point Promenade, S35-permit report**  
**Case No:** 16062102AS0622M

Ms Stephanie Barnardt introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Referred to APM committee for their expertise.

#### **HELD OVER**

Referred to APM on 7 July 2021.

SB

- 12.10 Proposed new pack shed on Ptn 8 of Gunstelling Farm 387, Die Hoek Pad, Saron, S38(8)-NID**  
**Case No:** 21043007SB0430E

Ms Stephanie Barnardt introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- proposed new pack shed with no negative impact on heritage resources.

#### **DECISION**

The Committee resolved that no further studies are required.

SB

- 12.11 Proposed new Warehouse on Ptn 13 of Farm 624, Keerdweder Paarl, S38(4)-NID**  
**Case No:** 21051716SB0324E

Ms Stephanie Barnardt introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Proposed new Warehouse with no negative impact on heritage resources.

#### **DECISION**

The Committee resolved that no further studies are required.

SB

- 12.12 Proposed 120km long powerline for the Nuweveld Wind Farms Grid, Beaufort West, 38(8)-HIA.**  
**Case No:** 19090610SB1017E

Ms Stephanie Barnardt introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Referred to APM committee for their expertise.

**HELD OVER**

Referred to APM on 2 June 2021.

SB

**12.13 Proposed Wind Farm Along with Associated Infrastructure on Farm 12, 13, 14, Beaufort West, S38(8)- HIA**

**Case No:** 19090608SB1017E

Ms Stephanie Barnardt introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Referred to APM committee for their expertise.

**HELD OVER**

Referred to APM on 2 June 2021.

SB

**12.14 Proposed Wind Farm Along with Associated Infrastructure on Farm 13, 21 REM 43, Beaufort West, S38(8)- HIA**

**Case No:** 19090609SB1017E

Ms Stephanie Barnardt introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Referred to APM committee for their expertise.

**HELD OVER**

Referred to APM on 2 June 2021.

SB

**12.15 Proposed Wind Farm Along with Associated Infrastructure on Farm 18 REM 181, 182, Beaufort West, S38(8)- HIA**

**Case No:** 19090607SB1017E

Ms Stephanie Barnardt introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Referred to APM committee for their expertise.

**HELD OVER**

Referred to APM on 2 June 2021.

SB

**12.16 Proposed additions and alterations on Erf 1220, 16 Protea Road, Hermanus, S34-A&A**  
**Case No:** 21051903XM

**INCOMPLETE APPLICATION**

Whale Coast Conservation Body comments required.

**XM**

- 12.17 Proposed additions and alterations on Erf 1713, 55 Cearn Drive, Leisure Estate, S34-A&A**  
**Case No:** 21050506XM0526E

**INCOMPLETE APPLICATION**

Internal photographs required.

**XM**

- 12.18 Proposed Total Demolition on Erf 2015, 23 Thornley Road, Leisure Estate, S34-TD**  
**Case No:** 21052510XM0527E

**INCOMPLETE APPLICATION**

Internal photographs required.

**XM**

- 12.19 Proposed total demolition on Erf 2486, George Road Wilderness, S34-TD**  
**Case No:** 21052106XM0527E

Ms Xola Mlwandle introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded IIIA
- Simon van der Stel Foundation supports demolition but expresses concern towards the proposed new architecture as well as the removal of mature milkwood trees.

**HELD OVER**

Referred to BELCom on 30 June 2021. All I&APs to be invited.

**XM**

- 12.20 Proposed additions and alterations on Erf 31888, Main Road, Paarl, S34-A&A**  
**Case No:** 21052006XM0527E

Ms Xola Mlwandle introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded IIIB
- Within Paarl special character protected overlay zone
- DHF does not condone illegal work.
- Paarl300 does not support the proposal.
- Drakenstein Municipality does not support the proposal.

**HELD OVER**

Referred to BELCOM on 30 June 2021. Owner to confirm what work has been completed.

**XM**

- 12.21 Proposed additions and alterations on Erf 503, 8 Zomerlust Road, Bergvliet, S34-A&A**  
**Case No:** 21031901XM0527E

Ms Xola Mlwandle introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded IIIB

**INCOMPLETE APPLICATION:**

Internal photographs and CoCT comments required.

**XM**

**12.22 Proposed additions and alterations on Erf 7179, 5 Murray Street, Goodwood, S34-A&A  
Case No: 21051713XM0526E**

**INCOMPLETE APPLICATION**

Internal and contextual photographs and CoCT comments required.

**XM**

**12.23 Proposed additions and alterations on Erf 77761, 175 Princess Vlei Road, Southfield, S34-A&A  
Case No: 21052406XM0528E**

**INCOMPLETE APPLICATION**

Internal and photographs and CoCT comments required.

**XM**

**12.24 Proposed additions and alterations on Erf 9846, 2 Prideaux Road, Rondebosch, S34-A&A  
Case No: 21051704XM0527E**

Ms Xola Mlwandle introduced the case.

**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.

**XM**

**12.25 Proposed extension of Permit, City Hall, Erf 4942, Cape Town, S27-A&A  
Case No: XM0528E**

Ms Xola Mlwandle introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Minor works application
- Graded II
- Inside HPO

**DECISION**

The Committee resolved to approve the permit extension of 2019; any other new work requires a new application to be submitted to HWC.

**12.26 Proposed additions and alterations on Erf 50966, 32 Mons Avenue, Claremont, S34-A&A**  
**Case No:** 21050605XM0528E

Ms Xola Mlwandle introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

The Committee resolved to approve the application.

XM

**12.27 Proposed additions and alterations on Erf 48167, 1 Hampton Avenue, Newlands, S34-A&A**  
**Case No:** 21051306XM0528E

**INCOMPLETE APPLICATION**

Newlands Residents Association comments required.

XM

**12.28 Proposed additions and alterations on Erf 54249, 5 Melrose Walk, Claremont, S34-A&A**  
**Case No:** 21051708XM0528E

Ms Xola Mlwandle introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

The Committee resolved to approve the application.

XM

**12.29 Proposed additions and alterations on Rem of Ptn 12 of Farm, Vergenoeg, Macassar, S34-A&A**  
**Case No:** 21052409

Ms Xola Mlwandle introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Minor works application

**FURTHER REQUIREMENTS**

The Committee requires a methodology statement with methods as well as other materials used.

XM

**12.30 Proposed total demolition on Erf 1098 & 1099, 10 & 12 Devonshire Road, Ottery, S34-TD**  
**Case No:** 21051011AM0525E

**INCOMPLETE APPLICATION**

Title deed, POA, internal, streetscape photographs, locality plans, stamped plans and CoCT comments required.

AM

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

**INCOMPLETE APPLICATION**

CIBRA, contextual and internal photographs required.

AM

- 12.32 Proposed additions and alterations on Erf 1624, 9 Glen Roy Way, Pinelands, S34-A&A  
Case No: 21052706AM0531E**

Ms Ayanda Mdludlu introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

The Committee resolved to approve the application.

AM

- 12.33 Proposed Total Demolition on Erf 25, 46 Melkhout Weg, Die Eiland, Great Brak River, S34-TD  
Case No: 21051711AM0531E**

**INCOMPLETE APPLICATION**

Great Brak River Museum and municipality comments required.

AM

- 12.34 Proposed additions and alterations on Erf 2803, 43 Townsend Street, Goodwood, S34-A&A  
Case No: 21051407AM0524E**

Ms Ayanda Mdludlu introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

The Committee resolved to approve the application.

AM

- 12.35 Proposed additions and alterations on Erf 46298, 25 Alfred Road, Rondebosch, S34-A&A  
Case No: 21051803AM0527E**



### **INCOMPLETE APPLICATION**

Full Section 34 application, NRA comment and contextual photos required.

AM

#### **12.36 Proposed additions and alterations on Erf 6360, 40 Cambridge Street, Goodwood, S34-A&A Case No: 21051304AM0524E**

Ms Ayanda Mdludlu introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- HOMs graded NCW.

#### **DECISION**

The Committee resolved to approve the application provided that the application is reapplied as Minor Works.

AM

#### **12.37 Proposed additions and alterations on Erf 64415, 3 Murray Road, Kenilworth, S34-A&A Case No: 21042908AM0527E**

Ms Ayanda Mdludlu introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Minor works application
- Inside HPO
- Grade III C
- CoCT supports the proposal.

#### **DECISION**

The Committee resolved to approve the application.

AM

#### **12.38 Proposed additions and alterations on Erf 7580, 6 Outspan Road, Fish Hoek, S34-A&A Case No: 21052103AM0524E**

Ms Ayanda Mdludlu introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

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

#### **DECISION**

The Committee resolved to approve the application.

AM

#### **12.39 Proposed additions and alterations on Erf 86614, 8 Wherry Road, Muizenberg, S34-A&A Case No: 21050701AM0527E**

Ms Ayanda Mdludlu introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Minor works application
- Graded NCW
- Within HPO
- Muizenberg Historical Conservation society supports the proposal.
- CoCT supports the proposal.

**DECISION**

The Committee resolved to approve the application.

**AM**

**12.40 Proposed additions and alterations on Erf 9008, 77 Andries Pretorius Street, Somerset West, S34-A&A**

**Case No:** 21051717AM0525E

**INCOMPLETE APPLICATION**

Heldeberg Renaissance comment and internal and contextual photographs required.

**AM**

**12.41 Proposed additions and alterations on Erf 72769, 41 Evermonde Road, Plumstead, S34-A&A**

**Case No:** 20022409AM0528E

Ms Ayanda Mdludlu introduced the case.

**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.

**AM**

**12.42 Proposed additions and alterations on Erf 994, 4 Ronald Road, Camps Bay, S34-A&A**

**Case No:** 21050503AM0528E

Ms Ayanda Mdludlu introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Camps and Clifton Ratepayers and Residents Association supports the proposal.

**DECISION**

The Committee resolved to approve the application.

**AM**

**12.43 Proposed Total Demolition on Erf 643, 126 Main Road, Sea point, S34-TD.**

**Case No:** 21040902MS0524E

Ms Muneerah Solomon introduced the case.

Mr Chris Snelling (applicant) was present and took part in the discussion.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Graded III C
- Outside HPO
- Coct supports the proposal.
- Sea point, Fresnaye and Bantry Bay Ratepayers and Ratepayers Association did not comment within the 30-day commenting period.
- SFA did not comment within the 30-day commenting period.
- Simon van de Stel did not comment within the 30-day commenting period.

#### **DECISION**

The Committee resolved to approve the application.

**MS**

#### **12.44 Proposed additions and alterations on Erf 674, 9 Bellisle 4a Norfolk Road, Sea point**

Ms Muneerah Solomon introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Outside HPO
- Graded III C
- CoCT supports the proposal.
- Body corporate supports the proposal.

#### **DECISION**

The Committee resolved to approve the application.

**MS**

#### **12.45 Proposed additions and alterations on Erf 88273, 14 Main Road St James, S34-A&A Case No: 21051806MS0624E**

Ms Muneerah Solomon introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Minor works application
- Inside HPO
- Graded III C
- CoCT supports the proposal.
- Kalk Bay & St James supports the proposal.

#### **DECISION**

The Committee resolved to approve the application.

**MS**

#### **12.46 Proposed additions and alterations on Erf 98569, 116 Sandown Road, Rondebosch, S34-A&A**

**Case No:** 21012711MS0527E

#### **INCOMPLETE APPLICATION**

POA required.

**MS**

#### **12.47 Proposed additions and alterations on Erf 57125, 222 Main Road, Claremont, S27-A&A**

**Case No:** 21051303MS0525E

Ms Muneerah Solomon introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Minor works application
- Graded PHS
- The Committee endorses the report by Rennie scurr Ardendoff dated 24 May 2021.

**DECISION**

The Committee resolved to approve the application on condition that;

1. Work be monitored by an architect with heritage experience.
2. A close out report to be submitted within 30 days of practical completions.

**MS**

**12.48 Proposed additions and alterations on Erf 10220, 55 First Avenue, Belville, S34-A&A  
Case No:** 21052413MS0525E

Ms Muneerah Solomon introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

The Committee resolved to approve the application.

**MS**

**12.49 Proposed additions and alterations on Erf 1717, 11 Oranje Avenue, Pinelands, S34-A&A  
Case No:** 21052604MS0527E

Ms Muneerah Solomon introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Pinelands Residents and Ratepayers supports the proposal.

**DECISION**

The Committee resolved to approve the application.

**MS**

**12.50 Proposed additions and alterations on Erf 8077, 77 Kommetjie Road, Fishhoek, S34-A&A  
Case No:** 21052410MS0525E

Ms Muneerah Solomon introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded NCW

- Outside HPO
- CoCT supports the proposal.

**DECISION**

The Committee resolved to approve the application.

MS

**12.51 Proposed additions and alterations on Erf 3275, 38 Princess Path, Pinelands, S34-A&A  
Case No: 21051901MS0527E**

Ms Muneerah Solomon introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded NCW
- Inside HPO
- CoCT supports the proposal but has objections.
- Pinelands Ratepayers and Residents supports the proposal.

**HELD OVER**

Referred To HOMs on 14 June 2021. All parties to be invited.

MS

**12.52 Proposed additions and alterations on Erf 362, 4 Dordrecht Road, Milnerton, S34-A&A  
Case No: 21051901MS0527E**

Ms Muneerah Solomon introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

The Committee resolved to approve the application.

MS

**12.53 Proposed additions and alterations on Erf 487, 57 Childrens Way, Bergvliet, S34-A&A  
Case No: 21052802MS0531E**

Ms Muneerah Solomon introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

The Committee resolved to approve the application.

MS

**12.54 Proposed additions and alterations on Erf 70806, 7 Silverton Road, Plumstead, S34-A&A  
Case No: 21052802MS0531E**

Ms Muneerah Solomon introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

The Committee resolved to approve the application.

MS

**12.55 Proposed additions and alterations on Erf 827- RE, 23 De Beers Road, Strand, S34-A&A  
Case No: 21051902MS0531E**

Ms Muneerah Solomon introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- Heldeberg Renaissance Foundation supports the proposal.

**DECISION**

The Committee resolved to approve the application.

MS

**12.56 Proposed total demolition on Erf 1054, 315 Ocean View Drive, Fresnaye S34-TD  
Case No:21021009KB0526E**

Ms Khanyisile Bonile introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- CoCT graded IIIB but HOMs agrees with the consultants grading of IIIC.
- Outside HPO
- CoCT supports the proposal.
- Sea point, Fresnaye and Bantry Bay supports the proposal.
- SFA did not comment within the 30-day commenting period.

**DECISION**

The Committee resolved to approve the application.

KB

**12.57 Proposed additions and alterations on Erf 13338, 64 Langehoven Street, Oudtshoorn S34-A&A  
Case No:21051004KB0526E**

Ms Khanyisile Bonile introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- HOMs graded NCW.

- Municipality supports the proposal.
- Heritage Oudtshoorn supports the proposal.
- HWC does not condone illegal work.

**DECISION**

Section 51 letter to issued.

KB

**12.58 Proposed additions and alterations on Erf 15394, 9 Septimus Street, Paarl, S34-A&A  
Case No: 21021205KB0524E**

Ms Khanyisile Bonile introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- HOMs graded NCW.
- Outside Paarl special character protected overlay zone.
- Drakenstein Municipality objected the proposal.
- DHF objected the proposal.
- Paarl300 supports the proposal.

**FURTHER REQUIREMENTS**

A written report confirming what work has been completed and work yet to be completed and revised plans to be submitted.

KB

**12.59 Proposed additions and alterations on Erf 1844, 36 Margret Avenue, Pinelands, S34-A&A  
Case No: 21051310KB0524E**

Ms Khanyisile Bonile introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Outside HPO
- The Committee does not deem this application as minor works.

**FURTHER REQUIREMENTS**

Full Section 34 application and CoCT and conservation body comments to be submitted.

KB

**12.60 Proposed additions and alterations on Erf 19240, 1 Squirrels Road Land, Zeezicht Estate,  
S27-A&A**

**Case No: 21051913KB0524E**

Ms Khanyisile Bonile introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- CoCT support the deviations
- HRF objected to the deviations
- Located within HPOZ

**HELD OVER**

Referred to BELCOM on 30 June 2021. Case officer to get copy of CMP.

KB

**12.61 Proposed additions and alterations on Erf 31798, 43 Alma Road, Rosebank S34-A&A**

**Case No:** 21051913KB0524E

Ms Khanyisile Bonile introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded III C
- Outside HPO
- CoCT did not comment within the 30 days commenting period
- RAMPAC did not comment within the 30 days commenting period.
- HWC does not make provision for the condonation of illegal work

**DECISION**

Section 51 letter to be issued.

**KB**

**12.62 Proposed additions and alterations on Erf 347, Limberlost Lane, Wilderness, George, S34-A&A  
Case No:** 21052105KB0525E

Ms Khanyisile Bonile introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- HOMs graded III C.
- Simon van de stel supports the proposal.
- George Heritage Trust did not comment within 30 day commenting period.
- There is a possibility of archaeology findings.

**DECISION**

The Committee resolved to approve the application.

**KB**

**12.63 Proposed additions and alterations on Erf 46659, 46660, 19 & 21 Rouwkoop Road, Rondebosch S34-A&A  
Case No:** 21051913KB0524E

Ms Khanyisile Bonile introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded III A
- Inside HPO
- CoCT supports in principle.

**DECISION**

The Committee resolved to approve the application on condition that;

1. An architect with heritage experience monitors the work.
2. A close out report be submitted within 30 days of practical completion.

**KB**

**12.64 Proposed additions and alterations on Erf 5469, George Museum, George, S27-Maintenance  
Case No:** 21052608KB0528E

Ms Khanyisile Bonile introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Minor works application



- Graded IIIA

#### **FURTHER REQUIREMENTS**

The Committee requires a methodology statement to be submitted.

**KB**

**12.65 Proposed additions and alterations on Erf 68534, 32 Vine Road, Wynberg, S34-A&A  
Case No: 20111902KB0531E**

Ms Khanyisile Bonile introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

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

#### **DECISION**

The Committee resolved to approve the application.

**KB**

**12.66 Proposed additions and alterations on Erf 64640, 3 Wessels Road, Kenilworth, S34-A&A  
Case No: 21041602KB0522E**

Ms Khanyisile Bonile introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

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

#### **INCOMPLETE APPLICATION**

Harfield Village Civic Association comments required.

**KB**

**12.67 Proposed additions and alterations on Erf 7477, 11 Old Stellenbosch Road, Somerset West,  
S34-A&A  
Case No: 21041310KB0528E**

#### **INCOMPLETE APPLICATION**

Heldeberg Renaissance Foundation comments required.

**KB**

**12.68 Proposed minor works application on Erf 95146, 95138, Commerce Building Hiddingh  
Campus, Orange Street, Gardens, S34-Minor Works  
Case No: 21042902KB0527E**

Ms Khanyisile Bonile introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Minor works application

- The Committee endorses the report by Rennie Scurr Ardendof dated 27 May 2021.

#### **DECISION**

The Committee resolved to approve the application on condition that;

1. An architect with heritage experience monitors the work.
2. A close out report be submitted within 30 days of practical completion.

**KB**

#### **12.68 Proposed gas installation on Erf 95240, 96132, SA National Gallery, Company Gardens, S27-Minor Works Gas Installation**

**Case No:** 21031906KB0531

Ms Khanyisile Bonile introduced the case.

Mr Andrew Berman, Ruan Lambrecht and Ms Fahrnaaz Johadien was present and took part in the discussion.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Minor Works application
- The Committee feels that the site can be nominated as a PHS status.

#### **DECISION**

The Committee resolved to approve the application.

**KB**

#### **12.69 Proposed additions and alterations on Estate Mobile Bottling Farm 1796, 1 Olyenbosch Road, Wellington, S34-A&A**

**Case No:** 21011804KB0524E

Ms Khanyisile Bonile introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Blouvlei comment to be on official letterhead with contact details.
- Outside special character protected overlay zone.
- Within Blouvlei Road scenic drive
- Not grading as per Drakenstein survey.
- The Municipality did not support the proposal.
- Blouvlei Action Group does not support the proposal.
- DHF has some reservations.

#### **HELD OVER**

Referred to HOMs on 14 June 2021. All parties to be invited.

**KB**

#### **12.70 Proposed restoration on Farm 168, 1 Uitsig Street, Wuppertal S31-Restoration**

**Case No:** 21020405KB0531E

#### **HELD OVER**

Referred to Wuppertal Sub-Committee on 9 June 2021.

**KB**

#### **12.71 Proposed restoration on Farm 168, 15 Tra Tra Street, Wuppertal, S31-Restoration**

**Case No:** 21020405KB0531E

**HELD OVER**

Referred to Wuppertal Sub-Committee on 9 June 2021.

**13. OTHER MATTERS**

13.1 None


**14. ADOPTION OF RESOLUTIONS AND DECISIONS**

The Committee adopted the resolutions and decisions. RS moves to adopt the decisions and resolutions and RC seconds.

**15. CLOSURE: 15:10**

**16. DATE OF NEXT MEETING**

**14 June 2021**

Chairperson.....

**Date:....24 June 2021.....**

**Secretariat: A.Brown**

**Date: 24 June 2021**

APPROVED