

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

**Held on Monday, 14 February 2022, HOMS MEETING VIA MICROSOFT TEAMS,
scheduled for 08:30**



1. OPENING AND WELCOME

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

2. ATTENDANCE

Members

Mr Raymond Smith
Mr Rashaad Carlsen

Members of Staff

Ms Aneeqah Brown (AB) (secretary)
Mr Reagon Fortune (RF) (Intern Admin support)
Mr Jonathan Windvogel (JW)
Ms Ayanda Mdludlu (AM) (Heritage Officer)
Ms Muneerah Solomon (MS) (Heritage Officer)
Mr Robin George (RG) (Heritage Officer)
Ms Corne Nortje (CN) (Heritage Officer)
Ms Sneha Jhupsee (SnJ) (Heritage Officer)
Ms Natalie Kendrick (NK) (Heritage Officer)
Mr Thando Zingange (TZ) (Heritage Officer)
Ms Zikhona Signoya (ZS) (Intern Admin support)

Legal Advisor

Ms Penelope Meyer (PM) tendered apologies

Visitors

Mr. Mark Tame
Mr. Clive Theunissen
Ms. Urkye du Preez
Ms. Anne-Marie Fick
Ms. Leslie Faraaz
Ms. Nicolene Visser

Observers

None

3 Apologies

Ms Stephanie Barnardt (SB)
Ms Xola Mwandle (XM)
Ms Khanyisile Bonile (KB)
Ms Penelope Meyer (PM)
Ms Colette Scheermeyer (CS)
Ms Chane Herman (CH)

Absent

None

4. Approval of Agenda

- 4.1** 14 February 2022. The Committee resolved to approve the agenda with minor edits. RC moves to adopt the agenda and SJ seconds that.

5. Approval of Minutes of the Previous Meeting

- 5.1** 3 February 2022.

- 5.2** 7 February 2022

6. Disclosure of conflict of interest

- 6.1** None

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 Committee meetings

- 8.4.1** IACom 16 February 2022

8.5 Interim and Close out Reports

The Committee notes the interim report for Erf 255, 24 Bath Street, Montagu dated February 2022 and awaits the close-out report.

8.6 Incomplete Applications

8.7 Discussion of the Agenda

9. Administrative Matters

- 9.1** None

10. Appointments

MATTERS TO BE DISCUSSED

11. MATTERS ARISING

11.1 Proposed housing development on ERF 20, Main Street, St Helena Bay, S38(4)-NID Case No: 22011108RG0118E

Mr. Robin George introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 7 February 2022.
- The site is within the grey paleo-sensitivity area on the SAHRIS map.
- Since there is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

RG

11.2 Proposed additions and alterations on ERF 15020, 11 Palmerston Road, Woodstock, S34-A&A Case No: 21092701RG1109E

Mr. Robin George introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 7 February 2022.
- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- Woodstock Residents Association supports the proposal.
- Woodstock Aesthetics Advisory Committee indicated that they do not condone illegal work.

FURTHER REQUIREMENTS

Applicant to confirm on plans depicting what work has been completed and what work must still be completed.

RG

11.3 Proposed additions and alterations on ERF 4039, 3 Vredenburg Lane, Cape Town, S34-A&A Case No: 21121312RG0114E

Mr. Robin George introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 8 February 2022.
- Minor works application
- Graded IIIC

FUTHER REQUIREMENTS

1. Applicant to confirm whether work has been completed or not.

RG

**11.4 Proposed additions and alterations on ERF 6371, 6 Kus Road Gouritsmond, S34-A&A
Case No: 22011702RG0118E**

Mr. Robin George introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 9 February 2022.
- Ungraded
- Outside HPO
- Simon van de Stel (Southern Cape) supports the proposal.
- Stillbaai Heritage Conservation Trust the proposal.

DECISION

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

RG

**11.5 Proposed total demolition on Erf 1311, 164 Ocean View Drive, Sea Point, S34-TD
Case No: 21102608AM1104E**

Ms. Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 20 January 2022.
- Grade NCW
- Outside HPO
- CoCT supports the proposal.
- Seapoint, Fresnaye and Bantry Bay Residents and Ratepayers Association did not comment within the 30-day commenting period.
- Seapoint For All did not comment within the 30-day commenting period.

DECISION

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

AM

**11.6 Proposed additions and alterations on Portion 1 of Farm 1380, Paarl, S34-A&A
Case No: 22012108AM0121E**

Ms. Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 9 February 2022.
- Drakenstein Municipality did not comment within the 30 day commenting period.
- Drakenstein Heritage Foundation supports the proposal.
- Paarl300 supports the proposal.

DECISION

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

**11.7 Prospecting mining rights application on Farm Widouw 309, Vanrhysdorp S38(8)-NID
Case no: 21092903AM0103E**

Ms. Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 9 February 2022.
- Since there is reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved to require an HIA which complies with S38(3) of the NHRA, and which includes the following;

1. Archaeological Impact Assessment
2. Paleotological Impact Assessment

AM

**11.8 Proposed additions and alterations on Erf 1279, 13 Fontein Street, Riebeeek Kasteel, S34-A&A
Case No: 21120901SJ0110E**

Ms. Sneha Jhupsee introduced the item

Mr. Mark Tame was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 4 February 2022.
- Graded IIIB
- Outside HPO
- Swartland Municipality supports the proposal in principle.

DECISION

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

SJ

**11.9 Proposed additions and alterations on Erf 1774, 117 Adderley Street, Oudtshoorn, S34-A&A
Case No: 21111506TZ1115E**

Mr. Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 2 February 2022
- HOMs graded IIIB
- Heritage Oudtshoorn supports the proposal.
- The Committee notes that work has been completed.

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

TZ

**11.10 Proposed total demolition on Erf 23517, 17 Spencer Street, Maitland, S34-Total Demolition
Case No: 21121511TZ0111E**

Item was previously dealt with.

TZ

**11.11 Proposed additions and alterations on Erf 174, 9 Woodlands Close, Pinelands, S34-A&A
Case No: 21092707TZ0930E**

Mr. Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 6 February 2022
- Graded IIIC
- Inside HPO
- CoCT supports the proposal.
- Pinelands Residents and Ratepayers Association only supports the porch.

HELD OVER:

Referred to HOMs on 21 February 2022. All parties to be invited.

TZ

**11.12 Proposed additions and alterations on Erf 12026, 59 Kitchner Road, Woodstock S34-A&A
Case no: 21112323MS0124E**

Ms. Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 7 February 2022
- Graded IIIC
- Inside HPO
- CoCT supports the proposal.
- Woodstock Aesthetics Advisory Committee does not support the proposal.
- Wynberg Residents & Ratepayers Association does not support the proposal.
- The Committee notes that work has been completed.

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

MS

**11.13 Proposed additions and alterations on Erf 604 Pinelands, 29 Links Drive, Pinelands S34-A&A
Case No: 21111108MS1112E**

Ms. Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 8 February 2022.
- Graded IIIC
- Inside HPO
- Coct supports the proposal.

- Pinelands 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.

MS

**11.14 Proposed additions and alterations on Erf 7414, 11 Oxford Street, Goodwood, S34-A&A
Case No: 21121404TZ1201E**

Mr. Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 9 February 2022.
- 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.

TZ

**11.15 Proposed additions and alterations on Erf 68659, 29 Gasport Road, Wynberg, S34-A&A
Case No: 21120608TZ1201E**

Mr. Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 9 February 2022.
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Wynberg East Civic Association supports the proposal.

DECISION

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

TZ

**11.16 Proposed additions and alterations on Erf 7118, Caledon Road, Grabouw, S34-A&A
Case No: 21112313TZ0114E**

HELD OVER:

Referred to HOMs on 21 February 2022.

KB

11.17 Proposed additions and alterations on Erf 43605, 17 Seargent Street, Rondebosch, S34-A&A

Case No: 22011206KB0111E

Mr. Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 9 February 2022
- 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

11.18 Proposed additions and alterations on Erf 90213, 11 Lock Road, Kalk Bay, S34-A&A
Case No: 21071305KB0812E

INCOMPLETE APPLICATION

Kalk Bay Historical Society comments required.

KB

**11.19 Proposed additions and alterations on Erf 42788, 59 3rd Avenue, Rondebosch East, S34 –
Emergency Permit**
Case No.: 22011810CH0120E

Ms. Corne Nortje introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 8 February 2022.
- 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.

CH

11.20 Proposed additions and alterations on Erf 9407, 80 Queen Victoria Street, Cape Town, S34-A&A
Case No.: 22011806CH0118E

Ms. Corne Nortje introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 9 February 2022.
- Graded IIIA
- Inside HPO
- CoCT supports the proposal.

- Citybowl Residents and Ratepayers Association declined to comment as the balcony had already been built.
- The Committee notes that work has been completed.

FURTHER REQUIRMENTS

The Committee requires a heritage statement focusing on the impact on what the proposal has on the heritage significance of the building.

CH

11.21 Proposed additions and alterations on Erf 22930, 36 Second Street, Maitland, S34-A&A Case No: 22011403XM0118E

Ms. Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 9 February 2022
- Graded NCW
- CoCT supports the proposal.

DECISION

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

XM

11.22 Proposed additions and alterations on Erf 22929,28 Second Street, Maitland, S34-A&A Case No: 22011401XM0118E

Ms. Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 9 February 2022
- Graded NCW
- CoCT supports the proposal.

DECISION

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

XM

11.23 Proposed additions and alterations, Erf 307, 301 Main Road, Sea Point, S34-A&A Case No.: 21110203XM1124E

Ms. Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 9 February 2022.
- Minor works application
- Graded NCW
- Outside HPO

DECISION

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

XM

11.24 Proposed additions and alterations on Erf 2066, Vredehoek situated at 234 Upper Buitekant Street, Vredehoek, S34(4) A&A Case No: 22012107CN0121E

Ms. Corne Nortje introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 9 February 2022.
- HOMs graded IIIC
- Outside HPO
- Citybowl 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.

CN

12. NEW MATTERS

12.1 Proposed additions and alterations on Erf 1602, 14 Gardenia Avenue, Vredehoek, S34-A&A Case No: 22011708CH0126E

Ms. Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded potential IIIC
- Outside HPO
- CoCT supports the proposal.
- Greater Vredehoek Action Group did not comment within the 30-day commenting period.

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 Erf 886, 34 Medburn Road, Camps Bay, S34-A&A Case No: 22012711CH

INCOMPLETE APPLICATION:

Camps Bay Residents and Ratepayers Association comments required.

MS

12.3 Proposed additions and alterations on Erf 2379, 55 Upper Mill Street, Vredehoek, S34-A&A

Case No: 21121306CH0124E

Ms. Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Inside HPO
- CoCT did not comment within the 30-day commenting period.
- Greater Vredehoek Action Group did not comment within the 30-day commenting period.

FURTHER REQUIREMENTS

1. The Committee is referring the applicant to the COCT guidelines/pamphlet with reference to Pamphlet Number 8 on security and fencing.
2. Applicant to provide plans depicting what work has been completed and what work must still be completed.

MS

**12.4 Proposed additions and alterations on Erf 74089, 14 Knutsford Road, Plumstead, S34-Emergency Permit
Case No.: 22011209CH**

Ms. Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Ungraded
- Outside HPO
- CoCT does not support the proposal.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 23 February 2022.

MS

**12.5 Proposed additions and alterations on Erf 688, 10 Aberdeen Street, Hermanus, S34-A&A
Case No: 22012509MS0127E**

Ms. Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Inside HPO
- Overstrand Heritage and Aesthetic Committee supports the proposal.

DECISION

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

MS

12.6 Proposed additions and alterations on Erf 1596, 8 Derry Street, Vredehoek, S34-A&A

Case No: 21110801MS0127E

Ms. Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Outside HPO
- CoCT does not support the proposal.
- Greater Vredehoek Action Group supports the proposal.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 23 February 2022.

MS

**12.7 Proposed additions and alterations on Erf 240, 9 Berg Street, Franschhoek, S34-A&A
Case No: 22012607MS0131E**

The application does not trigger NHRA. Case officer to inform the applicant.

MS

**12.8 Proposed additions and alterations on Erf 2651, 112 Loop Street, Cape Town, S34-A&A
Case No: 22011205MS0131E**

Ms. Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Inside HPO
- CoCT supports the proposal.
- Citybowl 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.

MS

**12.9 Proposed additions and alterations on Erf 1489 & 1493, 1 Grant Avenue, Boulders, Simons Town,
S34-A&A
Case No: 21100105MS0131E**

Ms. Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Outside HPO
- CoCT does not support the proposal. The CoCT believes that such a replacement of roof material will impact negatively on the significance of the resource. Although fire risk is a very real and concerning threat to homes and livelihood, CoCT suggests that the applicant explore further avenues and/or alternatives that, under a threat from fire, the thatch component risk would be reduced and mitigated.

- Simons Town Historical Society have declined to comment as it does not fall within the designated Simons Town HPOz.
- HOMs strongly supports the CoCT's comments.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 23 February 2022.

MS

**12.10 Proposed additions and alterations on Erf 38908, 182 Thornton Road, Crawford, S34-A&A
Case No: 22012608MS0131E**

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

**12.11 Proposed additions and alterations on Erf 1511, 21 Christina De Wet Street, Prince Albert, S34-A&A
Case No: 21021011MS0118E**

INCOMPLETE APPLICATION:

Simon van de Stel (Southern Cape) comment required.

MS

**12.12 Proposed additions and alterations on Erf 4322, 7 Buxton Avenue, Ruyterwacht, S34-A&A
Case No: 21120702MS0201E**

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

**12.13 Proposed additions and alterations on Farm 238, 5 Bovlei Road, Wellington, S34-A&A
Case No: 22012502MS0202E**

Ms. Muneerah Solomon introduced the item

Mr. Clive Theunissen, Ms. Urkye du Preez and Ms. Anne-Marie Fick were present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded IIIC
- Drakenstein Municipality did not comment within the 30-day commenting period.
- Drakenstein Heritage Foundation did not comment within the 30-day commenting period.
- Paarl300 supports the proposal.
- Referred for BELcom for their expertise.

HELD OVER:

Referred to BELCom on 23 February 2022.

MS

12.14 Proposed additions and alterations on Erf 94460, 2 Park Road, Gardens, S34-A&A Case No: 22012529RG0201E

INCOMPLETE APPLICATION:

SG diagram and correct reference number on proof of payment required.

RG

12.15 Proposed additions and alterations on Erf 15738, 70 Rissik Street, Parow Valley, S34-A&A Case No: 21100706RG0201E

Mr. Robin George 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.

RG

12.16 Proposed additions and alterations on Erf 5022, 174 St George's Street, Simons Town, S34-A&A Case No: 21121308RG0201E

Mr. Robin George introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- Simons Town Historical Society only supports the subdivision.
- The Committee awaits the CoCT comment.

HELD OVER:

Referred to HOMs on 21 February 2022. All parties to be invited.

RG

**12.17 Proposed additions and alterations on Erf 1377, 42 Synagogue Street, Paarl, S34-A&A
Case No: 22012532RG0126E**

Mr. Robin George introduced the item

Mr. Clive Theunissen was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded NCW
- Outside Paarl special character area overlay zone.
- Drakenstein Municipality has no objections.
- Drakenstein Heritage Foundation supports the proposal.
- Paarl300 does not support the illegal works.
- The Committee notes that the work has been completed.

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

RG

**12.18 Proposed additions and alterations on Erf 6913, 27 Botha Street, Goodwood, S34-A&A
Case No: 21112501RG0126E**

Mr. Robin George 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.

RG

**12.19 Proposed additions and alterations on Erf 1076, 10 Bay View Avenue, Tamboerskloof, S34-A&A
Case No: 22012501RG0126E**

Mr. Robin George introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT informed the applicant to proceed with the application.
- Citybowl 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.

RG

12.20 Proposed additions and alterations on Erf 7277, 67 Ryneveld Street, Stellenbosch, S34-A&A
Case No: 22012507RG0126E

Mr. Robin George introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded NCW
- Stellenbosch Municipality supports the proposal.
- Stellenbosch Interest Group supports the proposal.
- Stellenbosch Heritage Foundation did not comment within the 30-day commenting period.

DECISION

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

RG

12.21 Proposed additions and alterations on Erf 500, 30 First Avenue, Woodlands, Simons Town, S34-A&A
Case No: 22012525RG0126E

Mr. Robin George introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application.
- 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.

RG

12.22 Proposed additions and alterations on ERF 1665, 2 Mclead Street, Stuart Hill Somerset West, S34 A&A
Case No: 21121309RG0131E

Mr. Robin George introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Heldeberg Renaissance Foundation supports the proposal.

DECISION

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

RG

12.23 Proposed additions and alterations on ERF 11405, 51A Klaasens Road Constantia, S34 A&A Case No: 21121407RG0131E

Mr. Robin George introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Constantia Residents and Ratepayers Association supports the proposal.
- Friends of Constantia Valley Greenbelt supports the proposal.

FURTHER REQUIREMENTS

Applicant to provide plans depicting what work has been completed and what work must still be completed.

RG

12.24 Proposed residential development on Erf 13634 and ptn Erf 14220, Vredenburg, S38(8)-NID Case No: 21120229RG0201E

Mr. Robin George introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is within the blue paleo-sensitive area on the SAHRIS map.
- Since there is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

RG

12.25 Proposed additions and alterations on ERF 63733, 5 Stellenberg Avenue, Kenilworth, S34-A&A Case No: 22012102RG0203E

Mr. Robin George introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

RG

12.26 Proposed additions and alterations on ERF 58150, 26 Esher Street Claremont, S34-A&A

Case No: 22020109RG0203E

Mr. Robin George introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- The Committee notes that work has been completed.

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

RG

12.27 Proposed expansion of an existing dam on Portion 44 and 57 of farm 372, Prince Alfred Hamlet, S38(8)-NID

Case No: 2012002NK0126E

Ms. Natalie Kendrick introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The Committee resolved that no further studies are required.

NK

12.28 Proposed subdivision on Portion 852 and 857, Struisbaai, S38(4)-NID

Case No: 22012512NK0126E

Ms. Natalie Kendrick introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Since there is reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved to require an HIA which complies with S38(3) of the NHRA, and which includes the following;

1. Desktop Palaeontological Impact Assessment and impact on the cultural landscape

NK

12.29 Proposed eco aviation estate on Portion 17 of Farm 280, Zoetendals Vlei, Bredasdorp, S38(8)-NID

Case No: 22012606NK0131E

Ms. Natalie Kendrick introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is within the red of the paleo-sensitive area on the SAHRIS map.
- Since there is reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved to require an HIA which complies with S38(3) of the NHRA, and which includes the following;

1. Palaeontological Impact Assessment
2. Archaeological Impact Assessment

NK

**12.30 Proposed residential development on Erf 6289, 277 Main Road, Hout Bay, S38(4)-NID
Case No: 22012007NK0131E**

Ms. Natalie Kendrick introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The Committee resolved that no further studies are required.

NK

**12.31 Proposed road maintenance of Main Road 191 (Mr 191), Pniel and Franschoek, S38(4)-NID
Case No: 22011302NK0201E**

Ms. Natalie Kendrick introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The Committee resolved that no further studies are required.

NK

**12.32 Unlawful commencement of clearance of vegetation Farm Harmonie 140, RE, Murraysburg, S38(8)-NID
Case No: 22011906NK0201E**

Ms. Natalie Kendrick introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The Committee resolved that no further studies are required.

NK

**12.33 Proposed additions and alterations on Erf 9078, 72 15th Avenue, Boston Belville, S34-A&A
Case No: 22020104NK0202E**

Ms. Natalie Kendrick introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application.
- Graded NCW
- Outside HPO
- The Committee notes that work has been completed.

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

NK

**12.34 Proposed additions and alterations on Erf 858, 10 Friars Road, Sea Point East, S34-A&A
Case No: 22012610NK0202E**

Ms. Natalie Kendrick introduced the item

Ms. Leslie Faraaz was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- CoCT supports the proposal.
- Simon van de Stel indicated that they had no comment.
- Seapoint, Fresnaye and Bantry Bay 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.

NK

**12.35 Proposed additions and alterations on Erf 10636, 11 Third Crescent, Vredelust, S34-A&A
Case No: 21121402NK0203E**

Ms. Natalie Kendrick 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.

NK

**12.36 Proposed Agricultural Expansion with associated Infrastructure, Erf 357, Mcgregor HIA
Case No: 21090603SB1001E**

Ms. Natalie Kendrick introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Referred to IACom for their expertise.

HELD OVER:

IACom on 16 February 2022

NK

**12.37 Proposed Rezoning & Subdivision for Private Dwellings and Tourist Accommodation on Remainder Erf 1262, Waterside Road, Wilderness, George HIA
Case No: 19111209KB1118E**

Ms. Natalie Kendrick introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Referred to IACom for their expertise.

HELD OVER:

IACom on 16 February 2022

NK

**12.38 Proposed rezoning and subdivision for housing development and associate infrastructure on Rem of Farm 758 Riverland, Malmesbury, S38(8)-NID
Case No: 21062309AM0124E**

Ms. Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Low palaeosensitivity
- Subject is well exposed to modern activities making it unlikely for archaeological material to be significantly intact.
- Since there is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

AM

**12.39 Proposed Upgrade of the Robertson Hospital on Erf 2255, Robertson, S38(4)-NID
Case No: 21111801AM0127E**

Ms. Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Proposed additions to existing hospital building older than 60 years with no architectural or historical significance.
- Since there is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

AM

**12.40 Proposed additions and alterations Erf 135, 50 Long Street, Montagu, S34-A&A
Case No: 22011911AM**

Ms. Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded II
- HPO status was not provided.
- Langeberg Municipality supports the proposal.

DECISION

The Committee resolved to approve the application on condition that;

1. Work to be monitored by a suitably qualified architect with heritage experience.
2. Lime rendering should be reserved.
3. Date stamping of any new fenestration.
4. Close-out report to be submitted within 30 days of practical completion.

AM

**12.41 Proposed development of chicken houses on Portion 6 of Farm 151 Malmesbury, S38(8)-NID
Case No: 21102112AM**

Ms. Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Low paleo-sensitivity
- Previously cultivated land is less likely to have preserved archaeological material
- Since there is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

AM

**12.42 Proposed expansion of water storage, associated pipelines and irrigation area on RE-555
Patrysberg, Clanwilliam, S38(8)-NID
Case No: 22012713AM**

Ms. Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Featured comment from Dr Almond states that this project is of no palaeontological heritage concern.
- No archaeological materials identified during a foot survey conducted within the subject site.
- Since there is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

AM

12.43 Proposed mixed use development on Farm 1060, Malanshoop, S38(8)-NID
Case No: 22012809AM0202E

Ms. Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Subject site includes areas of unknown, low and moderate palaeosensitivity.
- Subject site has been significantly cultivated thereby having a low probability for preserved archaeological materials.
- Committee noted concerns over possible visual impacts.
- Since there is reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved to require an HIA which complies with S38(3) of the NHRA, and which includes the following;

1. Palaeontological Impact Assessment
2. Visual Impact Assessment

AM

12.44 Proposed additions and alterations on Erf 3239, Pieter Hugo Street, Paarl, S34-A&A
Case No: 22012502AM

Duplicate item removed from the agenda.

AM

12.45 Proposed re-application for permit to excavate (in the Lower Beaufort Group) on Roggeveld, Central Karoo, S35
Case No: 22020122AM

Ms. Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The Lower Beaufort Group is a sediment formation that forms part of the greater Karoo Supergroup containing the best-preserved record of the continental Permian to Jurassic faunal biodiversity. Palaeontological material is intended to be collected and preserved.
- Since there is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

AM

12.46 Proposed enlargement of an existing off-stream dam on Portion 88 of Farm 587, Hermanus, S38 (8)-NID
Case No: 22012522AM0203E

Ms. Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Insignificant/zero palaeosensitivity.

- Subject site is within existing farm of cultivated lands with no historical structures therefore no archaeological impacts anticipated.
- Since there is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

AM

**12.47 Proposed maintenance on Erf 12192, 34th Avenue, Elsie's River, S34-Maintenance
Case No: 21040621CN0127E**

Ms. Corne Nortje introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- HOMs graded NCW
- Outside HPO

DECISION

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

CN

**12.48 Proposed additions and alterations on Erf 51484, 15 Harding Road, Claremont, S34-A&A
Case No: 22011809CN0127E**

Ms. Corne Nortje 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.

CN

**12.49 Proposed additions and alterations on Erf 3341, Firgrove Way, Constantia, S34-A&A
Case No: 22012106CN0127E**

Ms. Corne Nortje introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded IIIA
- Outside HPO

DECISION

The Committee resolved to approve the application on condition that;

1. Work be monitored by a suitably qualified and experienced heritage practitioner.

CN

**12.50 Proposed additions and alterations on Erf 1534, 70 Berg Street, Swellendam, S34-A&A
Case No: 22012510CN0127E**

Ms. Corne Nortje introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded IIIC
- Outside HPO
- Swellendam Municipality and Swellendam Heritage supports the proposal however not the extension of the garage.

HELD OVER:

Referred to HOMs on 21 February 2022. All parties to be invited.

CN

**12.51 Proposed redevelopment of the site on Erven 167760, 167761, 167762, 167763, 146109, 146110 & 146111 Observatory, S38(4)-NID
Case No: 22011205CN0131E**

Ms. Corne Nortje introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Applicant submitted the incorrect application, and the proposal cannot be assessed.

FURTHER REQUIREMENTS

1. Section 34 applications to be submitted for each erven.

CN

**12.52 Proposed additions and alterations on Erf 4394, 19a Gay Road, Simon's Town, S34-A&A
Case No: 22012517CN0131E**

INCOMPLETE APPLICATION:

CoCT comment, stamped plan, internal and streetscape images, conservation body comment and SG diagram required.

CN

**12.53 Proposed rezoning including a mixed-use development Erven 5016 RE and 5017 RE Sunnyvale, S38(8)-NID
Case No: 22012513CN0202E**

Ms. Corne Nortje introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The Committee resolved that no further studies are required.

CN

12.54 Proposed additions and alterations on Erf 58768, 126 St Kilda Road, Crawford, S34-A&A
Case No: 22012707CN0201E

Ms. Corne Nortje 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.

CN

12.55 Proposed additions and alterations on Erf 2067, 35 Michau Street, Strand, S34-A&A
Case No: 22020119CN0201E

Ms. Corne Nortje introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded IIIC
- Outside HPO
- The Committee does not deem the application as minor works.

FURTHER REQUIREMENTS

Full section 34 application required.

CN

12.56 Proposed additions and alterations on Erf 7870, Sir Lowry Road, Foreshore, S34-A&A
Case No: 22012803CN0203E

INCOMPLETE APPLICATION:

CoCT and stamped plan required.

CN

12.57 Proposed additions and alterations on Erf 4653, Grand Parade, Darling, S27-Landscaping
Case No: 22020809SJ0124E

Ms. Sneha Jhupsee introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded PHS
- Inside HPO
- CoCT supports the proposal in principle.
- Citybowl 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.

SJ

12.58 Proposed additions and alterations on Erf 667, 10 Aloe Street, Vredehoek, S34-A&A
Case No: 22011202SJ0124E

Ms. Sneha Jhupsee introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- Citybowl Residents and Ratepayers Association supports the proposal.
- Greater Vredehoek Action Group did not comment within the 30-day commenting period.
- Simon van De Stel declined to comment as they see no heritage value.
- CoCT supports the proposal.

DECISION

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

SJ

12.59 Proposed additions and alterations on Erf 69635, 61 Clarence Road, Wynberg, S34-A&A
Case no: 22012710SJ0128E

INCOMPLETE APPLICATION:

Annotated photos, local authority comments, conservation body comment and motivation required.

SJ

12.60 Proposed additions and alterations on Erf 51525 58 Hamilton Road, Claremont, S34-A&A
Case no.: 22012810SJ0128E

Ms. Sneha Jhupsee 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.

SJ

12.61 Proposed redevelopment of the site on Erf 25516, 25517 & 25531, 21 & 25 Stanley Street and 1 Nelson Road, Observatory, S38(4)-NID
Case No: 22021021SJ0201E

Ms. Sneha Jhupsee introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Outside HPO
- Demolition of 4 buildings on 3 erven.

DECISION

The Committee resolved to require an HIA which complies with S38(3) of the NHRA, and which includes the following;

1. Built Environment Study and public participation.

SJ

**12.62 Proposed additions and alterations on Erf 1541, 13 Lichtenstein Street, Swellendam, S34-A&A
Case No: 22012601SJ0202E**

Ms. Sneha Jhupsee introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded IIIC
- Swellendam Heritage Association supports the proposal.
- Swellendam Aesthetic and Conservation Advisory Committee supports the proposal.

DECISION

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

SJ

**12.63 Proposed additions and alterations on Erf RE-26667, 3 Low Street, Observatory, S34-A&A
Case No: 22011008SJ0202E**

INCOMPLETE APPLICATION:

Locality plan, local authority submission, missing items from applicants checklist required.

SJ

**12.64 Proposed additions and alterations on Farm 935, Rust en Vreug Farm, Simondium, S34-A&A
Case No: 22012402SJ0202E**

Ms. Sneha Jhupsee introduced the item

Mr. Clive Theunissen, Ms. Nicolene Visser and Ms. Uryke du Preez were present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Inside HPO
- Paarl 300 supports the proposal.
- Referred to HOMs on 21 February 2022 as the Committee is awaiting the final comment from the Drakenstein Municipality.

HELD OVER:

Referred to HOMs on 21 February 2022.

SJ

**12.65 Proposed additions and alterations on Erf 3239, Bovenland Farm, Paarl, S34-A&A
Case No: 22012113SJ0202E**

Ms. Sneha Jhupsee introduced the item.

Ms. Nicolene Visser and Ms. Uryke Du Preez were present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Inside HPO
- Paarl 300 support.
- Drakenstein Municipality and Drakenstein Heritage Foundation did not comment within 30 day commenting period.

DECISION

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

SJ

**12.66 Proposed additions and alterations on Erf 22478, 33 Heerlik Weg, Kensington, S34-A&A
Case No: 21110505TZ0124E**

Mr. Thando Zingange 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.

TZ

**12.67 Proposed additions and alterations on Erf 37444, 13 Port Jackson Road, Belgravia, S34-A&A
Case No: 22011101TZ0124E**

Mr. Thando Zingange 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.

12.68 Proposed additions and alterations on Erf 82932, 39 Daisy Hill Road, Retreat, S34-A&A
Case No: 22011802TZ0124E

Mr. Thando Zingange 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.

TZ

12.69 Proposed additions and alterations on Erf 6702, 2 Muscadel Street, Paarl, S34-A&A
Case No: 22011805TZ0124E

Mr. Thando Zingange introduced the item

Mr. Clive Theunissen was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded NCW
- Drakenstein Municipality supports the proposal.
- Paarl300 supports the proposal.
- Drakenstein Heritage Foundaiton indicated that they will only support the proposal if frameless glass is added.

DECISION

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

TZ

12.70 Proposed additions and alterations on Erf 170703, 18 Wheelan Street, Newlands, S34-A&A
Case No: 21121516TZ0126E

INCOMPLETE APPLICATION:

Newlands Residents Association comments required.

TZ

12.71 Proposed additions and alterations on Erf 176470, 8c Glebe Road, Rondebosch, S34-A&A
Case No: 22012807TZ0131E

Mr. Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIA

- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application on condition that;

1. All new timber to be date stamped
2. Work to be monitored by a suitably qualified heritage practitioner
3. Close out report to be submitted within 30-days of practical completion

TZ

12.72 Proposed permit extension on Erf 65323, Corner Highwick Drive and Tenant Road, Kenilworth, S34-Permit Extension

Case No: 220121518TZ0131E

Mr. Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The Committee notes the previous permit dated 08 April 2019 will expire on 08 April 2022.
- Graded IIIB

DECISION

The Committee resolved to approve the permit application.

TZ

12.73 Proposed additions and alterations on Erf 988, 132A St Georges Street, Simons Town, S34-A&A

Case No: 21092718TZ0202E

Mr. Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- The Committee notes that the permit has expired.

FURTHER REQUIREMENTS:

Full Section 34 application required.

TZ

12.74 Proposed additions and alterations on Erf 1868, 29 Ringwood Drive, Pinelands, S34-A&A

Case No: 22020123TZ0202E

INCOMPLETE APPLICATION:

Comments from CoCT E&HM department, Application form, locality plans and contextual images are required.

TZ

12.75 Proposed additions and alterations on Erf 140, 32 Plane Avenue, Thornton, S34-A&A

Case No: 21120805CH0124E

Mr. Thando Zingange 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.

TZ

12.76 Proposed additions and alterations on Erf 116, 7 Salisbury Avenue, Bishopscourt, S34-A&A Case No: 21102020CH0126E

Mr. Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Outside HPO
- CoCT supports the proposal.

FURTHER REQUIREMENTS

Internal, external, and contextual images required.

TZ

12.77 Proposed additions and alterations on Erf 451, Witsand situated at Geelstert Street, S34 A&A Case No: 22020211CN0202E

INCOMPLETE APPLICATION:

Local authority comments and Simon van de Stel Foundation comments required.

CN

13. OTHER MATTERS

14. ADOPTION OF RESOLUTIONS AND DECISIONS

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

15. CLOSURE: 13:15

16. DATE OF NEXT MEETING

21 February 2022

Chairperson.....

Date: 21 February 2022

Secretariat: A.Brown

Date: 21 February 2022