

**APPROVED MINUTES OF THE MEETING OF  
HERITAGE WESTERN CAPE,  
HERITAGE OFFICERS MEETING  
HELD ON MONDAY, 7 SEPTEMBER 2020, HOMS MEETING VIA MICROSOFT  
TEAMS, SCHEDULED FOR 09:00**

---

**1. OPENING AND WELCOME**

The Chairperson, Ms Colette Scheermeyer, officially opened the meeting at 09:02 and welcomed everyone present.

**2. ATTENDANCE**

**Members**

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

**Members of Staff**

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

**Legal Support**

Ms Cathy-Ann Potgieter (CP)  
(Scribe for the meeting)

**Visitors**

Mr Brian Bolt  
Ms Cherin Alcock  
Mr Nkosi  
Mr Michael Olden  
Mr Carstens  
Mr Dawid Pieterse  
Mrs Laura Pieterse  
Mr Marc Unser  
Mr Carl Coetzee

**Observers**

Mr Phillip Smith

**3 APOLOGIES**

None

**Absent**

None

**4. APPROVAL OF AGENDA**

**4.1 Dated 7 September 2020.**

- The items relevant to the meeting were noted as those assigned in the case allocation for the meeting of 7 September 2020.
- General agenda items under 8.4, administrative matters and approval of the minutes to be to be done after the cases (ongoing matters and new) have been assessed.

SB moved to adopt the agenda and LM supported the adoption of the agenda.

## **5.1 APPROVAL OF PREVIOUS MINUTES**

SM moved to adopt and TZ moved to support the adoption of the minutes.

## **6. Disclosure of conflict of interest**

None

## **7. Confidential matters**

None

## **8. Standing Items**

### **8.1 Site inspections undertaken**

8.1.1 None

### **8.2 Proposed Site Inspection**

8.2.1 None

### **8.3 Site Inspection Reports**

8.3.1 Erf 157097, 68 Pope Street, Salt River, CT. CS noted the site inspection was undertaken in February 2020. The site inspection report was not tabled when the item was first reviewed by HOMs. The inspection report would be read into the record and added as an addendum to the minutes. TZ to report back.

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

8.4.1 IACOM 9 September 2020

8.4.2 APM 11 September 2020

8.4.3 Special IACOM Meeting, 9 October 2020

### **8.5 Interim and Close Out Reports**

#### **8.5.1 Wupperthal Church Werf Resoration**

The Committee notes the report of Mr Jacobs.

**WD**

#### **8.5.2 Erf 177447, The Old Granary, 11 Buitenkant Street, Cape Town**

The Committee notes the report of Ms Cliff.

**SB**

### **8.6 Incomplete Applications**

8.6.1 Proposed Additions and Alterations, Erf 19531, 13 Gardener Williams Avenue, Paardevlei, Somerset West, CT. S34-A&A

- 8.6.2 Proposed Additions and Alterations, Erf 2392, 19 Firdale Road, Gardens, CT. S34-A&A
- 8.6.3 Proposed Alterations and Additions, Erf 115876, 34 Upper Warwick Street, Woodstock, CT. S34-A&A
- 8.6.4 Proposed Alterations and Additions, Erf 151026, 34 St James Street, St James, CT.S34-A&A
- 8.6.5 Proposed Alterations and Additions, Erf 1187, 371 and 373 High Street,Paarl, Drakenstein, Cape WinelandsS34-A&A
- 8.6.6 Proposed Total Demolition Erven 55952 and 55957, 5 Eden Road,Claremont, CT.S34-Total Demolition
- 8.6.7 Proposed Alterations and Additions, Erf 1130, 2 Zone 7 Road, Langa,CT.S34-A&A
- 8.6.8 Proposed Alterations and Additions, Erf 51495, 65 Hamilton Road, Claremont, CT.S34-A&A
- 8.6.9 Proposed Total Demolition , Erf 741, 20 Akademie Street,Franschhoek, Stellenbosch, S34-Total Demolition
- 8.6.10 Proposed rezoning, Erf 1841, 80 Rooikrans Avenue ,Grassy Park, CT.S38(4)-NID
- 8.6.11 Proposed Alterations and Additions, Erf 743, 26 La Croix Avenue, Fresnaye, CT.S34-Total Demolition
- 8.6.12 Proposed Alterations and Additions, Erf 2368, 2 Reezicht Street, Pinelands, CT.S34-A&A

## **9 Administrative Matters**

- 9.1 General Agenda Items: WD requested that cases be well-prepared a week in advance, and that information be submitted on Tuesday the week before the meeting the following Monday whether there are matters arising for that meeting.
- 9.2 Additional HOMs: Proposed Thursday meeting to deal with NCWs and Minor Works Applications. Such meetings may be held every three to four weeks to ensure there is not a backlog of cases.
- 9.3 LM to apply for study leave from 21<sup>st</sup> September until the 19<sup>th</sup> of October and would therefore not be available to attend HOMs meeting during this period.
- 9.4 The site inspection protocol was being finalized. Colleagues above the age of 60 are discouraged from attending site inspections. Indemnity form to be annexed to the protocol.

## **10. Appointments**

- 10.1 item 11.1
- 10.2 Item 11.7

**10.3 Item 11.16**

**10.41 Item 11.23**

**MATTERS TABLED**

**11. Matters Arising**

11.1 Proposed Alterations and Additions, Erf 2675, 27 Rugley Road  
Vredehoek, CT. S34-A&A

**HM/ CAPE TOWN METROPOLITAN / VREDEHOEK / ERF 2675**

**Case No:** 19101702SB1029E

SB introduced the case.

Mr Bolt and Ms Alcock were present and took part in the discussion.

Application documents were tabled.

**DISCUSSION**

Amongst other things, the following was discussed:

- The Committee noted that they cannot make a decision because the I&APs, including CIBRA, were not invited to the discussion;
- HOMs previously indicated the matter may be referred to BELCom;
- Site is graded IIC and falls outside an HPO;
- CIBRA had objections to the development, and the conservation bodies have made comments, but they were not invited to the meeting;
- Committee previously requested a completed report for possible unauthorised works for clarification regarding possible impact on heritage resources;
- The report is outstanding;
- Mr Alcock noted that photographs had been submitted. The only thing that changed was the dormer window which is identical to the neighbouring property. HOMs received the report;
- HOMs requested photographs of the rear and the side of the building to be submitted. It was noted that photographs provided only included a portion of the rear of the building;
- Mr Alcock confirmed that the work had been completed;
- The Committee accepts the report, but requires annotated plans to include all the work that has been completed on the building. This would be referred to BELCom once the information has been received.

**COMMENT**

The matter will be referred to the 17<sup>th</sup> of September BELCom and the I&APs to be invited.

**SB**

11.2 Proposed Alterations and Additions, Erven 523 and 6174, 14 and 16 Papegaaï Street, Stellenbosch, Cape Winelands.S49- Appeal (S34-A&A)

**HM / CAPE WINELANDS / DRAKENTEIN/ STELLENBOSCH / ERVEN 523 AND 6174**

**Case No:** 19050923SB0813E

SB introduced the case.

Application documents were tabled.

**DISCUSSION**

Amongst other things, the following was discussed:

- SIG was included in the communications to the Committee and have not submitted further comment. The Committee noted that they can proceed without their comment;
- BELCom requirements regarding the reduction of the parking, and the applicants omitted the parking altogether in their revised plans.

**DECISION**

The Committee resolved to approve the revised plans.

**SB**

11.3 Proposed Additions and Alterations, Erf 703, 22-24 Van Riebeeck Street, Rawsonville. S34-A&A

**HM / CAPE WINELANDS/ BREEDE VALLEY / RAWSONVILLE /ERF 703**

**Case No:** 20081213KB0813E

KB introduced the case.

Application documents were tabled.

**DISCUSSION**

Amongst other things, the following was discussed:

- The building is graded as not conservation worthy and does not fall within an HPO.
- Worcester Heritage and Conservation Society and the local authority support the proposal.
- Outstanding information was received on 28<sup>th</sup> August 2020.
- The proposal will not impact a heritage resource.

**DECISION**

The Committee resolved to approve the proposal as there would be no impact to heritage resources.

**KB**

11.4 Proposed Additions and Alterations, Erf 1387,8 Yeoville road, Vredehoek, CT. S34-A&A

**HM / CAPE TOWN METROPOLITAN / VREDEHOEK /ERF 1387**

**Case No:** 20070310KB0812E

KB introduced the case.

Application documents were tabled.

**DISCUSSION**

Amongst other things, the following was discussed:

- The building is graded IIIIC and falls inside the proposed HPO.
- CIBRA and CoCT support the proposal.
- The case officer has confirmed with an official from CoCT that the work has not commenced yet.
- The Greater Vredehoek Heritage Action Group supported the proposal.

- The Committee noted the proposal will not negatively impact the heritage resource.

### **DECISION**

The Committee resolved to approve the proposal.

**KB**

- 11.5 Proposed Additions and Alterations, Erf 480, 4 Lismore Terrace, Green Point, CT. S34-A&A

#### **HM CAPE TOWN METROPOLITAN / GREEN POINT / ERF 480**

**Case No:** 20061802ND0713E

ND introduced the case.

Application documents were tabled.

### **DISCUSSION**

Amongst other things, the following was discussed:

- Committee previously required information from Green Point Residents and Ratepayers Association (GPRRA) which was subsequently provided on 31<sup>st</sup> August 2020.
- CoCT commented that the unauthorised work has already started but supported the application.
- The site is graded IIIB.
- GPRRA had no objections.

### **FURTHER REQUIREMENTS**

The Committee requires the applicants to prepare a heritage report which lays out the impact of the illegal work on heritage resources. The report is to be prepared by a suitably qualified heritage practitioner and must be submitted to all the I&APs for their noting.

**ND**

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

#### **HM CAPE TOWN METROPOLITAN / NEWLANDS / ERF 50253**

**Case No:** 20062405ND0821E

NB introduced the case.

Mr Nkosi and Mr Olden were present and took part in the discussion

Application documents were tabled.

### **DISCUSSION**

Amongst other things, the following was discussed:

- The building is ungraded and declared an NCW by CoCT, and falls outside an HPO.
- Newlands Residents Association (NRA) were invited to the meeting but were unable to attend. Comments were submitted and marked the application as a total demolition. NRA objects to the grading of the building.

- CoCT supports the proposal but marked the application as a total demolition.
- Mr Nkosi and Mr Olden clarified the application was for alterations and additions.
- The committee agreed the building is not conservation worthy and the proposal would not impact a heritage resource (in respect of the building and the immediate context). The committee also agreed given the lack of heritage resources, the replacement building is acceptable.

#### **DECISION**

The Committee resolved to approve the proposal.

**ND**

- 11.7 Proposed Additions and Alterations, Erf 19531, 13 Gardener Williams Avenue, Paardevlei, Somerset West, CT. S34-A&A

#### **HM / CAPE TOWN METROPOLITAN / SOMERSET WEST / ERF 19531**

**Case No:** 20022404ND0805E

ND introduced the case.

Application documents were tabled.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Committee previously required comments from Helderberg Renaissance Foundation (HRF) and additional annotated photographs.
- CoCT graded structure as NCW and supported application.
- HRF supported the previous 2017 application, but no comment has been submitted for the re-application.
- Application is still incomplete, this is a new application the applicants need to get comments from HRF again.

#### **COMMENT**

Application is deemed incomplete. Comments of the Helderberg Renaissance Foundation required.

**ND**

- 11.8 Proposed Additions and Alterations, Erf 27075 RE 99, 101, 102, 103 Lower Main Road, Observatory, CT. S34-A&A

#### **HM CAPE TOWN METROPOLITAN / OBSERVATORY / ERF 27075 RE 99**

**Case No:** 20073108ND0811E

ND introduced the case.

Application documents were tabled.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The structure is graded IIIIC within an HPO;
- Observatory Civic Association and Salt River Heritage Society support the application;
- CoCT supports the application.

- The Committee supports the application with conditions.

#### **DECISION**

The Committee resolved to approve the proposal with the following condition

- The roof replacement material must be Victorian profile corrugated iron.

**ND**

11.9 Proposed Additions and Alterations, Erf 67563, 13 Orient Road, Wynberg, CT.  
S34-A&A

**HM / CAPE TOWN METROPOLITAN / WYNBERG / ERF 67563**

**Case No:** 20071502ND0817E

ND introduced the case.

Application documents were tabled.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee required comments from Wynberg Residents and Ratepayers Association (WRRRA), which was not received within the 30-day commenting period.
- The CoCT graded the structure as IIC and falls inside a proposed HPO.
- The CoCT supports the proposal.
- The Committee supports the proposal.

#### **DECISION**

The Committee resolved to approve the application with the following condition:

- The new timber windows are to be date-stamped.

**ND**

11.10 Proposed Additions and Alterations, Erf 19962, 4 Steenbras Street, Brooklyn, CT.  
S34-A&A

**HM / CAPE TOWN METROPOLITAN / BROOKLYN / ERF 19962**

**Case No:** 20072005ND0729E

ND introduced the case.

Application documents were tabled.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Comments from CoCT received on 20<sup>th</sup> August 2020, recommending various conditions, including taking cognisance of streetscape interaction with the replacement structure, and the drafting of a maintenance management plan.
- Committee noted that the structure is a potential IIC and does not fall within an HPO. The Committee did not conclude on the grading of the structure.

#### **COMMENT**

- The matter is to be referred to BELCom meeting on the 17<sup>th</sup> September 2020.



- Case Officer to invite Docomomo SA to the BELCom meeting.

**ND**

11.11 Proposed mixed-use development, Erf 32103 and RE 6300, Bellville, CT.S38(4)-NID

**HM / CAPE TOWN METROPOLITAN / BELLVILLE / ERF 32103 AND RE 6300**

**Case No:** 20070811ND0812E

ND introduced the case.

Application documents were tabled.

**DISCUSSION**

Amongst other things, the following was discussed:

- BELCom recommended that a Heritage Impact Assessment be prepared, and concluded that there was insufficient information before the Committee.
- The Committee is of the opinion that heritage resources would be impacted.

**DECISION**

The Committee requires an Heritage Impact Assessment which consists of the following:

1. A social study to be conducted which focuses on a comparative historical analysis with other similar institutions; and
2. An assessment of impacts to the built environment and the context.

**ND**

11.12 Proposed telecommunications mast, Rem of Farm 211, Mountain View Farm, Atlantis, CT. S38(4)-NID

**HM / CAPE TOWN METROPOLITAN / ATLANTIS / FARM 211**

**Case No:** 20080403ND0811E

ND introduced the case.

Application documents were tabled.

**DISCUSSION**

Amongst other things, the following was discussed:

- The Committee previously required more images of the site.
- The Committee noted there is no reason to believe that the proposed telecommunications mast will impact heritage resources.

**DECISION**

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

**ND**

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

**HM / CAPE TOWN METROPOLITAN / SCARBOROUGH / ERF 604**

**Case No:** 20200813SM0818E

SM introduced the case.

Application documents were tabled.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- CoCT supported the application and graded the structure as NCW;
- Internal photographs were received on 1<sup>st</sup> September 2020;
- The Committee noted that no heritage resources will be negatively impacted.

#### **DECISION**

HWC cannot approve unauthorised work.

The Committee approves the proposed new work as annotated on the plans,

**SM**

- 11.14 Proposed Additions and Alterations, Erf 4018, 4-6 Vredenburg Lane, Cape Town CBD.S34-Minor Works

**HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN CBD / ERF 4018**

**Case No:** 20071414SM0812E

SM introduced the case.

Application documents were tabled.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Site is graded IIIIC and falls within an HPO.
- CoCT supports the proposal.

#### **FURTHER REQUIREMENTS**

The Committee requires annotated plans indicating the work already completed and the remainder of the new work.

**SM**

- 11.15 Proposed Total Demolition, Erf 943, 24 Victoria Road, Bantry Bay, CT.S34-Total Demolition

**HM/ CAPE TOWN METROPOLITAN/ BANTRY BAY / ERF 943**

**Case No:** 20062406SM0727E

SM introduced the case.

Application documents were tabled.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Structure is graded by CoCT a potential IIIIC and does not fall within an HPO. The Committee has previously graded the structure as NCW.
- CoCT supports the application
- Sea Point, Fresnaye, Bantry Bay Ratepayers and Residents Association supports the proposal.
- Sea Point for All did not provide heritage comment within the 30-day commenting period.

- The Committee noted that there is insufficient heritage significance to warrant retention.

### **DECISION**

The Committee resolved to approve the total demolition of the structure.

**SM**

- 11.16 Proposed Additions and Alterations, Erf 28662, 440 Main Street, Paarl, Drakenstein, Cape Winelands S34-A&A  
**HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / ERF 28662**

**Case No:** 20032424SM0723E

SM introduced the case.

Mr Carstens, Mr Pieterse and Mrs Pieterse were present and took part in the discussion.

Application documents were tabled.

### **DISCUSSION**

Amongst other things, the following was discussed:

- I&APs were invited to the previous meeting but were not invited to today's meeting, and the Committee can therefore not make a decision for this matter.
- Drakenstein Heritage Foundation and Drakenstein Municipality objected to the development.
- Paarl 300 did not submit any comment.
- The site is a IIIB and located within an historical area.
- Committee notes that all the unauthorised work has already been done on the site, excluding the car port.
- The committee was of the opinion the applicants must submit reasons as to whether heritage resources have been impacted on and to determine the extent to which any remedial work should be done (where applicable).
- The Committee requires photographs of the work done to properly assess the extent to which possible heritage resources have been impacted.

### **FURTHER REQUIREMENTS**

The Committee requires the applicants to prepare a heritage report (including the needed photographs) which lays out the impact of the illegal work on heritage resources. The report must be prepared by a suitably qualified heritage practitioner and must be submitted to all the I&APs.

**SM**

- 11.17 Proposed Additions and Alterations, Erf 410, 22 Silveroak Avenue, Thornton, CT. S34-A&A  
**HM/ CAPE TOWN METROPOLITAN/ THORNTON / ERF 410**

**Case No:** 20081205TZ0813E

TZ introduced the case.

Application documents were tabled.

### **DISCUSSION**

Amongst other things, the following was discussed:

- The structure is graded an NCW and does not fall within an HPO.
- CoCT's comment was received on August 2020
- The proposal will not impact a heritage resource.

**DECISION**

The Committee resolved to approve the proposal

**TZ**

11.18 Proposed Additions and Alterations, Erf 2392, 19 Firdale Road, Gardens, CT. S34-A&A

**HM/ CAPE TOWN METROPOLITAN/ MILNERTON/ ERF 2392**

**Case No:** 20031102TZ0608E

**COMMENT**

Application is incomplete. Internal, external and streetscape images are required.

**TZ**

11.19 Proposed Additions and Alterations, Erf 557, 19 Avenue Normandie Fresnaye, CT. S34-A&A

**HM / CAPE TOWN METROPOLITAN / FRESNAYE / ERF 557**

Case No: 20080706TZ0806E

TZ introduced the case.

Application documents were tabled.

**DISCUSSION**

Amongst other things, the following was discussed:

- Sea Point For All state that the work has already started.
- Comments from Sea Point for All and CoCT received on 27<sup>th</sup> of August 2020.
- CoCT graded the structure as IIIC and it does not fall within an HPO.
- Sea Point, Fresnaye, Bantry Bay Ratepayers and Residents Associations supports the proposal

**FURTHER REQUIREMENTS**

The Committee requires annotated plans showing work that has already been completed in relation to the work still to be completed.

**TZ**

11.20 Proposed Additions and alterations, Erf 157097, 68 Pope Street, Salt River, CT.S34-A&A

**HM/ CAPE TOWN METROPOLITAN / SALT RIVER / ERF 157097**

**Case No:** 20012102TZ0211E

TZ introduced the case.

Application documents were tabled.

**DISCUSSION**

Amongst other things, the following was discussed:

- The structure is graded IIIC and falls within an HPO.

- CoCT supports the proposal.
- Previous request by the Committee for the comment of the Salt River Heritage Society has been clarified: this comment is not applicable in this instance, as the public participation period was concluded before the conservation body was approved by HWC Council.
- A site inspection was undertaken in February 2020. The details of the report was read for the record by LM.
- The Committee notes the proposal is precedent-setting as it rests in the middle of a series of row houses.

#### **DECISION**

The Committee resolved to approve the proposal with the following conditions:

1. The roof material to be used must be corrugated iron;
2. The height of the boundary wall must be amended to 1.2 meters;
3. The new windows on the first floor are to match the existing windows on the ground floor street elevation in size. The Committee supports CoCT's recommendation to centre the new windows in the façade; and
4. Building plans indicating the above to be submitted to HWC for approval.

**TZ**

- 11.21 Proposed telecommunications mast, Erf 885, Swartberg High School, Prince Albert.S38(4)-NID

**HM / CENTRAL KAROO / PRINCE ALBERT / ERF 885**

**Case No:** 20080503TZ0806E

TZ introduced the case.

Application documents were tabled.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The matter was previously under investigation by the Case Officer to get clarity on a possible objection to the NID.
- The Case Officer indicated that objections were raised and duly submitted to HWC on 31.08.2020.
- There is no reason to believe that the proposed telecommunications will impact heritage resources.

#### **DECISION**

An HIA to be submitted consisting of a Visual Impact Assessment addressing the following:

1. Impacts of the proposal on the overall cultural landscape within Prince Albert; and
2. Alternatives to be provided.

**TZ**

- 11.22 Proposed Alterations and Additions, Erf 106, Klappmuts Church, Main Road, Klappmuts. S34-A&A

**HM / CAPE TOWN METROPOLITAN / KLAPMUTS /ERF 106**

**Case No:** 20021116TZ0212E

TZ introduced the case.

Mr Unser and Mr Coetzee were present and took part in the discussion.

Application documents were tabled.

### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee previously requested internal images.
- The site is graded III B.
- Stellenbosch Heritage Foundation supports the proposal.
- Stellenbosch Interest Group objects to the proposal.
- Stellenbosch Municipality did not have any comments on the heritage merits of the application.
- The applicant was unable to provide information as previously requested by the Committee as there were limitations to accessing the property. The committee was satisfied with the explanation and accepted the current photographs provided in the proposal.
- The committee was encouraged by the indication that the existing windows and doors will be used in the development.

### **FURTHER REQUIREMENTS**

The Committee has the following further requirements:

1. Drawings must note the repositioning of the original doors and windows;
2. If the original building is built with lime-based mortar, then the new addition must also use hydrated lime;
3. The new side panels required for the adjusted pew layout to be undertaken by a joiner with heritage expertise and must be date stamped. The new finish must match the original; and
4. In addition, the date of manufacture of the new steel window replicas must be marked on the frame.

TZ

## **12 New Matters**

- 12.1 Proposed three 115 MW Solar Photovoltaic (PV) power generation facilities to be constructed on Hoek Doornen 172/1, Witte Wall 171, farm Die Brak 241, farm Platfontein 240, Witzenberg, Cape Winelands. S38(8)-NID  
**HM / CAPE WINELANDS / WITZENBERG / FARM DIE BRAK 241, FARM PLATFONTEIN 240**

**Case No:** 20081909SB0825E

SB introduced the case.

Application documents were tabled.

### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee is of the opinion that the proposed Solar Photovoltaic power generation facilities will impact on heritage resources.

### **DECISION**

The Committee requires a Heritage Impact Assessment consisting of the following:

1. A Visual Impact Assessment;

2. An Archaeological Impact Assessment; and
3. A Palaeontological Impact Assessment.

**SB**

- 12.2 Proposed three 115 MW Solar Photovoltaic (PV) power generation facilities to be constructed on Witte Wall 171, farm Die Brak 241, farm Platfontein 240. Witzenberg, Cape Winelands. S38(8)-NID

**HM / CAPE WINELANDS / WITZENBERG / FARM PLATFONTEIN 240**

**Case No:** 20081910SB0825E

SB introduced the case.

Application documents were tabled.

**DISCUSSION**

Amongst other things, the following was discussed:

- The Committee is of the opinion that the proposed 115 MW Solar Photovoltaic (PV) power generation facility will negatively impact on heritage resources.

**DECISION**

The Committee requires a Heritage Impact Assessment consisting of the following:

1. A Visual Impact Assessment;
2. An Archaeological Impact Assessment; and
3. A Palaeontological Impact Assessment.

**SB**

- 12.3 Proposed housing development on Farm 1692 , Still Bay, Hessequa.S38(4)-NID

**HM / HESSEQUA / STILL BAY / FARM 1692**

**Case No:** 20082101SB0828E

SB introduced the case.

Application documents were tabled.

**DISCUSSION**

Amongst other things, the following was discussed:

- The Committee is of the opinion that the proposed housing development will impact upon heritage resources.

**DECISION**

The Committee requires a Heritage Impact Assessment consisting of an Archaeological Impact Assessment.

**SB**

- 12.4 Proposed sand mine, Ptn 344/292, Vredendal, Matzikama.S38(8)-NID

**HM / MATZIKAMA / VREDENDAL / PTN 344 / 292**

**CASE No:** 20080705SB0827E

SB introduced the case.

Application documents were tabled.

**DISCUSSION**

Amongst other things, the following was discussed:

- The Committee is of the opinion that the proposed sand mine will not impact upon heritage resources.

**DECISION**

The Committee resolved that no further studies are required in terms of Section 38 of the NHRA.

**SB**

- 12.5 Proposed IRT Route, Wynberg Main Road on IRT Route, Wynberg, CT. S38(4)-NID

**HM / CAPE TOWN METROPOLITAN / WYNBERG / IRT ROUTE**

**Case No:** 20081805SB0831E

SB introduced the case.

Application documents were tabled.

**DISCUSSION**

Amongst other things, the following was discussed:

- The Committee is of the opinion that the proposed IRT Route on Wynberg Main Road will impact on heritage resources.

**DECISION**

A Heritage Impact Assessment is required, consisting of the following:

1. A Social Impact Assessment;
2. An urban design assessment;
3. An architectural analysis of the structures identified for total demolition; and
4. Public consultation must include consultation with the local ward counsellor and notices of the CoCT's intent to demolish the structures identified for total demolition must be visibly displayed on site at each of these buildings.

**SB**

- 12.6 Proposed construction of three 115 MW Solar Photovoltaic (PV) power generation facilities on Ptn 149/rem, Grootfontein 149/5, Witte Wall 171, Farm Die Brak 241, Farm Platfontein 240, Grootfontein, Witte Wall, Die Brak, Witzenberg, Cape Winelands.S38(8)-NID

**HM/ CAPE WINELANDS / WITZENBERG / PTN 149 / REM, GROOTFONTEIN 149/5, WITTE WALL 171, FARM DIE BRAK 241, FARM PLATFONTEIN 240**

**Case No:**20081908SB0821E

SB introduced the case.

Application documents were tabled.

**DISCUSSION**

Amongst other things, the following was discussed:



- The Committee is of the opinion that the proposed 115 MW Solar Photovoltaic (PV) power generation facility will impact on heritage resources.

**DECISION**

The Committee requires a Heritage Impact Assessment consisting of the following:

1. A Visual Impact Assessment;
2. An Archaeological Impact Assessment; and
3. A Palaeontological Impact Assessment.

**SB**

- 12.7 Proposed Alterations and Additions, Erf 107407, 23 Old Kendal Road, Diep River, CT. S34-A&A

**HM / CAPE TOWN METROPOLITAN / DIEP RIVER / ERF 107407**

**Case No:** 20080707KB0825E

KB introduced the case.

Application documents were tabled.

**DISCUSSION**

Amongst other things, the following was discussed:

- The structure is graded III C and does not fall within an HPO.
- The CoCT supports the proposal.
- The Committee is of the opinion that heritage resources will not be negatively impacted upon.

**DECISION**

The Committee resolved to approve the proposal.

**KB**

- 12.8 Proposed Alterations and Additions, Erf 115876, 34 Upper Warwick Street, Woodstock, CT. S34-A&A

**HM / CAPE TOWN METROPOLITAN / WOODSTOCK / ERF 115876**

**Case No:** 20022806KB0825E

**COMMENT**

The application is incomplete. The Committee requires comments from the Upper Woodstock Residents Association and Woodstock Aesthetics Advisory Committee

**KB**

- 12.9 Proposed Alterations and Additions, Erf 151026, 34 St James Street, St James, CT.S34-A&A

**HM/ CAPE TOWN METROPOLITAN/ ST JAMES / ERF 151026**

**Case No:** 20081308KB0825E

**COMMENT**

The application is incomplete. The Committee requires comments from CoCT and the Kalk Bay-St James Ratepayers and Residents Association.

**KB**

- 12.10 Proposed Construction of Art Installation, permit extension on Coastal Reserve, Graaff's Pool, Sea Point, CT, S34- permit extension  
**HM / CAPE TOWN METROPOLITAN / SEA POINT / GRAAFF'S POOL**

**Case No:** 20081903KB0825E

KB introduced the case.

Application documents were tabled.

**DISCUSSION**

Amongst other things, the following was discussed:

- The Application is for the renewal of a permit issued on 7<sup>th</sup> September 2017.
- The Committee has no objection to the renewal of the permit.

**DECISION**

The permit is extended for a further three years to 8<sup>th</sup> September 2023.

**KB**

- 12.11 Proposed Alterations and Additions, Erf 1187, 371 and 373 High Street, Paarl, Drakenstein, Cape Winelands S34-A&A  
**HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / ERF 1187**

**Case No:** 200828KB0828E

**COMMENT**

The application is incomplete. The Committee requires the building plans, and comments from the local municipality, Paarl 300 and the Drakenstein Heritage Foundation.

**KB**

- 12.12 Proposed Total Demolition Erven 55952 and 55957, 5 Eden Road, Claremont, CT.S34-Total Demolition  
**HM/ CAPE TOWN METROPOLITAN/ CLAREMONT / ERVEN 55952 AND 55957**

**Case No:** 20080309KB0828E

**COMMENT**

The application is incomplete. The Committee requires comments from the Upper Claremont Residents and Ratepayers Association.

**KB**

- 12.13 Proposed Alterations and Additions, Erf 1130, 2 Zone 7 Road, Langa, CT.S34-A&A  
**HM / CAPE TOWN METROPOLITAN / LANGA / ERF 1130**

**Case No:** 20061707ND0825E

**COMMENT**

The application is incomplete. The Committee requires streetscape images to be submitted to HWC

**ND**

12.14 Proposed Alterations and Additions, Erf 2615, 14 Mareola Way, Pinelands, CT.  
S34-A&A

**HM / CAPE TOWN METROPOLITAN / PINELANDS / ERF 2615**

**Case No:** 20081403ND0825E

ND introduced the case.

Application documents were tabled.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is not conservation worthy.
- The site falls within a proposed HPO.
- The CoCT supports the proposal.
- The Pinelands Ratepayers and Residents Association supports the proposal.
- The Committee is of the opinion that the proposal will not impact a heritage resource.

**DECISION**

The Committee resolved to approve the proposal.

**ND**

12.15 Proposed Alterations and Additions, Erf 51495, 65 Hamilton Road, Claremont,  
CT.S34-A&A

**HM/ CAPE TOWN METROPOLITAN/ CLAREMONT / ERF 51495**

Case No: 20080302ND0825E

**COMMENT**

The application is incomplete. The signed title deed is pending, as the Case Officer has requested the information from the applicant.

**ND**

12.16 Proposed Alterations and Additions, Erf 70872, 28 Lidford Road, Plumstead, CT  
S34-A&A

**HM / CAPE TOWN METROPOLITAN / PLUMSTEAD / ERF 70872**

**Case No:** 20082105ND0825E

ND introduced the case.

Application documents were tabled.

**DISCUSSION**

Amongst other things, the following was discussed:

- The CoCT graded the structure as not conservation worthy.
- The structure does not fall within an HPO.
- The structure does not fall within a conservation body area.
- The Committee is of the opinion that the proposal will not impact on any heritage resources.

**DECISION**

The Committee resolved to approve the proposal.

**ND**

- 12.17 Proposed 11Kv Powerlines on Ptn 1 of Farm 318 and Farm 317, Van Rhynsdorp, Swartland.S38(4)-NID  
**HM / WEST COAST / SWARTLAND / VAN RHYNSDORP / PTN 1 OF FARM 318 AND FARM 317**

**Case No:** 20032613ND0828E

ND introduced the case.

Application documents were tabled.

**DISCUSSION**

Amongst other things, the following was discussed:

- The Committee is of the opinion that the proposed 11Kv powerlines will not impact on any heritage resources.

**DECISION**

The Committee resolved that no further studies are required in terms of Section 38 of the NHRA.

**ND**

- 12.18 Proposed Alterations and Additions, Erf 21880, 20 13th Street, Kensington, CTS34-A&A  
**HM/CAPE TOWN METROPOLITAN / KENSINGTON / ERF 21880**

**Case No:** 20082701ND0827E

ND introduced the case.

Application documents were tabled.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is declared as not conservation worthy.
- The site is not within a conservation body area.
- The site does not fall within an HPO
- The CoCT supports the proposal.
- The Committee is of the opinion that the proposal will not impact on any heritage resources.

**DECISION**

The Committee resolved to approve the proposal.

**ND**

- 12.19 Proposed Alterations and Additions Erf 71014, 15 Morpeth Road, Plumstead, CT. S34-A&A  
**HM / CAPE TOWN METROPOLITAN / PLUMSTEAD / ERF 71014**

**Case No:** 20062907ND0827E

ND introduced the case.

Application documents were tabled.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is not conservation worthy
- The CoCT commented that the structure does not fall within an HPOZ.
- The CoCT supports the proposal.
- The site does not fall within a conservation body area.
- The Committee is of the opinion that the proposal will not impact on any heritage resources.

**DECISION**

The Committee resolved to approve the proposal.

**ND**

- 12.20 Proposed Alterations and Additions, Erf 26095, Bosman Street, Paarl, Drakenstein, Cape Winelands. S34-A&A  
**HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / ERF 26095**

**Case No:** 20082703ND0827E

ND introduced the case.

Application documents were tabled.

**DISCUSSION**

Amongst other things, the following was discussed:

- The application is for minor works.
- The Drakenstein Municipality referred the application to HWC for heritage comment.
- In order to assist the Committee in its grading of the building, the Committee requires additional photographs, as the four photographs submitted with the application are insufficient.

**FURTHER REQUIREMENTS**

The Committee requires additional internal and contextual photographs to be submitted to HWC.

**ND**

- 12.21 Proposed Alterations and Additions Erf 50924, 23 St Michaels Road, Claremont, CT S34-A&A  
**HM / CAPE TOWN METROPOLITAN / CLAREMONT / ERF 50924**  
**Case No:** 20071311SM0825E

SM introduced the case.

Application documents were tabled.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded as not conservation worthy and does not fall within an HPO.
- The CoCT supports the proposal.

**DECISION**

The Committee resolved to refer the matter to BELCom on 17<sup>th</sup> September 2020.

**SM**

12.22 Proposed Alterations and Additions Erf 702, 74 Forest Drive, Pinelands, CT  
.S34-A&A

**HM/CAPE TOWN METROPOLITAN / PINELANDS / ERF 702**

**Case No:** 20030410SM0825E

SM introduced the case.

Application documents were tabled.

**DISCUSSION**

Amongst other things, the following was discussed:

- The grading is not conservation worthy, but does fall within an HPO.
- The CoCT supports the proposal.
- The Pinelands Residents and Ratepayers Association supports the proposal.
- The Committee is of the opinion that the proposal will not impact on any heritage resources.

**DECISION**

The Committee resolved to approve the proposal.

**SM**

12.23 Proposed Total Demolition , Erf 741, 20 Akademie Street,Franschhoek,  
Stellenbosch, S34-Total Demolition

**HM/ CAPE WINELANDS/ STELLENBOSCH / FRANSCHHOEK/ ERF 741**

**Case No:** 20082402SM0825E

**COMMENT**

SIG comments required.

**SM**

12.24 Proposed Alterations and Additions, Erf 949, 6 Lochner Street, Strand, CT  
S34-A&A

**HM/ CAPE TOWN METROPOLITAN/ STRAND / ERF 949**

**Case No:** 20081901SM0825E

SM introduced the case.

Application documents were tabled.

**DISCUSSION**

Amongst other things, the following was discussed:

- The Committee agreed that the application can be treated as a minor works application.

### **FURTHER REQUIREMENTS**

The Committee requires further photographs, which must include additional internal photographs, external photographs of the building, and streetscape photographs to assist the Committee in its grading of the building.

**SM**

- 12.25 Proposed rezoning, Erf 1841, 80 Rooikrans Avenue ,Grassy Park, CT.S38(4)-NID  
**HM/ CAPE TOWN METROPOLITAN/ GRASSY PARK / ERF 1841**

**Case No:** 20030905SM0825E

### **COMMENT**

The application is incomplete as the form has not been completed.

**SM**

- 12.26 Proposed Total Demolition, permit extention Erf 23851, 1 Beach Road, Maitland, CT.S34-Total demoltion, permit extension  
**HM / CAPE TOWN METROPOLITAN / MAITLAND / ERF: 23851**

**Case No:** 20082411SM0825E

SM introduced the case.

Application documents were tabled.

### **DISCUSSION**

Amongst other things, the following was discussed:

- The application is for the extension of a permit.
- The structure is located outside an HPO.
- The permit expires in November.

### **COMMENT**

Under investigation. The Case Officer to check details on file with registry.

**SM**

- 12.27 Proposed Alterations and Additions, Erf 50783, 21 Marne Road Lynfrae, Rondebosch, CT.S34-A&A  
**HM / CAPE TOWN METROPOLITAN / RONDEBOSCH / Erf 50783**

**Case No:** 20081802SM0825E

SM introduced the case.

Application documents were tabled.

### **DISCUSSION**

Amongst other things, the following was discussed:

- The application is for minor works.
- The structure is not conservation worthy and does not fall within an HPO.
- The CoCT supports the proposal.
- The Greater Lynfrae Civic Association supports the proposal
- The Committee is of the opinion that the proposal will not impact on any heritage resources.

### **DECISION**

The Committee resolved to approve the application.

- 12.28 Proposed Alterations and Additions, Erf 60676, 45 Maybury Road, Kenwyn, CT. S34-A&A

**HM / CAPE TOWN METROPOLITAN / KENWYN / ERF 60676**

**Case No:** 20082408SM0825E

SM introduced the case.

Application documents were tabled.

**DISCUSSION**

Amongst other things, the following was discussed:

- The structure is not conservation worthy and does not fall within an HPO.
- The CoCT supports the proposal
- The Committee is of the opinion that the proposal will not impact on any heritage resources.

**DECISION**

The Committee resolved to approve the proposal.

SM

- 12.29 Proposed Alterations and Additions, Erf 5727, Corner Klein Drakenstein and Rosaki Road, Paarl, Drakenstein, Cape Winelands.S34-A&A

**HM/ CAPE WINELANDS / DRAKENSTEIN / PAARL / ERF 5727**

**Case No:** 20080701SM0827E

SM introduced the case.

Application documents were tabled.

**COMMENT**

This application is under investigation. The Case Officer to clarify the title deed property ownership and the application details.

SM

- 12.30 Proposed Alterations and Additions, Erf Erf 3050, Unit 3, Arundel Gardens, 13 Leeuwendal Crescent, Oranjezicht.

**HM / CAPE TOWN METROPOLITAN / ORANJEZICHT / ERF 3050**

**Case No:** 20070301SM0812E

SM introduced the case.

Application documents were tabled.

**DISCUSSION**

Amongst other things, the following was discussed:

- The structure is graded IIIc and falls within an HPO.
- The CoCT and CIBRA support the proposal.
- The Committee is of the opinion that the proposal will not impact on any heritage resources.



## DECISION

The Committee resolved to approve the proposal.

SM

- 12.31 Proposed Repairs, Erf 262, 33 Bezuidenhout Street, Stanford, Overstrand, Overberg. S31-Repairs  
**HM / OVERBERG / OVERSTRAND / STANFORD / ERF 262**

**Case No:** 20082410TZ0825E

TZ introduced the case.

Application documents were tabled.

## FURTHER REQUIREMENTS

The Committee requires the following:

1. Annotated plans showing the proposed work; and
2. The applicant to confirm if the damaged wall is old clay brick and lime mortar or contemporary brick work.

TZ

- 12.32 Proposed Alterations and Additions, Erf 319, 3 Pine Avenue, Vredehoek, CT. S34-A&A  
**HM / CAPE TOWN METROPOLITAN / VREDEHOEK / ERF 319**

**Case No:** 20080405TZ0825E

TZ introduced the case.

Application documents were tabled.

## DISCUSSION

Amongst other things, the following was discussed:

- The structure is graded IIIIC does not fall within an HPO.
- The CoCT supports the proposal.
- CIBRA and the Greater Vredehoek Heritage Action Group support the proposal.
- The Committee is of the opinion that the proposal will not negatively impact the heritage resource.

## DECISION

The Committee resolved to approve the proposal.

TZ

- 12.33 Proposed Alterations and Additions, Erf 1624, 2 Faure Street, Swellendam.S34-A&A  
**HM / OVERBERG / SWELLENDAM / ERF 1624**

**Case No:** 20081711TZ0825E

TZ introduced the case.

Application documents were tabled.

## DISCUSSION

Amongst other things, the following was discussed:

- While the Heritage Practitioner proposes a grading of III C, the Committee notes the following gradings regarding the property:
  - The corner area on Swellengrebel Street is IIIB.
  - The shop area on Faure Street is IIIC.

**COMMENT**

This application is under investigation to determine the landownership in respect of a portion of the proposed development.

**TZ**

- 12.34 Proposed Alterations and Additions, Erf 743, 26 La Croix Avenue, Fresnaye, CT.S34-Total Demolition

**HM / CAPE TOWN METROPOLITAN / FRESNAYE / ERF 743**

**Case No** 20062404TZ0827E

**COMMENT**

The application is incomplete. The requires annotated plans showing the work completed and work still proposed.

**TZ**

- 12.35 Proposed Alterations and Additions, Erf 2368, 2 Reezicht Street, Pinelands, CT.S34-A&A

**HM / CAPE TOWN METROPOLITAN/ PINELANDS / ERF 2368**

**Case No:** 20071411TZ0827E

**COMMENT**

The application is incomplete. The Committee require internal photographs.

**TZ**

**13 OTHER MATTERS**

- 13.1 None

**14. ADOPTION OF RESOLUTIONS AND DECISIONS**

The Committee adopted the resolutions and decisions.  
ND and SM move to adopt the decisions.

PB moved to adopt and SB seconded.

**15 CLOSURE**

The meeting adjourned at: 17:25

**16 DATE OF NEXT MEETING:**

**10 September 2020**

Chairperson's Signature.....  .....

Date: 21/09/2020

Secretariat's Signature.....  .....

Date: 21.9.2020

APPROVE