

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING**
**Held on Tuesday, 15 March 2022, HOMS MEETING VIA MICROSOFT TEAMS,
scheduled for 08:30**



1. OPENING AND WELCOME

The Chairperson, Ms Colette Scheermeyer officially opened the meeting at 08:30 and welcomed everyone present.

2. ATTENDANCE

Members

None

Members of Staff

Ms Colette Scheermeyer (CS) (Deputy Director)
Ms Muneerah Solomon (MS) (Heritage Officer)
Mr Robin George (RG) (Heritage Officer)
Ms Corne Nortje (CN) (Heritage Officer)
Ms Sneha Jhupsee (SnJ) (Heritage Officer).. left at 10:00
Ms Natalie Kendrick (NK) (Heritage Officer)
Mr Thando Zingange (TZ) (Heritage Officer)
Ms Zikhona Signoya (ZS) (Intern Admin support)
Ms Stephanie Barnardt-Delport (SB) (Heritage Officer)
Ms Chane Herman (CH) (Heritage Officer)
Ms Khanyisile Bonile (KB) (Heritage Officer)
Ms Ayanda Mdludlu (AM) (Heritage Officer)
Ms Xola Mwandle (XM) (Heritage Officer)
Ms Aneeqah Brown (AB) (Secretary)
Mr Reagon Fortune (RF) (Intern Admin support)

Legal Advisor

Ms Penelope Meyer (PM)

Visitors

Mr Coenie Laubscher
Ms Patricia Botha
Mr Paul Naylor
Ms Carina Wiggle
Mr Jonathan Kaplan

Observers

None

3 Apologies

Ms Waseefa Dhansay (WD)

Absent

None

4. Approval of Agenda

- 4.1** 15 March 2022. The Committee resolved to approve the agenda with minor edits. MS moves to adopt the agenda and KB seconds.

5. Approval of Minutes of the Previous Meeting

5.1 7 March 2022. The Committee resolved to approve the minutes. TZ moves to adopt and SB seconds.

6. Disclosure of conflict of interest

6.1 None

7. Confidential matters

7.1 None

8. Standing Items

8.1 Site inspections undertaken.

8.1.1 ERF 2083, 71 Buitengracht Street, Cape Town

8.2 Proposed Site Inspection

8.2.1 **Proposed additions and alterations on Erf 842, 2 Huguenot Avenue, Oranjezicht, S34-A&A
Case No: 21082609SJ0117E**

8.3 Site Inspection Reports

8.3.1 ERF 2083, 71 Buitengracht Street, Cape Town (see attached Annexure I)

8.4 Preparation for the upcoming Committee meetings

8.4.1 BELCom_17 March 2022

8.5 Interim and Close out Reports

8.5.1 None

8.6 Incomplete Applications

9. Administrative Matters

9.1 **Recommendations at Committee Meetings**

9.2 **Duplication of the HOMs agenda on Teams**

10. Appointments

MATTERS TO BE DISCUSSED

11. MATTERS ARISING

11.1 **Proposed additions and alterations on Erf 1742, High Level Road, Sea Point, S34-A&A
Case No: 21121405AM1214E**

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 8 March 2022.
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Seapoint For All declined the opportunity to 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.

AM

11.2 D6 Redevelopment – Parcel P (Stage 4) on erf 177646, District Six Cape Town S38(4)-NID Case no: 21121706AM0214E

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 10 March 2022.
- There is reason to believe that heritage resources will be impacted on.

DECISION

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

1. Archaeological Impact Assessment
2. Visual Impact Assessment
3. Socio-historical study
4. Design indicators for the development within the wider redevelopment precinct.

AM

11.3 Proposed additions and alterations on Erf 1225, 20A Woodside Road, Tamboerskloof, S34-A&A Case No: 22011018CH0112E

Ms Chane Herman introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 9 March 2022.
- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- City Bowl Ratepayers and Residents Association supports the proposal.
- The Committee notes that work has been completed.

DECISION

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

CH

**11.4 Proposed additions and alterations on Erf 1326, 3D Castle Street, Paarl, S34-A&A
Case No: 22021612CH0225E**

Mr Coenie Laubscher (applicant) was present and took part in the discussion.

Ms Chane Herman introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- Outside Paarl special character protected area overlay zone.
- Drakenstein Municipality supports the proposal.
- Drakenstein Heritage Foundation required additional information.
- Paarl300 objected to the proposal.

FURTHER REQUIREMENTS

1. Applicant to submit amended drawings detailing the northern elevation in relation to the proposed boundary wall.
2. The case officer to send the revised plans to the conservation bodies for noting.
3. Pending the submission of the amended plans, all parties to be invited to the HOMs meeting to provide verbal comment on the proposal.

CH

**11.5 Proposed additions and alterations on Erf 166, 28 Manatoka Avenue, Thornton, S34-A&A
Case No: 22022504CH0225E**

Ms Chane Herman introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 4 March 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

**11.6 Proposed additions and alterations on Erf 875, 11 Piet Retief Street, Stellenbosch, S34-A&A
Case No: 22012801CH0225E**

Ms Patrica Botha (Stellenbosch Interest Group) was present and took part in the discussion.

Ms Chane Herman introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 7 March 2022.
- Stellenbosch Interest Group proposes a IIIB grading on the Stellenbosch Heritage Register.
- Stellenbosch Heritage Foundation did not comment with the 30-day commenting period.

- Stellenbosch Interest Group did not comment within the 30-day commenting period but provided recommendations 12 days later.
- DOCOMOMO South Africa to comment on the proposal.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 7 April 2022.

CH

**11.7 Proposed additions and alterations on Erf 89775, 104 Main Road, Kalk Bay, S34-A&A
Case No: 21122201CH0221E**

Ms Chane Herman introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 8 March 2022.
- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- Kalk Bay, & St James Resident and Ratepayers Association supports the proposal.

DECISION

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

CH

**11.8 Proposed additions and alterations on Erf 3536, 4 Faure Street, Rexford, Knysna, S34-A&A
Case No: 22020803CN0210E**

Ms Corne Nortje introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 4 March 2022.
- Graded IIIB
- Outside HPO
- Knysna Municipality supports the proposal.
- Simon van De Stel Foundation supports the proposal.

DECISION

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

CN

**11.9 Proposed additions and alterations on Erf 94904, 5 Wilkinson Street, Gardens, S34-A&A
Case No: 21120902CN0112E**

Ms Corne Nortje introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 8 March 2022.

- Graded IIIB
- Outside 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.

CN

11.10 Proposed Total Demolition on Erf 5515, Loedolf Street, Malmesbury, S34-TD Case No: 21111109CN1221E

Mr Paul Naylor was present and took part in the discussion.

Ms Corne Nortje introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 4 March 2022.
- The buildings proposed to be demolished are not graded.
- Inside proposed HPO
- The Committee recommends that the conditions listed under point 3 of the Friends of Blaauwberg Conservation Area comments dated 4 March 2022 be adhered to, within reason.

DECISION

The Committee resolved to approve the application as there is insufficient heritage to warrant retention.

CN

11.11 Proposed additions & alterations on RE of ERF 46257, 2 Copeland Road, Rondebosch S34-A&A Case no: 22011306CN0210E

Ms Corne Nortje introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 10 March 2022
- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- Newlands Residents Association supports the proposal.

DECISION

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

CN

**11.12 Proposed additions and alterations on Erf 2728, 59 Fitzroy Street, Townsend Estate, S34-A&A
Case No: 22022103MS0224E**

Ms Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 9 March 2022.
- Graded Potential 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.

MS

**11.13 Proposed additions and alterations on Erf 33456, 29 Capuchin Street, Athlone, S34-A&A
Case No: 21110408MS0217E**

Ms Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 9 March 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.

MS

**11.14 Proposed additions and alterations on Erf 365, 5 Langfontein Road, Darling, S34-A&A
Case No: 21110802MS0118E**

Ms Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 4 March 2022
- HOMs graded IIIC
- Friends of Blauwwberg has no objections.

DECISION

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

MS

11.15 Proposed partial demolition on Erf 877, 29 Del Hermite Avenue, Fresnaye, S34-A&A, Partial Demolition
Case No: 21120217MS1223E

Ms Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 7 March 2022.
- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- Seapoint For All has objections.
- Seapoint, Fresnaye and Bantry Bay has no objections.
- Simon van de Stel Foundation raised concerns and has objections.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 7 April 2022. All parties to be invited.

MS

11.16 Proposed additions and alterations on Erf 31318, 14 Bridge Street, Rosebank, S34-A&A
Case No: 22020210RG0207E

Mr Robin George introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 8 March 2022
- HOMs graded NCW
- Inside HPO
- CoCT supports the proposal.
- Rosebank & Mowbray Planning and Aesthetics Committee does not support the proposal based on parking shortages and stated that changes to the structure do not have much impact on the building. The Committee notes that the objection is not heritage related.

DECISION

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

RG

11.17 Proposed additions and alterations on Proposed school on Farm 1065, Portion 3, Atlantis, S38-NID
Case No: 20030415SB0317E

The Committee notes that the NID application was withdrawn.

SB

**11.18 Proposed additions and alterations on Erf 923, 53 Arthurs Road, Sea Point, S34-A&A
Case No: 21092203SJ1119E**

Ms Sneha Jhupsee introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 9 March 2022.
- Minor works application
- Graded IIIC
- Outside HPO
- Seapoint , Fresnaye and Bantry Bay Residents and Ratepayers Association supports the proposal.
- Seapoint For All supports the proposal.
- CoCT supports the proposal.

DECISION

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

SJ

**11.19 Proposed additions and alterations on Erf 2083, 71 Buitengracht Street, Cape Town, S34-A&A
Case No: 21120219SJ1215E**

Ms Sneha Jhupsee introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- A site inspection was undertaken on the 8 March 2022 (see attached Annexure I)
- Minor works application
- Graded IIIA
- Inside HPO
- The Committee notes that work has been completed.

DECISION

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

SJ

**11.20 Proposed additions and alterations on Erf 842, 2 Huguenot Avenue, Oranjezicht, S34-A&A
Case No: 21082609SJ0117E**

Ms Sneha Jhupsee introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 09 March 2022.
- Graded IIIB
- Outside HPO
- CoCT supports the proposal.
- Citybowl Residents and Ratepayers Association supports the proposal.
- Proposed site inspection to note neighbourhood character regarding other double/triple storey homes. How will addition of floor alter streetscape/character? Heritage aspects of site to be examined.

DECISION

The Committee resolved to undertake a site inspection.

SJ

11.21 Proposed additions and alterations on Erf 160, 45 Le Roux Street, De Rust, S34-A&A Case No: 19112012TZ1104E

Mr Thando Zingange introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 7 March 2022.
- Graded IIIC
- Outside HPO
- Oudtshoorn Municipality did not support the proposal.
- Heritage Oudtshoorn did not support the proposal.
- The Committee notes that work has been completed.

DECISION

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

TZ

11.22 Proposed additions and alterations on Erf 16519, Montagu Street, Mossel Bay, S34-A&A Case No: 21111718TZ1201E

Ms Carina Wiggle (Mossel Bay Heritage) was present and took part in the discussion.

Mr Thando Zingange introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 7 March 2022.
- Graded 3B.
- The site falls inside special heritage area of Mossel Bay.
- Mossel Bay Municipality supports the proposal.
- Simon van de Stel Foundation supports the proposal.
- Mossel Bay Heritage supports the proposal.

DECISION

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

TZ

11.23 Proposed additions and alterations on Erf 2281, 65 Castle Street, Cape Town, S34-A&A Case No: 22012405TZ0107E

Mr Thando Zingange introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 8 March 2022.
- Graded IIIC

- Outside 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.

TZ

**11.24 Proposed additions and alterations on Erf 50853, 15 St Andrews Road, Claremont, S34-A&A
Case No: 21121403TZ0204E**

Mr Thando Zingange introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 9 March 2022.
- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- Greater Lynfrae Civic Association supports the proposal.

DECISION

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

TZ

**11.25 Proposed additions and alterations on Erf 917,46 Church Street, Wellington S34-A&A
Case No: 211101101KB0111E**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on the 7 March 2022
- Inside Wellington special protected area overlay zone.
- Drakenstein of Heritage Foundation supports the proposal.
- Drakenstein Municipality supports the proposal.
- The Committee notes work has been completed.

DECISION

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

KB

**11.26 Proposed additions and alterations on Erf 67245,17 Orient Road, Wynberg, S34-A&A
Case No: 21091309KB0913E**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 9 March 2022
- Graded IIIC

- Outside HPO
- Wynberg Residents Association did not comment within the 30-day commenting period.

FURTHER REQUIREMENTS

Section 34 application form to be submitted.

KB

11.27 Proposed total demolition on Erf 3265,71 Voortrekker Street, Piketberg S34-TD Case No: 2002030KB0923E

Ms Khanyisile Bonile introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 7 March 2022
- Municipality supports the proposal.

DECISION

The Committee resolved to approve the application as there is insufficient heritage to warrant retention.

KB

11.28 D6 Geotechnical Testing on ERVEN 115703 RE, 11506, 11507, 11508, 10010, RE 115744, 117884, RE 177362, 117965, 117891, 117898, 153779, District Six Cape Town S35-Geotechnical Testing Case no: 22020116AM0214E

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Landownership for Parcel P belonging to DALRRD and Parcels N and K2 belonging to the city, and it was determined in the HOMS of 21st February that the signatures from DALRRD were not obtained.
- The applicant has submitted written confirmation that DALRRD is in support of the project and will send through Power of Attorney at a later stage.
- Archaeological excavation of 2 Roos Street is recommended if the feature cannot be retained with the new development. The applicant has a repository agreement with Iziko.
- Information received on 10 March 2022.

DECISION

The Committee resolved to approve the Section 35 application.

AM

12. NEW MATTERS

12.1 Proposed additions and alterations on Erf 974, 35 Cedar Road, Thornton, S34-A&A Case No: 22022205AM0304E

Ms Ayanda Mdludlu 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.

AM

**12.2 Proposed additions and alterations on Erf 98729, 36 Stuart Road, Rondebosch, S34-A&A
Case No: 22030310AM0304E**

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

AM

**12.3 Proposed additions and alterations on Erven RE-1 and RE-4, Vredendal, S38(8)-NID
Case No: 22021106AM0304E**

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Palaeontology- unknown palaeosensitivity within the project area that is surrounded largely by low and moderate palaeosensitivity.
- Archaeology- the area appears to be well exploited by the existing water treatment facility therefore not likely to have left much archaeological material undisturbed.
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

AM

**12.4 Proposed excavation on Farm 1050 and portion 36, 37 of Uitkomst Farm 23, Paternoster,
S35-Test Excavation
Case No: 22030124AM0302E**

Mr Jonathan Kaplan was present and took part in the discussion.

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- An AIA has been conducted but not submitted to HWC yet, but it is said to have identified a large number of archaeological materials. The results of the test excavations at Site 1332 will help to inform the layout of the proposed development. It is proposed that eight test pits (up to 1.5m deep each), will be shovel excavated to determine the presence, and establish the significance of any sub-surface archaeological deposits.
- No repository agreement has been made for this application.

DECISION

The Committee resolved to approve the Section 35 application.

AM

12.5 Proposed overhead powerline construction on Portion of Erf 122, Klipheuwel, Durbanville, S38(8)-NID

Case No: 22030206AM0308E

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Palaeontology- low palaeosensitivity
- Archaeology- few stone tools of low significance
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

AM

12.6 Proposed additions and alterations on Erf 25526, 38 Baker Street, Observatory, S34-A&A

Case No: 22012603CH0301E

Ms Chane Herman introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded NCW
- Outside HPO
- CoCT supports the proposal.
- Observatory Civic Association supports the proposal.

DECISION

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

CH

12.7 Proposed additions and alterations on Erf 2594, 110 Long Street, Cape Town, S34-A&A

Case No: 22022501CH0301E

Ms Chane Herman introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- Inside HPO

- City Bowl Ratepayers and Residents Association supports the proposal.
- The Committee notes that work has been completed.

DECISION

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

CH

- 12.8 Proposed additions and alterations on Erf 26151, 2 Howe Street, Observatory, S34-A&A**
Case No: 22020208CH0301E

INCOMPLETE APPLICATION:

Observatory Civic Association comments required.

CH

- 12.9 Proposed additions and alterations on Erf 268, 18 Dirkie Uys Street, Franschhoek, S34-A&A**
Case No: 22020120CH0301E

INCOMPLETE APPLICATION:

Streetscape images, comments from the Stellenbosch Interest Group and the Stellenbosch Heritage Foundation required.

CH

- 12.10 Proposed additions and alterations on Erf 441, 12 Aandbloem Street, Vredehoek, S34-Minor Works**
Case No: 22022407CH0301E

Ms Chane Herman introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works
- 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

- 12.11 Proposed additions and alterations on Erf 4814, 4 Van Broekhuizen, Paarl, S34-Minor Works**
Case No: 22021827CH0301E

INCOMPLETE APPLICATION:

Internal images and correct application form required.

CH

- 12.12 Proposed additions and alterations on Erf 53892, 6 Harfield Place, Claremont, S34-Minor Works**
Case No: 22021414CH0301E

INCOMPLETE APPLICATION:

Streetscape images, additional external images and minor works application form required.

CH

12.13 Proposed additions and alterations on Erf 146109, 27 Lower Rochester Road, Observatory, S34-A&A

Case No: 22021823CN0228E

INCOMPLETE APPLICATION:

CoCT comments required.

CN

12.14 Proposed additions and alterations on Erf 14110, 29 Lower Rochester Road, Observatory, S34-A&A

Case No: 22021824CN0228E

INCOMPLETE APPLICATION:

CoCT comments required.

CN

12.15 Proposed additions and alterations on Erf 146111, 31 Lower Rochester Road, Observatory, S34-A&A

Case No: 22021825CN0228E

INCOMPLETE APPLICATION:

CoCT comments required.

CN

12.16 Proposed additions and alterations on Erf 167760, 2 Burke Street, Observatory, S34-A&A

Case No: 22021819CN0228E

INCOMPLETE APPLICATION:

CoCT comments required.

CN

12.17 Proposed additions and alterations on Erf 167761, 2A Burke Street, Observatory, S34-A&A

Case No: 22021820CN0228E

INCOMPLETE APPLICATION:

CoCT comments required.

CN

12.18 Proposed additions and alterations on Erf 167762, 4 Burke Street, Observatory, S34-A&A

Case No: 22021821CN0228E

INCOMPLETE APPLICATION:

CoCT comments required.

CN

12.19 Proposed additions and alterations on Erf 167763, 4A Burke Street, Observatory, S34-A&A

Case No: 22021822CN0228E

INCOMPLETE APPLICATION:

CoCT comments required.

CN

12.20 Proposed additions and alterations on Erf 11481, 40 Church Street, Wellington, S34-A&A
Case No: 22030128KB0309E

INCOMPLETE APPLICATION:

Drakenstein Heritage Foundation and Paarl300 comments required.

KB

12.21 Proposed additions and alterations on Erf 141, 23 Edison Drive, Meadowridge, Cape Town, S34-A&A

Case No: 22030205KB0308E

Ms Khanyisile Bonile 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.

KB

12.22 Proposed additions and alterations on Erf 1634, 9 Barkley Road, Sea Point, S34-A&A

Case No: KB0308E

INCOMPLETE APPLICATION:

Seapoint, Fresnaye and Bantry Bay comments, Seapoint For All and CoCT comments, stamped plans, proof of payment and contextual images required.

KB

12.23 Proposed total demolition on Erf 172362, 6 Kenilworth Road, Kenilworth, S34-TD

Case No: 22020906KB0309E

Ms Khanyisile Bonile introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- Simon supports the proposal.
- CoCT does not support the proposal.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 7 April 2022.

KB

12.24 Proposed additions and alterations on Erf 173527, 22 Klaprood Street, Plumstead, S34-A&A

Case No: 22022304KB0309E

Ms Khanyisile Bonile 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.

KB

**12.25 Proposed additions and alterations on Erf 193, 6 Queen Victoria Street, Stanford, S31-A&A
Case No: 22030116KB0303E**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Overstrand Heritage Aesthetics Committee referred the application to HWC.
- HOMs graded NCW
- The Committee notes that has been completed.

DECISION

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

KB

**12.26 Proposed additions and alterations on Erf 2420, 48 Baron van Rheede Street, Outshoorn, S34-A&A
Case No: 22030705KB0309E**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- Heritage Oudtshoorn supports the proposal.
- Oudtshoorn Municipality supports the proposal.
- The Committee notes that work has been completed.

DECISION

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

KB

**12.27 Proposed additions and alterations on Erf 43217, 13 Guernsey Road, Rondebosch East, S34-A&A
Case No: 22030109KB0309E**

Ms Khanyisile Bonile 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.

KB

12.28 Proposed additions and alterations on Erf 1446, 4 Miramar, 130 Ocean Drive, S34-A&A Case No: 22012605MS0308E

INCOMPLETE APPLICATION:

Seapoint For All, Seapoint, Fresnaye and Bantry Bay comments, updated Section 34 application and contextual images required.

MS

12.29 Proposed additions and alterations on Erf 168692, 155 McGregor Street, Maitland, S34-A&A Case No: 22021002MS0307E

Ms Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Outside HPO
- CoCT supports the proposal.
- The Committee supports. (Recommended that the typical face brick finish remains unplastered to differentiate it from the new construction and that the heights of the additions to the side be even further reduced)

DECISION

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

MS

12.30 Proposed additions and alterations on Erf 3992, Corner Dirkie Uys and Louis Botha Street, Franschoek, S34-A&A Case No: 22030409MS0307E

INCOMPLETE APPLICATION:

Stellenbosch Interest Group and Stellenbosch Heritage Foundation comments required.

MS

12.31 Proposed additions and alterations on Erf 582, 6 Dysart Road, Green Point, S34-A&A Case No: 22020410MS0308E

INCOMPLETE APPLICATION:

CoCT comments and stamped plans required.

MS

**12.32 Proposed additions and alterations on Erf 695, 49 Belmont Road, Oranjezicht, S34-A&A
Case No: 21111715MS0308E**

Ms Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded IIIA
- 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

**12.33 Proposed redevelopment of the site, bounded by Victoria Walk and Earl Street, Erven 13126, 13127, 13019 RE, 13136, Woodstock, S38(4)-NID
Case No: 22020406MS0308E**

Ms Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- Inside HPO
- 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. Archaeology screening study and townscape assessment.

MS

**12.34 Proposed total demolition on Rem of Portion 12, Vergenoegd Farm 653, Somerset West, S34-Total Demolition
Case No: 22021501MS0308E**

Ms Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded PHS
- Final Landscape Plan submitted to HOMs for approval.

DECISION

The Committee resolved to approve the application as there is insufficient heritage to warrant retention.

MS

**12.35 Proposed additions and alterations Erf 3090, 24 Anderson Street, Goodwood S34A&A
Case No. 22030202NK0307E**

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 residential development on Erf 787 31, 19 Regent Street, Weltevreden Valley,
S38(4)-NID
Case No: 22022404NK0302E**

Ms Natalie Kendrick introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The Committee resolved that no further studies are required.

NK

**12.37 Proposed new Depot for the Dept of Water and Sanitation on Remainder Erf 234, Schaapkraal,
S38(8)-NID
Case No: 22030209NK0308E**

Ms Natalie Kendrick introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The Committee resolved that no further studies are required.

NK

**12.38 Proposed residential development on Kuilsriver, Portions 5; 13; 14; 17 and 19 of the Farm
Saxenburg 419, Remainder of Farm Sandown 1053, Portion 2 of the Remainder of Farm
Sandown 1053, Portion 1 of Farm Sandown 1053, S38(8)-NID
Case No: 22020810NK0308E**

Ms Natalie Kendrick introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- 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. Built environment study

NK

12.39 Application for dating samples, Ptn 20 Farm 516, Klipdrift Cave Complex, De Hoop Nature Reserve, S35

Case No. 22021404NK0307E

Ms Natalie Kendrick introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Methodology is outlined in page 2 of the submitted proposal for dating analysis
- The dating of the samples further informs the age of the younger stratigraphic layers in the complex

DECISION

The Committee resolved to approve the Section 35 application.

NK

12.40 Proposed painting on Erf 4054 and 4052, 206-208 Longstreet, Cape Town, S34-Painting

Case No: 22021801RG0302E

INCOMPLETE APPLICATION:

Updated application form for minor works, proof of payment, locality plan and SG diagram required.

RG

12.41 Proposed additions and alterations on Erf 44570, 41 Balfour Road, Rondebosch, S34-A&A

Case No: 22030102RG0302E

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

12.42 Proposed additions and alterations on Erf 57016, 201 Milner Road, Claremont, S34-A&A

Case No: 22022114RG0302E

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

12.43 Proposed additions and alterations on Erf 61380, 125 Range Road, Lansdowne, S34-A&A Case No: 22030106RG0302E

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

12.44 Proposed additions and alterations on Erf 47733, 4 Oakvale, Rondebosch, S34-A&A Case No: 22022403RG0302E

Mr Robin George introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

RG

12.45 Proposed Bulskop PV Grid along with associated on Bulskop PV Facility, Grid Connection, S38(8)-HIA Case No: 21091003SB0913E

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- The committee note that the impact is low
- There was no objection received however required the proof of the results of the public consultation.

FURTHER REQUIREMENTS

The committee noted that the HIA does not comply with Section 38(3) of the NHRA.

1. Applicant to provide results of the public consultation.

SB

**12.46 Proposed Development of Salsola PV Facility and Associated infrastructure on the Remaining Extent on Portion 0 Farm 423, Beaufort West, S38(8)-HIA
Case No: 21091004SB0913E**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- The committee note that the impact is low
- There was no objection received however required the proof of the results of the public consultation.

FURTHER REQUIREMENTS

The committee noted that the HIA does not comply with Section 38(3) of the NHRA.

1. Applicant to provide results of the public consultation.

SB

**12.47 Proposed additions and alterations on Erf 138 and 3110, 19 Mead Way, Pinelands, S34-A&A
Case No: 22030311TZ0304E**

INCOMPLETE APPLICATION:

Pinelands Residents and Ratepayers Association and CoCT comments required.

TZ

**12.48 Proposed additions and alterations on Erf 11, Nuwerus High School, Matzikama, S34-A&A
Case No: 22022015XM0407E**

Ms Xola Mwandle introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded IIC

DECISION

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

XM

**12.49 Proposed additions and alterations on Erf 126772, 3 Nyala Crescent, Silvertown, S34-A&A
Case No: 22021808XM0304E**

Ms Xola Mwandle 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.

XM

12.50 Proposed additions and alterations on Erf 3060, Florida Schools of Skills, Ruyterwacht, S34-A&A Case No: 22022016XM0304E

Ms Xola Mwandle introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- HOMs graded IIIC
- Peter Buttgens Architects submitted a report on the scope of works. The report is dated 22 February 2022, section 3 provides a summary of the proposed work.

DECISION

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

XM

12.51 Proposed additions and alterations on Erf 3360, 63 Princess Elizabeth Street, Ruyterwacht, S34-A&A Case No: 22012811XM0302E

INCOMPLETE APPLICATION:

SG diagram and internal images required.

XM

12.52 Proposed additions and alterations on Erf 55-RE, 1 Avenue Brittany, Fresnaye, S34-A&A Case No: 22021605XM0307E

Ms Xola Mwandle introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- Seapoint, Fresnaye and Bantry Bay Residents and Ratepayers Association had no objections.
- The Committee notes that work has been completed.

DECISION

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

XM

12.53 Proposed additions and alterations on Erf 7454, 23 Wrench Road, Parow, S34-A&A Case No: 22030127XM0302E

Ms Xola Mwandle introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded NCW
- CoCT indicated that they are not going to provide a formal comment.

DECISION

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

XM

12.54 Proposed total demolition on Erf 993, 32 Geneva Drive, Camps Bay, S34-Total Demolition Case No: 22022502XM0302E

INCOMPLETE APPLICATION:

CoCT and Camps Bay, Clifton Residents and Ratepayers Association comments required.

XM

12.55 Proposed Minor Works Portion 1 Farm Buffelsbosch River No. 267 Oudtshoorn, S34 Case No: 22022202NK0307E

Ms Natalie Kendrick introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application

DECISION

The Committee supports the scope of works as proposed in the report provided by Peter Buttgens dated 23 February 2019.

NK

13. OTHER MATTERS

14. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions. SB moves to adopt the decisions and resolutions and MS seconds.

15. CLOSURE: 13:15

16. DATE OF NEXT MEETING

23 March 2022

Chairperson:



Date: 28 March 2022

Secretariat: A.Brown

Date: 28 March 2022