

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

**Held on Monday, 15 November 2021, 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

Mr Rashaad Carlsen
Ms Raymond Smith

Members of Staff

Ms Aneeqah Brown (AB) (secretary)
Ms Colette Scheermeyer (CS) (Deputy Director)
Ms Stephanie Barnardt (SB) (Heritage Officer)
Mr Reagon Fortune (RF) (Intern Admin support)
Ms Ayanda Mdludlu (AM) (Heritage Officer)
Mr Thando Zingange (TZ) (Heritage Officer)
Ms Muneerah Solomon (MS) (Heritage Officer)
Mr Robin George (RG) (Heritage Officer)
Ms Corne Nortjie (CN) (Heritage Officer)
Ms Chane Herman (CH) (Heritage Officer)
Ms Waseefa Dhansay (WD) (Assistant Director)
Ms Sneha Jhupsee (SnJ) (Heritage Officer)

Legal Advisor

PM noted under apologies

Visitors

Ms Steven Boers
Ms Nicolene Visser
Ms Uryke du Preez

Observers

None

3. Apologies

Ms Xola Mwandle (XM)
Ms Khanyisile Bonile (KB)
Ms Penelope Meyer (PM)

Absent

None

4. Approval of Agenda

4.1 15 November 2021. The Committee resolved to approve the agenda with minor additions. AM moves to adopt the agenda and CN seconds that.

5. Approval of Minutes of the Previous Meeting

5.1 4 November 2021. The Committee resolved to approve the minutes. CN moves to the adopt and MS seconds that.

6. Disclosure of conflict of interest

6.1 Item 12.10 - RS

7. Confidential matters

7.1 None

8. Standing Items

8.1 Site inspections undertaken.

8.2 Proposed Site Inspection

8.3 Site Inspection Reports

8.3.1 None

8.4 Preparation for the upcoming coming committee meetings

8.4.1 IACom_17 November 2021

8.5 Interim and Close out Reports

8.6 Incomplete Applications

9. Administrative Matters

9.1 Feedback from CoCT

CS provided feedback on discussions with the CoCT:

- Not all districts are using the commenting form, internal memos and emails with comments can be submitted and processed further by HWC;
- HWC can use its discretion when gradings are defined as "potential III C", also in instances where both "potential III C" and "NWC" are ticked by the CoCT official.

10. Appointments

MATTERS TO BE DISCUSSED

11. MATTERS ARISING

11.1 **Proposed addition and alterations on Erf, 15860, 46 Jonkershoek Road, Stellenbosch, S34-A&A Case No: 21092008XM0920E**

Ms Colette Scheermeyer introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 04 November 2021
- Minor works application
- Graded NCW
- Stellenbosch Municipality supports the proposal.
- Stellenbosch Heritage Foundation supports the proposal.
- Stellenbosch Interest Group does not support the proposal.

HELD OVER:

Referred to HOMs on 22 November 2021. All parties to be invited.

XM

11.2 Proposed addition and alterations on Erf 12217, Ptn of 160486, 29 Warwick Road, Woodstock, S34-A&A

Case No: 21020106XM0830E

Ms Colette Scheermeyer introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 04 November 2021
- Graded III C
- CoCT does not support the proposal.
- Woodstock Residents and Ratepayers Association supports the proposal.
- Woodstock Aesthetics Advisory Committee supports the proposal.

HELD OVER:

Referred to HOMs on 22 November 2021. All parties to be invited.

XM

11.3 Proposed addition and alterations on Erf 14867, 19 Roberts Road, Woodstock, S34-A&A

Case No: 21092311TZ1014E

Mr Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 2 November 2021.
- Graded III C
- Inside HPO
- CoCT supports the proposal.
- Woodstock Residents and Ratepayers Association supports the proposal.
- Woodstock Aesthetics Advisory Committee supports the proposal.

DECISION

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

TZ

11.4 Proposed addition and alterations on Erf 301, Rem 20 High Level Road, Sea Point, S34-A&A

Case No: 21101809TZ1020E

Mr Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 8 November 2021
- Graded III C
- Outside HPO
- CoCT supports the proposal.
- Simon van de Stel the proposal.
- Seapoint, Fresnaye and Bantry Bay Residents and Ratepayers Association supports the proposal.

- Seapoint For All indicated they are not going to comment.

DECISION

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

TZ

11.5 Proposed addition and alterations on Erf 1670, York Street, Wellington, S34 A&A Case No: 21070105TZ1026E

Mr Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 4 November 2021.
- Graded NCW
- Inside Paarl special character area overlay zone.
- Drakenstein Municipality supports the proposal.
- Paarl300 supports the proposal.
- Drakenstein Heritage Foundation supports the proposal.

DECISION

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

TZ

11.6 Proposed additions and alterations on Erf 90032, 181 Main Road, Kalk Bay, S27 A&A Case No: 21101813TZ1021E

Mr Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 2 November 2021.
- Graded PHS
- Inside HPO
- CoCT supports the proposal with conditions.
- Kalk Bay & St James Residents and Ratepayers Association supports the proposal.

DECISION

The Committee resolved to approve the application on condition that;

1. Work be monitored by a suitably qualified architect with heritage experience.
2. Lime mortars to be used where existing.
3. Close out report to be completed within 30 days of practical completion.

TZ

11.7 Proposed additions and alterations on Erf 594, Geelster Street, Witsand, S34 A&A Minor Works Case No: 21042202TZ1021E

Mr Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 5 November 2021.
- Minor works application
- Graded IIIC

DECISION

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

TZ

**11.8 Proposed addition and alterations on Erf 447, 8 Milton Road, Sea Point, S34-A&A
Case No: 21091506AM0921E**

Ms Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 29 October 2021.
- Graded IIIB
- CoCT supports the proposal.
- 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

**11.9 Proposed addition and alterations on Erf 138882, 6 Meyer Street, Claremont, S34-A&A
Case No: 21081709AM0819E**

Ms Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 3 November 2021.
- Graded NCW
- Outside HPO
- CoCT supports the proposal.

DECISION

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

AM

**11.10 Proposed addition and alterations on Erf 402, Corner Wesoewer & Voortrekker Road, S34-A&A
Case No: 21041209AM0510E**

Ms Ayanda Mdludlu introduced the item

Ms Steven Boers (heritage practitioner) was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 5 November 2021.

- Graded III C
- Simon van De Stel (Southern Cape) supports the proposal.
- Kanaland Municipality did not comment within the 30-day commenting period.
- The Committee notes that work has started.

DECISION

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

AM

11.11 Proposed restoration on Erf 504 & 513, 16 Caledon Museum, Emergency permit Section 34-Restoration

Case Number: 21070603AM0824E

Ms Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Grading and HPO status not provided
- Information received on 3rd November 2021.

FURTHER REQUIREMENTS

1. A suitably qualified architect with heritage experience to be appointed and to draft a methodology statement once been on site.
2. The Committee is of the opinion that the museum is of a high grading and requires the appointed practitioner to determine and provide a grading.

AM

11.12 Proposed addition and alterations on Erf 44546 Forth Road, Rondebosch, S34-A&A

Case No: 21101904CN1020E

Ms Corne Nortje introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 5 November 2021.
- 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.

CN

11.13 Proposed alterations and additions for Erf 10177, Cape Town, 95 Shortmarket Street, Bo-Kaap, Cape Town. S34A&A

Case No: 21102205CN1022E

Ms Corne Nortje introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 10 November 2021.
- Graded IIIA

- Inside HPO
- CoCT supports the proposal.
- Bo-Kaap Youth Movement supports the proposal.
- Bo-Kaap Civic Association supports the proposal.

DECISION

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

CN

**11.14 Proposed alterations and additions on Erf 4559, 10 Louie Street, Paarl, S34-A&A
Case No: 21070105MS1025E**

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 9 November 2021.
- Graded III C
- Inside Paarl special character area overlay zone.
- Drakenstein Municipality supports the proposal.
- Drakenstein Heritage Foundation supports the proposal.
- Paarl 300 supports the proposal

DECISION

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

MS

**11.15 Proposed alterations and additions on Erf 7642, 16 Ivy Road, Observatory, S34-A&A
Case No: 21091008MS0915E**

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 10 November 2021.
- Graded III C
- CoCT requests further requirements.
- Observatory Civic Association did not comment within the 30-day commenting period.

FURTHER REQUIREMENTS

Motivation as to what has taken place on site and what work must still be done. Work to be depicted on plan format and with images.

MS

**11.16 Proposed alterations and additions on Erf 4017, 8 Vredenburg Lane, Cape Town, S34-A&A
Case No: 21100502MS1021E**

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 10 November 2021.
- Graded IIIB
- Outside HPO
- CoCT did not comment within the 30-day commenting period.
- Citybowl Residents and Ratepayers Association supports the proposal.
- The Committee feels that there may be urban design issues.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 24 November 2021.

MS

**11.17 Proposed alterations and additions on Erf 347, 1 Clive Road, Vredehoek, S34-A&A
Case No: 21050506MS0817E**

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 9 November 2021.
- Graded IIIB
- Inside HPO
- CoCT supports the proposal.
- Greater Vredehoek Action Group supports the proposal.

DECISION

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

MS

**11.18 Proposed additions and alterations on Bartolomeua Dias Museum. 1 Market Street,
Mossel Bay, S27-A&A
Case no: 21080204SB0813E**

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 8 November 2021
- Graded PHS inside HPO

DECISION

The Committee resolved to approve the application on condition that;

1. Work to be monitored by an architect with heritage experience.
2. Ant large subsurface excavation need to be monitored by archaeologist.
3. A close-out report to be submitted within 30 days of practical completion.

SB

**11.19 Proposed sub-divided for research facility on Erf 39569, 2 Donkervliet Rd, Paarl, S38(4)- NID
Case No: 21092312SB1020E**

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 4 November 2021.
- Since there is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

SB

11.20 Proposed additions and alterations on Erf 45441 50 Campground, Rondebosch, S34-A&A Case No: 21101802CH1019E

Ms Chane Herman introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 5 November 2021
- Graded III C
- Outside HPO
- Rosebank and Mowbray Planning Aesthetics Committee 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.

CH

11.21 Proposed partial demolitions and restoration on Erf 1027, 7 Marais Street, Strand, S34-A&A Case No: 21100101CH1021E

Ms Chane Herman introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 9 November 2021.
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Heldeberg Renaissance Foundation supports the proposal.
- The Committee notes that work has been completed.

DECISION

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

CH

11.22 Proposed additions and alterations on Erf 60449, 10 Leafmore Road, Kenwyn, S34-A&A Case No: 21102005CH1020E

Ms Chane Herman introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 10 November 2021.
- Graded NCW

- Outside HPO
- CoCT supports the proposal.

DECISION

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

CH

11.23 Proposed additions and alterations on Erf 511, Fresnaye 1 Avenue Le Seuer, Sea Point, S34-A&A

Case No: 21102102CH2022E

Ms Chane Herman introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 9 November 2021.
- Graded III B
- Seapoint For All supports the proposal.
- Seapoint, Fresnaye and Bantry Bay Residents and Ratepayers Association supports the proposal.
- CoCT supports the proposal.
- The Committee notes that work has been completed.

DECISION

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

CH

11.24 Proposed additions and alterations on Erf 69047, 104 Ottery Road, Wynberg, S34-A&A

Case No: 21091505CH1018E

Ms Chane Herman introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 5 November 2021.
- Graded NCW
- Wynberg East Civic Association 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

CH

11.25 Erf 8892, New Eskdale Road, Paarl, HIA

Ms Colette Scheermeyer introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Referred to IACom for their expertise.

HELD OVER:

12. NEW MATTERS

**12.1 Proposed total demolition on Erf 3551, 232 10th Street Hermanus, S34-TD
Case No: 21102109MS1102E**

Ms Muneerah Solomon introduced the item

FURTHER REQUIREMENTS:

The committee requested for additional requirements consisting of contextual photos (including streetscape photos) as well as an illustration of the layers in terms of what was original and what were the later accretions in plan and elevation form.

Furthermore, the Committee would like a response to the Overstrand Aesthetic and Heritage Committee's comment as to why adaptive re-use is not possible.

MS

**12.2 Proposed total demolition on 356 Main Road, Eastcliff, Hermanus, S34-TD
Case No: 21101506MS1102E**

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded NCW
- Overstrand Heritage Aesthetics Committee supports the proposal

DECISION

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

MS

**12.3 Proposed addition and alterations on Erf 57494, 3 Ruthland Street, Harfield Village, S34-A&A
Case No: 21102512MS1026E**

INCOMPLETE APPLICATION

Full Section 34 application, SG Diagram, Title deed, POA, Annotated Images, Conservation body comments required.

MS

**12.4 Proposed addition and alterations on Erven 11139 & 11140, 33A Sussex Street, Woodstock, S34-A&A
Case No: 21102805MS1028E**

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- Outside HPO
- CoCT does not support the proposal.

- Woodstock Residents and Ratepayers Association does not support the proposal.
- Referred to BELCOM for their expertise.

HELD OVER:

Referred to BELCom on 24 November 2021.

MS

12.5 Proposed redevelopment and alterations on Erf 2334, 20 Church Street, Prince Albert, S38(4)-NID

Case No: 21091305MS1103E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded PHS

DECISION

The Committee requires a HIA consisting of a built environment study.

MS

12.6 Proposed addition and alterations on Erf 4997. 30 De Villiers Street, Onrustvriev, S34-A&A

Case No: 21102907MS1029E

INCOMPLETE APPLICATION

SG Diagram, Title deed, POA, Contextual and Streetscape Images, Conservation body comments.

MS

12.7 Proposed addition and alterations on Erf 175134, 263 Victoria Road, Salt River, S27-A&A

Case No: 21110315MS1103E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded PHS

DECISION

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

MS

12.8 Proposed addition and alterations on Erf 1030, 5 Marais Street, Strand, S34-A&A

Case No: 21091306MS1103E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO

- CoCT declined the opportunity to comment.
- Heldeberg Renaissance Foundation 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 addition and alterations on Erf 7314, 6 Protea Road, Hermanus, S34-A&A
Case No: 21101110MS1103E**

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

MS

**12.10 Proposed addition and alterations on Erf 2166, King St, Stanford, S31-A&A
Case No: 21082512MS1103E**

Ms Muneerah Solomon introduced the item

RS recused himself and left the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Overstrand Heritage and Aesthetics Committee supports the proposal.
- Stanford Heritage did not support the proposal.

HELD OVER:

Referred to BELCom on 24 November 2021. All parties to be invited.

MS

**12.11 Proposed addition and alterations on Den Wagenweg, Stellenbosch, S27-A&A
Case No: 20102605MS102E**

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded PHS
- Simon van De Stel Foundation did not comment with the 30-day commenting period.
- Stellenbosch Heritage Foundation supports the proposal.

DECISION

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

MS

12.12 Proposed addition and alterations on Erf 8676, La Concorde, 57 Main Road, S34-A&A
Case No: 21102905MS1102E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded III C

DECISION

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

MS

12.13 Proposed addition and alterations on Erf 38581, Lawrence Road, Athlone, S34-A&A
Case No: 21081103CN1102E

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

12.14 Proposed addition and alterations on Erf 67, 19 Hiddingh-South Road, Bergvliet, S34-A&A
Case No: 21101211CN1102E

Ms Corne Nortje 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 (revised drawing numbers: 3213AP/1001 & 3213AP/1002. Drawing date September 2017 and Drawing Status date 10 November 2021).

12.15 Proposed addition and alterations on Erf 193, 31 Hiddingh Road, Bergvliet, S34-A&A
Case No: 21081711CN1102E

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

12.16 Proposed addition and alterations on Erf 94858, 24 Faure Street, Gardens, S34-A&A
Case No: 21071414CN1028E

Ms Corne Nortje introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

HELD OVER:

Referred to BELCom on 24 November 2021.

CN

12.17 Proposed addition and alterations on Erf 960, 23 Belair Drive, Constantia, S34-A&A
Case No: 21100506CN1029E

INCOMPLETE APPLICATION

Internal and streetscape images, Friends of Constantia Greenbelt comments required.

CN

12.18 Proposed addition and alterations on Erf 175, Oranjezicht, Unit 4 St Georges Mansions, S34-A&A
Case No: 21100809CN1103E

INCOMPLETE APPLICATION:

Title deed, SG diagram, internal images, external & streetscape images required.

CN

12.19 Proposed addition and alterations on Erf 14565, 21 Garrick Street, S34-A&A
Case No: 21102612CH1102E

INCOMPLETE APPLICATION:

POA, Walmer Estate Resident and Ratepayers Association comment required.

CH

12.20 Proposed addition and alterations on Erf 60010, 6 Block Road, Lansdowne, S34-A&A
Case No: 21102602CH1026E

Ms Chane Herman 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.

CH

12.21 Proposed total demolition on Erf 56810, 18 Upper Isabel Avenue, Bishopscourt, S34-TD
Case No: 21102513CH1026E

INCOMPLETE APPLICATION

Stamped plans, locality plan, Proof of ownership, SG diagram, contextual photographs and external photographs and local municipality required.

CH

12.22 Proposed addition and alterations on Erf 1896, 33 Bellevue Street, Higgovale, S34-A&A
Case No: 21012101CH1026E

Ms Chane Herman introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Inside HPO
- Citybowl Residents and Ratepayers Association 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.

CH

12.23 Proposed addition and alterations on Erf 661, Hall Road, Sea Point, S34-A&A
Case No: 21110304CH1103E

Ms Chane Herman introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application.

DECISION

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

CH

12.24 Proposed addition and alterations on Erf 516, Thornhill flats, Thornhill Road, Greenpoint, S34-A&A
Case No: 21092208RG1102E

INCOMPLETE APPLICATION

Applicant to get clarity from GPRRA on whether or not they support the application based on the heritage studies that was done.

RG

12.25 Proposed addition and alterations on Erf 3084, 201 Voortrekker Road, Kraaifontein, S34-A&A
Case No: 21102603RG1028E

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

12.26 Proposed addition and alterations on Erf 163979, 1 Dalebrook Road, Kalk Bay, S34-A&A
Case No: 21092708RG1028E

Mr Robin George introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Inside HPO
- Kalk Bay & St James Residents and Ratepayers Association supports the proposal.
- The Committee notes that work has commenced.

FURTHER REQUIREMENT

Plan with only the current proposed work.

Clarity on what work has been completed and what must still be completed.

**12.27 Proposed addition and alterations on Erf 45876, 17 Linkoping Road, Rondebosch, S34-A&A
Case No: 21102908RG1103E**

Mr Robin George introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Inside HPO
- Rustenburg Valley Residents Association 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.

**12.28 Proposed addition and alterations on Erf 160, 22 Manatoko Road, Thornton, S34-A&A
Case No: 21102506RG1027E**

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.

**12.29 Proposed addition and alterations on Erf 5977, 52 Gertude Street, Goodwood, S34-A&A
Case No: 21092819RG1103E**

INCOMPLETE APPLICATION

Full section 34 application required.

**12.30 Proposed addition and alterations on Erf 49656, 8 Birch Street, Newlands, S34-A&A
Case No: 21100501RG1103E**

INCOMPLETE APPLICATION:

Correct application form, annotated photographs required.

12.31 Proposed Jessa Wind Energy Facility grid connection on portion 10 of farm 170, Weltevreden, Beaufort West, S38(8)-NID
Case No: 21101408SB1102E

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- It is very likely that the proposed development will negatively impact on significant archaeological, palaeontological and cultural landscape heritage resources
- Since there is a reason to believe that heritage resources will be impacted on.

DECISION

The Committee requires a HIA consisting of an AIA and PIA and cultural landscape assessment.

SB

12.32 Proposed additional dwellings and sheds on Ptn 10 of Farm 211, Stellenbosch, S38(4)-NID
Case No: 21102213SB1102E

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is within the green/blue palaeo-sensitive area on SAHRIS Map.
- It is possible that archaeological resource could be encountered,
- Since there is a reason to believe that heritage resources will be impacted on.

DECISION

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

SB

12.33 Proposed construction of a concrete tower factory a portion of the Farm Nuwerus No. 284, Laingsburg, S38(8)-NID
Case No: 21110201SB1102E

Ms Stephanie Barnardt 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. Fossil find procedure to be included.

SB

12.34 Unlawful development of Tourism Accommodation Facilities, Venue, Market Place (Malkoppan) and a Restaurant (Muisbosskerm) on Ptn 19 of Farm 92, Lamberts Bay, S38(8)-NID
Case No: 21102606SB1026E

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is within the blue/green area of the palaeo-sensitivity map.
- The Committee raised concern that work has been completed without prior NIDs to HWC and therefore is unclear if heritage resources have been impacted on or not.
- Given that the work has been completed already, HWC will await the necessary Section 24G process to take its course.
- Referred to APM for their expertise.

HELD OVER

Referred to APM on 1 December 2021.

SB

**12.35 Proposed new retreat pipeline, off R310, Dwars River Valley, Bertha Retreat Development on Boschendal, farm 11/1674; 1730, Stellenbosch, S38(4)-NID
Case No: 21032905SB1026E**

Ms Stephanie Barnardt 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 subject to clarification from the legal advisor.

SB

**12.36 Proposed additional structures Farm 1521 Blomvlei Road, Wellington, S38(4)-NID
Case No: 21090105SB1026E**

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- This site is within the clear/green area of the SAHRIS paleo-sensitivity map.
- Since there is no reason to believe that heritage resources will be impacted on.
- HOMS has reviewed the NID and is in agreement that it triggers section 38 and there is a change of character to the site.

DECISION

The Committee resolved that no further studies are required. Fossil find procedure to be included.

SB

**12.37 Proposed expansion of an existing packs store building Ptn 5 of Farm Matroosfontein 13, Redelinghuys, S38(8)-NID
Case No: 21101118SB1026E**

Ms Stephanie Barnardt 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. Fossil find procedure to be included.

SB

**12.38 Proposed Clearing of Indigenous vegetation on Ptn 79, Farm 270, Hallebakstrandfontein Vanrhynsdorp, S38(4)-NID
Case No: 21101117SB1026E**

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is within the red/green palaeo-sensitive area on SAHRIS Map.
- It is likely that archaeological resource will be encountered,

FURTHER REQUIREMENTS

HOMs requires clarity on the nature and scope of the work.

SB

**12.39 Proposed upgrade of DR 1400 being upgraded from Km 8.20 to Km 10.21 on Divisional Road 1400: The Remainder of Farm No. 341, Portion 11 of Farm No. 341, Portion 851 of Farm Kloppersbosch, Portion 20 of Farm Kloppersbosch No. 338, Portion 7 of Farm Kloppersbosch No. 338, Portion 48 of Farm Kloppersbosch No. 338, S38(8)-NID
Case No: 20211103SB1103E**

Ms Stephanie Barnardt 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.

SB

**12.40 Proposed construction of roads on portion 1 of Farm Louwenhof No. 123; Remainder of Portion 2 of Farm Louwenhof No.123; Remainder of Farm Louwenhof No. 123. Remainder of Farm Lichtenburg No. 175; Remainder of Farm 122 (Mosselbank Farms). Portion 1 of Street Parcel 124; and Portion 9 of Farm Joostenberg Vlake No. 724, S38(8)-NID
Case No: 21102018SB1103E**

Ms Stephanie Barnardt 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.

12.42 Proposed Mining Right Application on Rem Portion 1 and a Portion of Portion 2 of Farm 120, Holvlei Farm, near Vredenburg, S38(8) – NID
Case No: 21070602SB0818E

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The proposed developed with high palaeontological sensitivity area however According to Prof Pether, a desktop PIA is required for this project.
- It is likely that archaeological resource will be encountered
- Since there is a reason to believe that heritage resources will be impacted on.

DECISION

The Committee requires a HIA consisting of an AIA and desktop PIA.

SB

12.43 Proposed Construction of a Storage Facility on Erf 21275, Aalwyndal, Mossel Bay, S38(8)
Case No: 21072111SB

HELD OVER:

Referred to HOMs on 22 November 2021.

SB

12.44 Proposed Paarl Community Day Centre Paarl on Erf 34948, S38(8)
Case No: 21091707SB1111E

Ms Stephanie Barnardt 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.

SB

12.45 Proposed addition and alterations on Erf 32, Alphen Way, Cape Town, S34-A&A
Case No: 21102012TZ1102E

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

12.46 Proposed addition and alterations on Erf 377, New Court at Alphen, 1 Peter Cloete Avenue, Constantia, S27-A&A
Case No: 21102904TZ1102E

Mr Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application

DECISION

The Committee resolved to approve the application on condition that;

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

TZ

12.47 Proposed addition and alterations on Erf 1363, 115 Yeoville Street, Vredehoek, S34-A&A
Case No: 21100702TZ1026E

INCOMPLETE APPLICATION:

Streetscape images required and application form to be filled out correctly.

TZ

12.48 Proposed total demolition on Erf 718, Keurboomstrand, Plettenberg Bay, S34-TD
Case No: 21102203TZ1026E

Mr Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Simon van de Stel supports the proposal.

DECISION

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

TZ

12.49 Proposed addition and alterations on Erf 1889 RE, 58 Leeuwen Street, Bo-Kaap, S34-A&A
Case No: 21063007TZ1029E

INCOMPLETE APPLICATION

Bo-Kaap Youth Movement comments required.

TZ

12.50 Proposed addition and alterations on Erf 30, 33 Hohenhort Avenue, Constantia, S34-A&A
Case No: 21102215TZ1027E

Mr Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Inside HPO
- CoCT supports the proposal.
- Friends of Constantia supports the proposal.
- Constantia Residents and Ratepayers supports the proposal.

DECISION

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

TZ

12.51 Proposed addition and alterations on Erf 3833, 64 Lourens River, Strand, S34-A&A Case No: 21102021TZ1027E

Mr Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- CoCT supports the proposal.
- Heldeberg Renaissance Foundaiton supports the proposal.

DECISION

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

TZ

12.53 Proposed addition and alterations on Erf 69, 18 Schoeman Street, De Rust, S34-A&A Case No: 21102509TZ1026E

Mr Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded 3C.
- Oudshoorn Municipality supports the proposal.
- De Rust supports the proposal.

DECISION

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

TZ

12.54 Proposed redevelopment of Erf 551, Cnr of Okkernet Street & Kareboom Street, Darling, S38(1) NID Case No: 21093003TZ1103E

Mr Thando Zingange 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.

TZ

12.55 Proposed addition and alterations on Erf 600, 9 Herte Street, Stellenbosch, S34-A&A Case No: 21090303TZ1027E

Mr Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Ungraded
- Stellenbosch Interest Group supports does not support the proposal.
- Stellenbosch Heritage Foundation supports does not support the proposal.
- Stellenbosch Municipality supports the proposal.

FURTHER REQUIREMENTS

1. The architect needs to include greater detail in the plans regarding connectivity of new structure with existing structure and needs to provide more detail on the dormer and fenestration design. This needs to be submitted to I&APs for reassessment prior to being submitted to HWC for revaluation.
2. The Committee is not supporting the use of aluminium, alternatives need to be explored which are more sympathetic to the current structure.

TZ

12.56 Proposed additions and alterations on Erf 2421, 150 Baron van Reede Street, Oudtshoorn, S34 A&A Case No: 21102510KB1026E

Mr Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Oudtshoorn Municipality supports the proposal.
- Oudtshoorn Heritage supports the proposal.

FURTHER REQUIREMENTS

Case officer to ascertain if work has been completed or not.

TZ

12.57 Proposed additions and alterations on Erf 51764, 7 Garrison Road, Claremont, CT, S34 A&A Case No: 21092818TZ1111E

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

**12.59 Proposed redevelopment of the school site on Erf 1430, Robertson, S38(4)-NID
Case No: 21090703AM1028E**

Ms Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The Committee resolved that no further studies are required.

AM

**12.60 Proposed construction and operation of a photovoltaic solar energy generation facility on
Remainder of Erf 3778, Darling, Malmesbury , S38(8)- NID
Case No: 21102806AM**

Ms Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The Committee resolved that no further studies are required.

AM

**12.61 Erf 7277 Bothasig High School, S38(4)-NID
Case No: 21102207AM1028E**

Ms Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The Committee resolved that no further studies are required.

AM

**12.62 Proposed additions and alterations on Erf 13004, Laborie Farm Paarl, S27
Case No: 21102219AM**

Ms Ayanda Mdludlu 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:

- Graded II
- Outside HPO
- Drakenstein Heritage Foundation supports the proposal.
- Paarl300 supports the proposal
- Drakenstein Municipality 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

12.63 Proposed subdivision on Erf 79182, 4 Waterford Road, Diep River, S38(4)-NID Case No: 21102108AM1027E

Ms Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The Committee resolved that no further studies are required.

AM

12.64 Proposed is for demolition of the existing ten accommodation units and redevelopment of the site Ptn 5 of Farm 296 Arch Rock, Keurboomstrand, S38(8)-NID Case No: 21102706AM1027E

Ms Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Moderate palaeosensitivity
- There is reason to believe that the proposed works will have far more extensive groundworks with the construction of replacement structures in comparison to the already existing.

DECISION

The Committee requires an HIA consisting of a desktop PIA, AIA and a townscape assessment based on the existing built form.

AM

12.65 Proposed PRASA railway fencing, S38(4)-NID Case No: 21042111AM1027E

INCOMPLETE APPLICATION:

Supplementary report required.

12.66 Proposed addition and alterations on Erf 4144, 16 Mill Street, Paarl, S34-A&A
Case No: 21102013KB1027E

Ms Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded IIIB
- Inside HPO
- Drakenstein Municipality supports the proposal.
- 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.

12.67 Proposed removal of vegetation on Avon Farm No 293, S38(8)-NID
Case No: 21102909AM1103E

Ms Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The Committee resolved that no further studies are required. Fossil find procedure to be included.

12.68 Proposed warehouse on Erf 4146, Hagley, S38(4)-NID
Case No: 21110302AM1103E

Ms Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The Committee resolved that no further studies are required.

12.69 Proposed addition and alterations on Erf 7251, 12C Main Road, Paarl, S34-A&A
Case No: 21101901AM1103E

INCOMPLETE APPLICATION:

Paarl 300 and Drakenstein Heritage Foundation comments required.

AM

12.70 Proposed addition and alterations on Erf 14345, 16 Murray Street Wellington, Paarl, S34-A&A
Case No: 21100710AME

Ms Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Inside HPO
- Drakenstein Heritage Foundation supports the proposal.
- Drakenstein Municipality does not support the proposal and requests a heritage statement.
- The Committee notes that work is completed.

DECISION

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

AM

12.71 Proposed addition and alterations on Erf 2453, Kloofnek Pipeline, Cape Town, S34-A&A

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application

DECISION

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

MS

12.72 Proposed addition and alterations on Erf 3642, 70 Church Street, Strand, S34-A&A
Case No:

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- CoCT declined their opportunity to comment on the application.

DECISION

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

MS

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 TZ seconds.

15. CLOSURE: 15:15

16. DATE OF NEXT MEETING

22 November 2021

Chairperson: 

Date: 6 December 2021

Secretariat: A.Brown

Date: 6 December 2021

APPROVED