

**APPROVED MINUTES OF THE MEETING OF  
HERITAGE WESTERN CAPE,  
HERITAGE OFFICERS MEETING  
Held on Wednesday, 21 September 2020, HOMS MEETING VIA MICROSOFT  
TEAMS, scheduled for 09:00**

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**1. OPENING AND WELCOME**

The Chairperson, Mr Jonathan Windvogel (JW), officially opened the meeting at 09:00 and welcomed everyone present.

**2. ATTENDANCE**

**Members**

Mr Rashaad Carlsen (RC)  
Mr Peter Buttgens (PB)

**Members of Staff**

Ms Nosiphiwo Tefeni (NT) (secretary)  
Ms Nokubonga Dlamini (ND)  
Mr Jonathan Windvogel (JW)  
Ms Sandisiwe Matole (SM)  
Mr Thando Zingange (TZ)  
Ms Stephanie Barnardt (SB)  
Ms Khanyisile Bonile (KB)  
Mr Olwethu Dlova (OD)  
Ms Zikhona Sigonya (ZS)

**Legal Advisor**

Ms Cathy-Ann Potgieter (CP)

**Visitors**

None

**Observers**

None

**3. APOLOGIES**

Ms Waseefa Dhansay  
Ms Colette Scheermeyer

**Absent**

None

**4. APPROVAL OF AGENDA**

**4.1 Dated 21 September 2020.**

The items relevant to the meeting were noted as those assigned in the case allocation for the meeting of 21 September 2020.  
RC moved to adopt the agenda and SM supports.

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

- 5.1 Minutes from 7 September. PB moved to adopt and SB supports.  
Minutes from 10 September. SM moved to adopt and SB supports.

Minutes from 14 September. TZ moved to adopt and SM supports.

**6. Disclosure of conflict of interest**

6.1 PB disclosed conflict of interest for item 12.32.

**7. Confidential matters**

7.1 None

**8. Standing Item**

**8.1 Site inspections**

**8.1.1 Proposed Site Inspections**

8.1.1.1 None

**8.2 Site Inspection Reports**

8.2.1 None

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

8.4.1 BELCom 30 September 2020, officers noted that items for BELCom are ready and will be uploaded by 22 September 2020

**8.5 Interim and Close Out Reports**

8.5.1 None

**8.6 Incomplete Applications**

8.6.1 Proposed Alterations and Additions, Erf 1583, 59 Kerk Street, Strand, CT. S34-A&A  
**HM / CAPE TOWN METROPOLITAN / STRAND / ERF 1583**  
**Case No:** 20060503SM0811E

8.6.2 Proposed Alterations and Additions, Erf 3574, 20 Princess Marget Street, Ruyterwacht, CT. S34-A&A  
**HM / CAPE TOWN METROPOLITAN / RUYTERWACHT / ERF 3574**

8.6.3 Proposed Alterations and Additions Erf 118, 23 Peak Drive, Pinelands, CT S34-A&A  
**HM / CAPE TOWN METROPOLITAN / PINELANDS / ERF 118**  
**Case No:** 20090902ND0910E

8.6.4 Proposed Alterations and Additions, Erf 132, 1 London Road, Hermanus, Overstrand. S34-A&A  
**HM / OVERSTRAND / OVERBERG / HERMANUS / ERF 132**  
**Case No:** 20090703ND0910E

8.6.5 Proposed Alterations and Additions, Erf 550, 330 High Level Road, Fresnaye, CT. S34-A&A  
**HM / CAPE TOWN METROPOLITAN / FRESNAYE / ERF 550**  
**Case No:** 18062003SM0909E

- 8.6.6 Proposed Total Demolition, Erf 147902, 34 Church Street, Woodstock, CT.S34-Total Demolition  
**HM / CAPE TOWN METROPOLITAN / WOODSTOCK / ERF 147902**  
**Case No:** 20091002SM0910E
- 8.6.7 Proposed Total Demolition, Erf 8664, Harbour Road, Kleinmond, Overberg .S34-Total Demolition  
**HM / OVERBERG / OVERSTRAND/ KLEINMOND / ERF 8664**  
**Case No:** 20082414TZ0908E
- 8.6.8 Proposed Alterations and Additions, Erf 9875, Hospital Road, Hermanus, Overstrand, Overberg .S34-A&A  
**HM / OVERBERG / OVERSTRAND / HERMANUS / ERF 9875**  
**Case No:** 20082610TZ0909E
- 8.6.9 Proposed Alterations and Additions, Erf 109193, 11 Rose Street, Newlands, CT. S34-A&A  
**HM / CAPE TOWN METROPOLITAN/ NEWLANDS / ERF 109193**  
**Case No:** 20090903KB0910E

**9. Administrative Matters**

None

**10. Appointments**

- 10.1 Item 11.17  
10.2 Item 11.2

**MATTERS TO BE DISCUSSED**

**11. Matters Arising**

- 11.1 Proposed Alterations and Additions, Erf 987, 95 New Church Road, Gardens, CT.S34-A&A  
**HM / CAPE TOWN METROPOLITAN / GARDENS / ERF 987**  
**Case No** 20080311KB0805E

Application documents were tabled.

KB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Additional information was received 11 September 2020.
- The site is graded III Band falls within a HPO
- CIBRA support the proposal
- CoCT support the proposal

**DECISION**

The Committee resolved to refer the matter to BELCom on the 30<sup>th</sup> of September 2020

**KB**

- 11.2 Proposed Alterations and Additions, Erf 112499, 81 Arnold Steet, Observatory, CT.S34-A&A  
**HM / CAPE TOWN METROPOLITAN/ OBSERVATORY / ERF 112499**  
**Case No:** 20071706KB0901E

Application documents were tabled.

Mr Rademan was present and took part in the discussion.

KB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee noted that the work has already been completed.
- The Committee noted that a section 51 letter will be necessary.
- The site is graded III C and falls within a HPOZ.
- The Committee notes the comments of the OCA.
- All relevant parties were invited to today's meeting.

#### **DECISION**

While HWC cannot condone unauthorised work, the Committee resolved not to pursue further action.

**KB**

- 11.3 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

Application documents were tabled.

KB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The CoCT and Kalk Bay and St James Ratepayers and Residents Association support the application.
- Additional information was submitted on 8<sup>th</sup> September 2020.
- The site is graded as a NCW inside an HPOZ.

#### **DECISION**

The Committee resolved to approve the application.

**KB**

- 11.4 Proposed Alterations and Additions, Erf 55937, 21 Carbrook Avenue, Claremont: CT.S324-A&A

**HM / CAPE TOWN METROPOLITAN / CLAREMONT / ERF 55937**

**Case No:** 20082609KB0901E

Application documents were tabled.

KB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed.

- The site is graded IIIB, falling outside an HPOZ.

#### **FURTHER REQUIREMENTS**

In principle the Committee is not adverse to some form of balcony enclosure, however alternatives to brickwork must be explored, as well as limiting the

proposed enclosure to the existing covered balcony space. New materials should be limited to timber and glass.

**KB**

- 11.5 Proposed Alterations and Additions on Erf 4686, 12 Montagu Street, Ruyterwacht, CT.S34-A&A

**HM / CAPE TOWN METROPOLITAN / RUYTERWACHT / ERF 4686**

**Case No:** 20070206KB

Application documents were tabled.

KB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site does not fall within a HPOZ.
- The site is graded NCW.
- CoCT supports the proposal.

**DECISION**

The Committee resolved to approve the application.

**KB**

- 11.6 Proposed Alterations and Additions, Erf 717, 5 The Dell , Pinelands, CT.S34-A&A

**HM / CAPE TOWN METROPOLITAN/ PINELANDS / ERF 717**

**Case No:** 20080407ND0901E

Application documents were tabled.

ND introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site falls within a HPOZ.
- The site is graded NCW.
- CoCT supports the proposal, as well as the PRRA.

**DECISION**

The Committee resolved to approve the application.

**ND**

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

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

**Case No:** 20022404ND0805E

Application documents were tabled.

ND introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site does not fall within a HPOZ.
- The site is graded NCW.
- CoCT supports the proposal, as well as the HRF.

**DECISION**

The Committee resolved to approve the application.

ND

- 11.8 Proposed Alterations and Additions on Erf 8717, 19 Olyven Street, Paarl, Drakenstein, Cape Winelands. S34-A&A

**HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / ERF: 8717**

**Case No:**

Application documents were tabled.

ND introduced the case.

**DISCUSSION**

- The Committee noted that the work has already been completed, but that there are no photographs to ascertain the extent of the damage caused to heritage resources.

**DECISION**

The Committee resolved to refer the application to BELCom on the 30<sup>th</sup> of September 2020.

ND

- 11.9 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

Application documents were tabled.

ND introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The application is for minor works.
- The Committee graded the site as NCW.

**DECISION**

The Committee resolved to approve the application.

ND

- 11.10 Proposed telecommunications mast, Erf 22218, 11th Avenue, Kensington, CT. S34

**HM / CAPE TOWN METROPOLITAN / KENSINGTON / ERF 22218**

**Case No:** 20080709ND0811E

Application documents were tabled.

ND introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- ~~CoCT supports the proposal.~~

**FURTHER REQUIREMENTS**

The Committee requests a formal CoCT heritage section comment.

ND

- 11.11 Proposed Alterations and Additions on Erf: 17956, 16 De Beer Road, Paardevlei, Somerset West, CT. S34-A&A  
**HM / CAPE TOWN METROPOLITAN/ SOMERSET WEST / ERF 17956**  
**Case No:** 20052306ND0619E

Application documents were tabled.

ND introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

**FURTHER REQUIREMENTS**

HWC has agreed to extend the time for submission of heritage impact report for a further 30 days from the date of the notice to be sent via e-mail. The Committee notes the e-mail response of the applicant dated 10<sup>th</sup> September 2020.

**ND**

- 11.12 Proposed Alterations and Additions, Erf 1583, 59 Kerk Street, Strand, CT. S34-A&A  
**HM / CAPE TOWN METROPOLITAN/ STRAND /ERF 1583**  
**Case No:** 20060503SM0811E

Application documents were tabled.

SM introduced the case.

**COMMENT**

Incomplete. Requires Helderberg Renaissance Foundation's comment.

**SM**

- 11.13 Proposed Total Demolition, Erf 295, 1 Avenue Normandie, Fresnaye: Section 34  
**HM/ CAPE TOWN METROPOLITAN/ FRESNAYE/ERF 295**  
**Case No:** 20071410SM0717E

Application documents were tabled.

SM introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- CoCT supports the proposal.
- The site is graded a NCW and does not fall within an HPOZ.
- SFB supports the proposal.
- Sea Point for All did not comment within the 30-day commenting period.

**DECISION**

The Committee resolved to approve the application.

**SM**

- 11.14 Proposed Alterations and Additions, Erf 38703, 132 Thornton Road, Athlone, CT, S34-A&A  
**HM/ CAPE TOWN METROPOLITAN/ATHLONE/ ERF 38703**  
**Case No:** 20080304SM0819E

Application documents were tabled.

SM introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded a NCW and does not fall within a HPOZ.
- CoCT supports the proposal.

#### **DECISION**

The Committee resolved to approve the application.

**SM**

- 11.15 Proposed Total Demolition, permit extension Erf 23851, 1 Beach Road, Maitland, CT.S34-Total demolition, permit extension

**HM / CAPE TOWN METROPOLITAN/ MAITLAND / ERF 23851**

**Case No:** 20082411SM0825E

Application documents were tabled.

SM introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded as a potential IIIC.
- The application is for an extension of a previous permit.

#### **DECISION**

The Committee resolved to approve the application.

**SM**

- 11.16 Proposed Alterations and Additions Erf 466, 80 Main Road, Greyton, Theewaterskloof, S34-A&A

**HM / OVERBERG / THEEWATERSKLOOF / GREYTON / ERF 466**

**Case No:** 20081104SM0831E

Application documents were tabled.

SM introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee graded the site as IIIC.
- GCS provided comment supporting the proposal with the condition that they will welcome a vertical centre mullion in a square window in the north west elevation.
- Municipality did not comment on the proposal.

#### **DECISION**

The Committee resolved to approve the application, but on condition that the proposal incorporates the requirements of GCS.

**SM**

- 11.17 Proposed Alterations and Additions, Erf 1624, 2 Faure Street, Swellendam, CT.S34-A&A

**HM / OVERBERG / OVERSTRAND/ SWELLENDAM / ERF 1624**

**Case No:** 20081711TZ0825E

Application documents were tabled.



Ms Kathy Dumbrell was present and took part in the discussion.

TZ introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee graded the site as IIIC.
- The Municipality supports the proposal.
- The Swellendam Heritage Association supports the proposal.

#### **DECISION**

The Committee resolved to approve the proposal, subject to the agreement between the Municipality and the owner regarding Leiwater. The Committee also supports the heritage indicators as captured in documents on 6<sup>th</sup> June 2020. The work needs to be monitored by competent heritage practitioner.

**TZ**

- 11.18 Proposed Repairs, Erf 262, 33 Bezuidenhout Street, Stanford, Overstrand, Overberg. S31-Repairs

**HM / OVERBERG / OVERSTRAND / STANFORD / ERF 262**

**Case No:** 20082410TZ0825E

Application documents were tabled.

TZ introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- This is a minor works application.
- The site is graded IIIB.

#### **DECISION**

The Committee resolved to approve the application.

**TZ**

- 11.19 Proposed Alterations and Restoration on ERF 771, 16 Derry Street, Vredehoek, CT NID

**HM / CAPE TOWN / VREDEHOEK / ERF 771, 16 DERRY STREET**

**Case No:** 20031703TZ0629E

Application documents were tabled.

TZ introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The property is graded a potential 3C and not in HPO
- CoCT supports the proposal.
- The work has already been completed, and a section 51 letter is required.
- The Committee graded the site as NCW.

#### **DECISION**

While HWC cannot condone unauthorised work, the Committee resolved not to pursue further action.

TZ

- 11.20 Proposed Alterations and Additions, Erf 10046, 58 Lymington Way, Zonnebloem, CT, S34-A&A  
**HM / CAPE TOWN METROPOLITAN / ZONNEBLOEM / ERF 10046**  
**Case NO:** 20062308TZ0806E

Application documents were tabled.

TZ introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIC.
- CoCT support the proposal.
- CIBRA had some issues with the proposal
- Aluminium sliding doors is inserted and balcony is already enclosed
- The work has already been completed, and a section 51 letter is to be issued.

#### **DECISION**

While HWC cannot condone unauthorised work, the Committee resolved not to pursue further action.

TZ

- 11.21 Proposed Alterations and Additions, Erf 1017, 6 Hospital Street, Paarl, Drakenstein, Paarl. S34-A&A  
**HM / CAPE TOWN WINELANDS / DRAKENSTEIN / PAARL / ERF 1017**  
**Case NO:** 20030202TZ0304E

Application documents were tabled.

TZ introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIB.
- Paarl 300, the Drakenstein Municipality, and DHF supported the previous application.

#### **DECISION**

The Committee resolved to refer the matter to BELCom on 30<sup>th</sup> September 2020.

TZ

- 11.22 Proposed Total Demolition, Erf 1478, 213 Eighth Avenue, Grassy Park, CT- Total Demolition  
**HM / CAPE TOWN METROPOLITAN / GRASSY PARK / ERF 1478**  
**Case No:** 20073102TZ

Application documents were tabled.

TZ introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded NCW.
- CoCT supports the proposal.

**DECISION**

The Committee resolved to approve the application.

TZ

**12 New Matters**

- 12.1 Proposed subsidized housing project Farm 369, 324 and Ptn of Erf 70 Eendekuil, Bergriver, S38(4)-NID

**HM / WEST COAST / BERGRIVER / FARM 369, 324 AND PTN OF ERF 70**

**Case No:** 20082405SB0907E

Application documents were tabled.

SB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Since there is no reason to believe that heritage resources will be impacted upon by the proposed housing development, no further action is required.

**DECISION**

No further studies are required, since there is no impact on heritage resources.

SB

- 12.2 Proposed subsidized housing project on Ptn of Erven 1100 and 1101, Steynville, Piketberg, Bergriver Municipality S38(4)-NID

**HM / WEST COAST / SWARTLAND / PIKETBERG / STEYNVILLE / PTN OF ERVEN 1100 AND 1101**

**Case No:** 20082403SB0907E

Application documents were tabled.

SB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Since there is no reason to believe that heritage resources will be impacted upon by the proposed housing development, no further action is required.

**DECISION**

No further studies are required, since there is no impact on heritage resources.

SB

- 12.3 Proposed housing project on Farm 1002, Porteville, Bergriver, West Coast.S38(4)-NID

**HM / WEST COAST / BERGRIVER / PORTEVILLE / FARM 1002**

**Case No:** 20082404SB0907E

Application documents were tabled.

SB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Since there is no reason to believe that heritage resources will be impacted by the proposed housing development, no further action is required.

**DECISION**

No further studies are required, since there is no impact on heritage resources.

**SB**

- 12.4 Proposed Glencairn Hotel redevelopment Erf 2454, Glencairn, S38(8)-NID  
**HM / CAPE TOWN METROPOLITAN / GLENCAIRN / ERF 2454**  
**CASE No:** 20073004SB0908E

Application documents were tabled.

SB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The Committee does not believe that a further HIA is required.

**DECISION**

No further studies are required. The Committee refers to the heritage indicators and the conditions in the previous report dated January 2018, which remain applicable to this application.

**SB**

- 12.5 Proposed new storage facility on Farm 222 Farm Haasendal, The Hazendal Winery, Bottelary Road, Stellenbosch, Cape Winelands.S27-New Structure  
**HM / CAPE WINELANDS / DRAKENSTEIN / STELLENBOSCH / FARM 222**  
**Case No:** 20090904SB0909E

Application documents were tabled.

SB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The development is noted to be piecemeal.

**DECISION**

The Committee resolved to refer the matter to BELCom on the 30<sup>th</sup> of September 2020.

**SB**

- 12.6 Proposed housing development on Erven 140306; 40307,142870, 134654, 137631, 139318, Site ABC: Corner of Atwood Street and Stonelands Road, Hanover Park  
 Site FG: Corner of Lonston Road and Greenturf Road,  
 Site H: Corner of Lonedown Road and Downberg Road, Hanover Park  
 Site J: Between Ryburg Road, Downberg Road, Turfburg Walk and Vibra Street, Hanover Park  
 Site K: Between Lonston Road and Lonedown Road, Hanover Park, CT. S38(8)-NID  
**HM / CAPE TOWN METROPOLITAN / HANOVER PARK / ERVEN 140306; 40307,142870, 134654, 137631, 139318**  
**Case No:** 20091007SB0910E

Application documents were tabled.

SB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Since there is no reason to believe that heritage resources will be impacted by the proposed housing development, no further action is required.

#### **DECISION**

No further studies are required, since there is no impact on heritage resources.

**SB**

- 12.7 Proposed development on Farm 1440, 1441 Prtn 17 of 334, Farm Jonkershoek, Stellenbosch, Cape Winelands. S38(4)-HIA

**HM / CAPE WINELANDS / DRAKENSTEIN / STELLENBOSCH/ FARM 1440, 1441 PRTN 17 OF 334**

**Case No:** 20041707SB0603E

Application documents were tabled.

SB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

#### **DECISION**

The Committee resolved to refer the matter to APM on 7<sup>th</sup> October 2020, and IACom on 14<sup>th</sup> October 2020.

**SB**

- 12.8 Proposed maintenance activities will be undertaken along TR31/4 (R62) halfway between Barrydale to Ladismith, Barrydale. S38(4)-NID

**HM / OVERBERG / BARRYDALE/ TR31/4 (R62)**

**Case No:** 20090702SB0909E

Application documents were tabled.

SB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Since there is no reason to believe that heritage resources will be impacted by the proposed maintenance activities along the TR31/4, no further action is required.

#### **DECISION**

No further studies are required, since there is no impact on heritage resources.

**SB**

- 12.9 Proposed crop spraying airstrip on RE 771, Old Malmesbury Road, Malmesbury, Swartland. S38(8)-NID

**HM / SWARTLAND / MALMESBURY / RE 771**

**Case No:** 20091011SB0911E

Application documents were tabled.

SB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Since there is no reason to believe that heritage resources will be impacted by the proposed crop spraying airstrip, no further action is required.

**DECISION**

No further studies are required, since there is no impact on heritage resources.

**SB**

12. 10 Proposed rezoning and subdivision and residential development on Farm 407, Stellenbosch.S38(8)-NID

**HM / CAPE WINELANDS / STELLENBOSCH/ FARM 407**

**Case No:** 20090106SB0914E

Application documents were tabled.

SB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Since there is no reason to believe that heritage resources will be impacted upon by the proposed housing development, no further action is required.

**DECISION**

No further studies are required, since there is no impact on heritage resources.

**SB**

12. 11 Farm 36/141, Roodeheuveld Historic Homestead, Fabric Management Plan, Oudtshooren. S42-

**HM / CENTRAL KAROO / OUDTSHOOREN / FARM 36/141**

**Case No:** n/a

Application documents were tabled.

KB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

**DECISION**

The Committee resolved to refer the matter to BELCom on 30<sup>th</sup> September 2020.

**KB**

- 12.12 Proposed Alterations and Additions, Erf 96664, 13 Boundary Road, Newlands, CT. S27-A&A

**HM / CAPE TOWN METROPOLITAN / NEWLANDS / ERF 96664**

**Case No:** 20080703KB0907E

Application documents were tabled.

KB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The Committee notes that this is for the change in land use, with minor changes, which does not impact on the heritage resource.
- CoCT supports the proposal.
- The site is a PHS falls within HPO

**DECISION**

The Committee resolved to approve the application.

**KB**

12.13 Proposed Alterations and Additions, Erf 4423, 19 Burg Street Cape Town CBD, CT.S34-A&A

**HM / CAPE TOWN METROPOLITAN / CAPE TOWN CBD / ERF 4423**

**Case No:** 20081107KB0909E

Application documents were tabled.

KB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- This is a minor works application.
- CIBRA supports the proposal.
- The site is graded IIIB.
- The Committee noted that the development would not change the envelope of the building.

**DECISION**

The Committee resolved to approve the application.

**KB**

12.14 Proposed Total Demolition, Erf 6089, Corner Mount Street and Sir Lowry Road, Cape Town CBD, CT, S34-Total Demolition

**HM / CAPE TOWN METROPOLITAN / CAPE TOWN CBD / ERF 6089**

**Case No:** 20082601KB0910E

Application documents were tabled.

KB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The Committee graded the site as NCW.
- CIBRA supports the proposal.
- CoCT is the applicant.
- The site does not fall within a HPOZ.

**DECISION**

The Committee resolved to approve the application.

**KB**

12.15 Proposed Alterations and Additions, Erf 14685, Market Street, Mossel Bay. S34-A&A

**HM / EDEN/ MOSSEL BAY / ERF 14685**

**Case No:** KB0909E

Application documents were tabled.

KB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Comments from Heritage Mossel Bay are outstanding.

#### **FURTHER REQUIREMENTS**

The Committee requires comments from Heritage Mossel Bay, as well as current dated photographs of the property.

**KB**

- 12.16 Proposed Alterations and Additions, Erf 3574, 20 Princess Marget Street, Ruyterwacht, CT. S34-A&A

**HM / CAPE TOWN METROPOLITAN / RUYTERWACHT / ERF 3574**

**Case No:** KB0910E

Application documents were tabled.

KB introduced the case.

#### **FURTHER REQUIREMENTS**

Incomplete. Requires CoCT comment and internal images and motivation.

**KB**

- 12.17 Proposed Alterations and Additions, Erf 109193, 11 Rose Street, Newlands, CT. S34-A&A

**HM / CAPE TOWN METROPOLITAN/ NEWLANDS / ERF 109193**

**Case No:** 20090903KB0910E

Application documents were tabled.

KB introduced the case.

#### **FURTHER REQUIREMENTS**

Incomplete. Requires CoCT comment.

**KB**

- 12.18 Proposed Alterations and Additions, Erf 2407, 3 Bien Donne Road, Pinelands, CT.S34-A&A

**HM/ CAPE TOWN METROPOLITAN / PINELANDS / ERF 2407**

**Case No:** 20052908KB0910E

Application documents were tabled.

KB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded NCW and falls outside a HPOZ.
- Pinelands Ratepayers and Residents Association supports the proposal.
- CoCT supports the proposal.

#### **DECISION**

The Committee resolved to approve the application.



KB

12.19 Proposed Alterations and Additions, Erf 31810, 60 Alma Road, Rosebank, CT.S34-A&A

**HM/ CAPE TOWN METROPOLITAN/ ROSEBANK / ERF 31810**

**Case No:** 20090704KB0914E

Application documents were tabled.

KB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- CoCT supports the proposal.
- RAMPAC supports the proposal.
- The site is graded III B and falls within a HPOZ.

**DECISION**

The Committee resolved to approve the application.

KB

12.20 Proposed Alterations and Additions, Erf 114, 54 van Riebeeck Street, Heidelberg. S34-A&A

**HM / EDEN/ HESSEQUA HEIDELBERG / ERF 114**

**Case No:** 20030915ND0907E10

Application documents were tabled.

ND introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- This is a minor works application.

**DECISION**

The Committee resolved to approve the application.

ND

12.21 Proposed Alterations and Additions Erf 421, 6 Pine Way , Pinelands, CT.S34-A&A

**HM / CAPE TOWN METROPOLITAN / PINELANDS / ERF 421**

**Case No:** 20083108ND0907E

Application documents were tabled.

ND introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded III C and falls within a HPOZ.
- CoCT supports the proposal, as well as the PRRA.

**DECISION**

The Committee resolved to approve the application.

ND

- 12.22 Proposed Alterations and Additions Erf 34, 36A Waterkant Street, Stillbaai.S34-A&A  
**HM / EDEN / STILLBAAI / ERF 32**  
**Case No:** 20090805ND0910E
- Application documents were tabled.
- ND introduced the case.
- DISCUSSION**  
Amongst other things, the following was discussed:
- This is a minor works application.
  - The Committee graded the site III C.
- DECISION**  
The Committee resolved to approve the application.
- ND**
- 12.23 Proposed Alterations and Additions Erf 118, 23 Peak Drive, Pinelands, CT S34-A&A  
**HM / CAPE TOWN METROPOLITAN / PINELANDS / ERF 118**  
**Case No:** 20090902ND0910E
- Application documents were tabled.
- ND introduced the case.
- FURTHER REQUIREMENTS**  
Incomplete. Requires PRRA's comment.
- ND**
- 12.24 Proposed Alterations and Additions, Erf 132, 1 London Road, Hermanus, Overstrand. S34-A&A  
**HM / OVERSTRAND / OVERBERG/ HERMANUS / ERF 132**  
**Case No:** 20090703ND0910E
- Application documents were tabled.
- ND introduced the case.
- FURTHER REQUIREMENTS**  
Incomplete. Requires OHAAC, WCC and municipal comments.
- ND**
- 12.25 Proposed Alterations and Additions, Erf 930, 12 Strathcona Road, Oranjezicht, CT.S34-A&A  
**HM / CAPE TOWN METROPOLITAN/ ORANJEZICHT / ERF 930**  
**Case No:** 20200908ND0909E
- Application documents were tabled.
- ND introduced the case.
- FURTHER REQUIREMENTS**  
Incomplete. Requires CoCT comment.
- ND**

12.26 Proposed Alterations and Additions, Erf 1254, 9 Heinecke Street, Strand, CT.S34-A&A

**HM/ CAPE TOWN METROPOLITAN/ STRAND/ /ERF 1254**

**Case No:** 20083105ND0909E

Application documents were tabled.

ND introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIIC and does not fall within a HPOZ.
- CoCT supports the proposal.
- HRF supports the proposal.

**DECISION**

The Committee resolved to approve the application.

**ND**

12.27 Proposed Alterations and Additions, Farm 3239, Pieter Hugo Street, Paarl, Drakenstein, Cape WinelandsS34-A&A

**CAPE WINELANDS / DRAKENSTEIN / PAARL/ERF 3239**

**Case No:** 20200907ND0909E

Application documents were tabled.

ND introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The Committee graded the site as IIIIC, and it does not fall within a SCPAOZ.
- Paarl 300, DHF and the Drakenstein Municipality support the proposal.

**DECISION**

The Committee resolved to approve the application.

**ND**

12.28 Proposed minor works, Erf 88205, 264 Main Road, Muizenberg, CT. S27-A&A, (minor works)

**HM / CAPE TOWN METROPOLITAN/ MUIZENBERG / ERF 88205**

**Case No:** 20082611ND0914E

Application documents were tabled.

ND introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- This is a minor works application.

**DECISION**

The Committee resolved to approve the application, on condition that a close out report be provided within 30 days of practical completion. The work is to be monitored by a suitably qualified architect with heritage experience.

**ND**

- 12.29 Proposed Alterations and Additions, Erf 1273, 2 Welgemeend Street, Gardens, CT.S27-A&A  
**HM / CAPE TOWN METROPOLITAN/ GARDENS / ERF 1273**  
**Case No:** 20080411ND0914E

Application documents were tabled.

ND introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- This is a minor works application.
- CIBRA supports the proposal.

**DECISION**

The Committee resolved to approve the application, on condition that a close out report be provided within 30 days of practical completion. The work is to be monitored by a suitably qualified architect with heritage experience.

**ND**

- 12.30 Proposed Alterations and Additions, Erf 1472 Flat 7, Unit 16 Leonette, 11 Florida Road, Vredehoek, CT S34-A&A  
**HM/ CAPE TOWN METROPOLITAN/ VREDEHOEK / ERF 1472**  
**Case No:** 20090201SM0907E

Application documents were tabled.

SM introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIB.
- The site falls within a proposed HPOZ.
- CoCT supports the proposal.
- Greater Vredehoek Action Group supports the proposal.

**DECISION**

The Committee resolved to approve the application.

**SM**

- 12.31 Proposed Alterations and Additions, Erf 28354, 5 Hexagon Crescent, Observatory, CT. S34-A&A  
**HM / CAPE TOWN METROPOLITAN / OBSERVATORY / ERF 28354**  
**Case No** 20070606SM0907E

Application documents were tabled.

SM introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIB.
- The Observatory Civic Association supports the proposal.
- CoCT supports the proposal.
- The Committee graded the site as NCW.

**DECISION**

The Committee resolved to approve the application.

SM

- 12.32 Proposed Alterations and Additions, Erven 691, 692, 693, 694, 695, 696 and 697, Winchester Mansions, 22 Beach Road, Sea Point, CT S34-A&A  
**HM / CAPE TOWN METROPOLITAN / SEA POINT / ERVEN 691, 692, 693, 694, 695, 696 AND 697**  
**Case No:** 20081103SM0907E

Application documents were tabled.

PB recused himself from this matter.

SM introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIA.
- CoCT supports the proposal in principle, but have made some recommendations, including the use of the material.
- Sea Point, Fresnaye and Bantry Bay Ratepayers and Residents Association submitted an objection to the proposal.
- Sea Point for All did not comment within the 30-day period.

#### **DECISION**

The Committee resolved to refer the matter to BELCom on 30<sup>th</sup> September 2020.

SM

- 12.33 Proposed Alterations and Additions, Erf 550, 330 High Level Road, Fresnaye, CT. S34-A&A  
**HM / CAPE TOWN METROPOLITAN / FRESNAYE / ERF 550**  
**Case No:** 18062003SM0909E

Application documents were tabled.

SM introduced the case.

#### **FURTHER REQUIREMENTS**

Incomplete. Requires Sea Point Fresnaye and Bantry Bay Ratepayers and Residents Associations's comment.

SM

- 12.34 Proposed Total Demolition, Erf 24348, 40 Highgate Street, Maitland, CT. S34-A&A  
**HM/ CAPE TOWN METROPOLITAN/ MAITLAND /ERF 24348**  
**Case No:** 20082615SM0911E

Application documents were tabled.

SM introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded NCW and does not fall within a HPOZ.
- CoCT supports the proposal.

#### **DECISION**

The Committee resolved to approve the application.

SM

- 12.35 Proposed permit extension, Erf 57882, 1 Ingle Road, Claremont, S34-A&A, permit extension  
**HM / CAPE TOWN METROPOLITAN / CLAREMONT / ERF 57882**  
**Case No:** 20082704SM0910E

Application documents were tabled.

SM introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- This is an application for a permit extension which expired on 14 September 2020.
- Site is graded IIIIC.
- CoCT supported in the previous application, which remains applicable.

#### **DECISION**

The Committee resolved to approve the application.

SM

- 12.36 Proposed Alterations and Additions, Erf 70511, 16 Staines Road, Plumstead, CT S34-A&A  
**HM/ CAPE TOWN METROPOLITAN/ PLUMSTEAD /ERF 70511**  
**Case No:** 20082802SM0909E

Application documents were tabled.

SM introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded as a potential IIIIC and does not fall within an HPOZ.
- CoCT supports the proposal.
- The work has been completed, and a section 51 letter is to be issued.

#### **DECISION**

While HWC cannot condone unauthorised work, the Committee resolved not to pursue further action.

SM

- 12.37 Proposed Alterations and Additions, Erf 76005, 19 Werda Street, Southfield, CT. S34-A&A  
**HM / CAPE TOWN METROPOLITAN / SOUTHFIELD / ERF 76005**  
**Case No:** 20080410SM0910E

Application documents were tabled.

SM introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded a potential IIIIC and does not fall within an HPOZ.
- CoCT supports the proposal.
- The site does not fall within a Conservation Body's boundaries.

**DECISION**

The Committee resolved to approve the application.

**SM**

- 12.38 Proposed Total Demolition, Erf 107871, 168 Bunney Street, Kensington  
S34-Total Demolition

**HM / CAPE TOWN METROPOLITAN / KENSINGTON / ERF 107871**

**Case No:** 20082605SM0910E

Application documents were tabled.

SM introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded NCW and does not fall within an HPOZ.
- CoCT supports the proposal.

**DECISION**

The Committee resolved to approve the application.

**SM**

- 12.39 Proposed Total Demolition, Erf 147902, 34 Church  
Street, Woodstock, CT. S34-Total Demolition

**HM / CAPE TOWN METROPOLITAN / WOODSTOCK / ERF 147902**

**Case No:** 20091002SM0910E

Application documents were tabled.

SM introduced the case.

**FURTHER REQUIREMENTS**

Incomplete. Requires UWRA and WAAC comments.

**SM**

- 12.40 Proposed Alterations and Additions, Erf 94393, 5 Holland Road,  
Muizenberg, CT. S34-A&A

**HM / CAPE TOWN METROPOLITAN / MUIZENBERG / ERF 94393**

**Case No:** 20090706TZ0907E

Application documents were tabled.

TZ introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIB and falls within an HPOZ.
- CoCT supports the proposal.
- Muizenberg Historical Conservation Society & Muizenberg and Lakeview Residents Association support the proposal.
- The work has been completed and a section 51 letter is necessary.

**DECISION**

While HWC cannot condone unauthorised work, the Committee resolved not to pursue any further action.

**TZ**

- 12.41 Proposed Alterations and Additions, Erf 2053 Wale Street, Cape Town, CBD.S34-A&A  
**HM / CAPE TOWN METROPOLITAN/ CAPE TOWN / CBD / ERF 2053**  
**Case No:** 20080408TZ0908E

Application documents were tabled.

TZ introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded NCW and falls within an HPOZ.
- CoCT supports the proposal.
- The Committee notes that the application should be for minor works.

#### **DECISION**

The Committee resolved to approve the application.

TZ

- 12.42 Proposed Total Demolition, Erf 8664, Harbour Road, Kleinmond, Overberg.S34-Total Demolition  
**HM / OVERBERG / OVERSTRAND/ KLEINMOND / ERF 8664**  
**Case No:** 20082414TZ0908E

Application documents were tabled.

TZ introduced the case.

#### **COMMENT**

Incomplete. Requires Wale Coast Conservation comment.

TZ

- 12.43 Proposed Alterations and Additions, Erf 98789, 24 Kromboom Road, Rondebosch, CT. S34-A&A  
**HM / CAPE TOWN METROPOLITAN / RONDEBOSCH / ERF 98789**  
**Case No:** 20082616TZ0908E

Application documents were tabled.

TZ introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee graded the site as NCW.
- CoCT supports the proposal.
- The site does not fall within a conservation area.

#### **DECISION**

The Committee resolved to approve the application.

TZ

- 12.44 Proposed Alterations and Additions, Erf 107526, 29 Mayfield Avenue, Rondebosch, CT. S34-A&A  
**HM / CAPE TOWN METROPOLITAN / RONDEBOSCH / ERF 107526**  
**Case No:** 20081102TZ0908E

Application documents were tabled.



TZ introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- CoCT graded the site as IIB, but the Committee does not agree with this.
- The site does not fall within an HPO.
- CoCT supports the proposal.
- The site does not fall within a conservation area.

**DECISION**

The Committee resolved to approve the application.

TZ

12.45 Proposed Alterations and Additions, Erf 9875, Hospital Road, Hermanus, Overstrand, Overberg .S34-A&A

**HM / OVERBERG / OVERSTRAND / HERMANUS / ERF 9875**

**Case No:** 20082610TZ0909E

Application documents were tabled.

TZ introduced the case.

**COMMENT**

Incomplete. Requires Wale Coast Conservation comment.

TZ

12.46 Proposed Minor Works, Erf 149294, Cross Berth and Portion of Collier Jetty, Clock Tower Precinct - resurfacing the wearing surface, V&A Waterfront, CT. S34-A&A(Minor Works)

**HM / CAPE TOWN METROPOLITAN / WATERFRONT / ERF 149294**

**Case No:** 20081902TZ0909E

Application documents were tabled.

TZ introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- This is a minor works application.

**DECISION**

The Committee resolved to approve the application.

TZ

12.47 Proposed consolidation and rezoning on Ptn 4/709 Klipfontein Farm, Main Road, Malmesbury, Swartland.S38(4)-NID

**HM / SWARTLAND / MALMESBURY / PTN 4 / 709**

**Case No:** 20091102TZ0911E

Application documents were tabled.

TZ introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Since there is no reason to believe that heritage resources will be impacted upon by the proposed consolidation and rezoning, no further action is required.

**DECISION**

No further studies are required, since there is no impact on heritage resources.

**TZ**

- 12.48 Proposed stockpiling on Ptn of lot 317 of Lot 1328 Olifantsrivier Settlement, Vanrhynsdorp, Matizikama, S38(4)-NID

**HM / MATIZIKAMA / VANRHYNSDORP / PTN OF LOT 317 OF LOT 1328**

**Case No:** 20090805TZ0911E

Application documents were tabled.

TZ introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Since there is no reason to believe that heritage resources will be impacted upon by the proposed stockpiling, no further action is required.

**DECISION**

No further studies are required, since there is no impact on heritage resources.

**TZ**

- 12.49 Proposed rezoning and subdivision on Ptn 11/787, Mitchells Plain, CT S38(4)-NID

**HM/ CAPE TOWN METROPOLITAN/ MITCHELLS PLAIN / PTN 11/787**

**Case No:** 20090307TZ0911E

Application documents were tabled.

TZ introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Since there is no reason to believe that heritage resources will be impacted upon by the proposed rezoning and subdivision, no further action is required.

**DECISION**

No further studies are required, since there is no impact on heritage resources.

**TZ**

**14 OTHER MATTERS**

- 14.1 None

**15. ADOPTION OF RESOLUTIONS AND DECISIONS**

The Committee adopted the resolutions and decisions.

**16 CLOSURE**

The meeting adjourned at: 14:29

**17 DATE OF NEXT MEETING:**

**1 October 2020**

Chairperson's Signature.....

Date:

Secretariat's Signature.....

Date: 21 September 2020

APPROVED