

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

Held on Tuesday, 23 May 2022, via Microsoft Teams, scheduled for 08:30



1. OPENING AND WELCOME

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

2. ATTENDANCE

Members

None

Members of Staff

Mr Jonathan Windvogel (JW) (Acting Assistant Director)
Ms Ceceline Muller (CM) (Senior Heritage Officer)
Mr Robin George (RG) (Heritage Officer)
Ms Corne Nortje (CN) (Heritage Officer)
Ms Natalie Kendrick (NK) (Heritage Officer)
Mr Thando Zingange (TZ) (Heritage Officer)
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 Sneha Jhupsee (SnJ) (Heritage Officer)
Ms Muneerah Solomon (MS) (Heritage Officer)

Legal Advisor

Ms Penelope Meyer (PM)

Visitors

Mr Paul Naylor
Mr Jonathan Kaplan
Mr Clive Theunissen
Ms Lize Malan
Ms Christine Havenga

Observers

Ms Helene May

3 Apologies

Ms Aneeqah Brown (AB)
Ms Colette Scheermeyer (CS)

Absent

None

4. Approval of Agenda

4.1 23 May 2022. The Committee resolved to approve the agenda with minor edits. MS moves to adopt the agenda and SJ seconds.

5. Approval of Minutes of the Previous Meeting

5.1 17 May 2022. The minutes were held over.

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 3577, 106 Main Road, Paarl (CH & CN)

- Site inspection was undertaken on 19 May 2022.
- Stop works order was issued.
- Officers advised the owners to submit a Section 27 application to HWC.

8.1.2 Erf 19772, Huis Vergenoegd, 172 Main Road, Paarl (CH & CN)

- Site inspection was undertaken on 19 May 2022.
- Unauthorised work commenced. Officers advised the owners to stop work on site and submit a Section 27 application to HWC.

8.1.3 Erf 13162, Aesthetic Wellness, 92 Main Road, Paarl (CH & CN)

- Site inspection was undertaken on 19 May 2022.
- Unauthorised work commenced. Officers advised the owners to stop work on site and submit a Section 27 application to HWC.

8.2 Proposed Site Inspection

8.3 Site Inspection Reports

8.3.1 RE of Farm Bookram No.30 (CN, SJ, NK)

8.3.2 Erf 741, Mamre Mission Station, 57 Main Road, Mamre (RG, CH, TZ)

8.3.3 Erf 993, 32 Geneva Drive, Camps Bay (RG, CN)

8.4 Preparation for the upcoming coming committee meetings

8.5 Interim and Close out Reports

8.6 Incomplete Applications

9. Administrative Matters

10. Appointments

MATTERS TO BE DISCUSSED

11. MATTERS ARISING

**11.1 Proposed additions and alterations on Erf 51713, 7 Hamilton Road, Claremont, S34-A&A
Case No.: 22020705CH0429E**

Ms Chane Herman introduced the item.

DISCUSSION

- Information received on 18 May 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

**11.2 Proposed additions and alterations on Erf 380, 2 Caledon Street, Stanford, S34-A&A
Case No.: 20220224CH0425E**

Ms Chane Herman introduced the item.

DISCUSSION

- Information received on 19 May 2022.
- Graded IIIC
- Inside Stanford heritage area.
- Overstrand Heritage Aesthetics Committee supports the proposal.
- Stanford Heritage Committee supports the proposal.

DECISION

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

CH

**11.3 Proposed additions and alterations on Erf 2267, 5 Dal Road, Camps Bay, S34-A&A
Case No: 21111712CN1118E**

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 15 May 2022.
- Graded IIIB
- Outside HPO
- CoCT supports the proposal
- Camps Bay & Clifton 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

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

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 13 May 2022
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Simons Town Historical Society supports the proposal.

DECISION

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

CN

11.5 Proposed additions and alterations on RE of Erf 7870, 133 Sir Lowry Road, Foreshore, S34-A&A Case No: 22012803CN0203E

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 24 March & 16 May 2022.
- Graded IIIB
- Inside HPO
- CoCT raised concerns. The placement of containers above a significant heritage building inside the HPOZ is not typically supported by E&HM as an appropriate intervention. However, they are in support of the proposal. CoCT requested an investigation into the structural impact of the proposal as well as further consideration be given to the positioning of the 'Office 6' container –at the upper level along the west elevation –which has the most visible impact on the building from the Sir Lowry Road vantagepoint.
- City Bowl Resident and Ratepayers Association supports the proposal.
- Woodstock Residents and Ratepayers Association notes that the heritage assessment is inadequate. They suggest a heritage professional assist the applicant with a report on the heritage significance of the building and its place in the community and provide suitable design indicators. WRRRA also notes that the containers seem inappropriate, and a more sensitive design approach is required.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 9 June 2022.

CN

11.6 Proposed additions and alterations on Erf 2743, 3 Camps Bay Drive, Camps Bay-2, S34-A&A

Case No: 19082609KB0911E

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Information received on 10th May 2022
- Graded IIIC
- Inside HPO

DECISION

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

KB

11.7 Proposed additions and alterations on Erf 51666, 36 Garfield Road, Claremont, S34-A&A

Case No: 22033101KB0504E

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Information received on 10th May 2022
- Graded NCW
- Outside HPO

DECISION

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

KB

11.8 Proposed total demolition on Erf 215, 34 Stadler Road, Blouberg, S34 Proposed Total Demolition

Case No: 22031806NK0328E

Ms Natalie Kendrick introduced the item.

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

DISCUSSION

- Information received on 13 May 2022.
- CoCT supports the proposal.
- Friends of Blaauwberg Conservation Area supports the proposal.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 9 June 2022.

NK

11.9 Proposed additions and alterations on Erf 10415, 54 Des Press Street, Paarl, S34-A&A

Case No.: 22032502RG0330E

Mr. Robin George introduced the item.

DISCUSSION

- Information received on 16 May 2022.

- Outside Paarl special character protected area overlay zone.
- HOMs graded NCW
- Drakenstein Municipality supports the proposal.
- Drakenstein Heritage Foundation supports the proposal.
- Paarl300 indicated that cannot comment on illegal work.
- The Committee notes that the work has been completed.

DECISION

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

RG

**11.10 Proposed additions and alterations on Erf 38766, 29 Sheldon Road, Crawford, S34-A&A
Case No.: 22032506RG0325E**

Mr. Robin George introduced the item.

DISCUSSION

- Information received on 16 May 2022.
- HOMs graded NCW
- Outside HPO
- CoCT supports the proposal.

DECISION

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

RG

**11.11 Proposed total demolition on Erf 993, 32 Geneva Drive, Camps Bay, S34-Total Demolition
Case No.: 22022502RG0302E**

Mr. Robin George introduced the item.

Mr Chris Charlton was present and took part in the discussion.

DISCUSSION

- The Committee notes the site inspection..
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Camps Bay 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.

RG

**11.12 Proposed additions and alterations on Erf 679, 14 Des Huguenots Avenue,14 Des Huguenots Avenue,
Fresnaye, S34-A&A
Case No.:22051210SB0513E**

- Information received on 23 May 2022.
- Graded NCW
- Outside HPO

- CoCT supports the proposal.
- Seapoint For All supports the proposal.
- Seapoint, Fresnaye and Bantry Bay 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.

SB

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

INCOMPELTE APPLICATION:

Formal CoCT comment required. Case officer to clarify if the property is a national monument.

TZ

**11.14 Proposed additions and alterations on Erf 158, 36 Strandstraat, Jongensfontein, S34-A-A
Case No: 21091601TZ0317E**

Mr. Thando Zingange introduced the item.

DISCUSSION

- Information received on 04 May 2022
- HOMs graded NCW
- Outside HPO

DECISION

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

TZ

**11.15 Proposed additions and alterations on Erf 2242, 42 Oldenland Road, Somerset West, S34-A-A
Case No: 21091512XM1125E**

Mr. Thando Zingange introduced the item.

DISCUSSION

- Information received on 17 May 2022
- Minor works application.
- Helderberg Renaissance Foundation supports the proposal.

DECISION

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

TZ

**11.16 Proposed additions and alterations on Erf 5731, 73 Canterbury Street, Bellville, S34-A-A
Case No: 22020814XM0324E**

Mr. Thando Zingange introduced the item.

DISCUSSION

- Information received on 17 May 2022

- Graded NCW
- CoCT supports the proposal.

DECISION

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

TZ

11.17 Proposed additions and alterations on Erf 98750, 22 Avenue De Mist, Rondebosch, S34-A-A Case No: 22030907XM0310E

Mr. Thando Zingange introduced the item.

DISCUSSION

- Information received on 17 May 2022
- HOMs graded NCW
- CoCT supports the proposal.

DECISION

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

TZ

11.18 Proposed additions and alterations on 25487, 16 Baker Street, Observatory, S34-A-A Case No: 22020806TZ0408E

Mr. Thando Zingange introduced the item.

DISCUSSION

- Information received on 17 May 2022
- Outside HPO
- CoCT supports the proposal.
- Observatory Civic Association supports the proposal.

FURTHER REQUIREMENTS

1. Internal images and CoCT comments required.

TZ

11.19 Proposed additions and alterations on Erf 279, 116 Waterkant Street, Green Point, S34-A-A Case No: 22042618AM0428E

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- Information received on 17 May 2022.
- Graded IIIB
- Inside HPO
- CoCT supports the proposal.
- De Waterkant Civic Association supports the proposal.

DECISION

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

**11.20 Proposed additions and alterations on Erf 9494, 1 Lower Kildare Crescent, Fish Hoek, S34-A-A
Case No: 22030802AM0504E**

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- Information received on 17 May 2022.
- Graded NCW
- Outside HPO
- CoCT supports the proposal
- Fish Hoek Valley 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

**11.21 Proposed additions and alterations on Erf 1445, 4 Miramar, 130 Ocean View Drive, Sea Point, S34-A-A
Case No: 22012605MS0308E**

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Information received on 17 May 2022.
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Seapoint, Fresnaye and Bantry Bay Resident and Ratepayers Association supports the proposal.
- The Committee notes that the work has been completed.

DECISION

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

MS

12. NEW MATTERS

**12.1 Proposed additions and alterations on Erf 2977, 40 Caledon Street, Goodwood, S34-A&A
Case No: 22041914AM0513E**

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- Minor works application
- Graded IIIC
- Outside HPO

DECISION

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

AM

12.2 Proposed residential development on Erf 19374, George, S38(8)-NID
Case No: 22042609AM0513E

INCOMPLETE APPLICATION:

Form to be filled in correctly

AM

12.3 Proposed new structure on Erf 337, 2 Orton Straat, Gaansbai, S38(4)-NID
Case No: 22050313AM0513E

INCOMPLETE APPLICATION:

Correct Section 34 application form determine if existing structure is older than 60.

AM

12.4 Proposed extension of funeral parlour on Erf 4479, Heswick House, Paarl, S38 (4)-NID
Case No: 22041103AM0513E

INCOMPLETE APPLICATION:

Correct Section 34 application form, Paarl300 and Drakenstein Heritage Foundation comments, internal and external images required.

AM

12.5 Proposed consolidation, rezoning and subdivision on Erven 14888 and 14889, Pepperwood Estate, Oudtshoorn, S38(8)- NID
Case No: 22030902AM0517E

Under investigation

AM

12.6 Proposed additions and alterations on Erf 1439, 33 Bradwell Road, Vredehoek , S34-A&A
Case No: 22041411CH0505E

Ms Chane Herman introduced the item.

DISCUSSION

- HOMs graded NCW
- Outside HPO
- CoCT does not support the proposal with reason that the extension of the boundary wall to accommodate a double garage recessed door would detract and negatively impact on the streetscape interface on Bradwell and Florida Road.
- Greater Vredehoek Action Group supports the proposal
- The committee noted that there is an existing high (approximately 2.7m high) boundary wall on site. The extension of the boundary wall is deemed to be negligible in terms of impacting on the heritage resource.

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 15679, 24 Kingsley Street, Salt River, S34-A&A
Case No: 22042008CH0512E**

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIC
- Inside HPO
- CoCT does not support the proposal with reason that the proposed second storey addition will disrupt the existing historical pattern of single storey residences along Kingsley Road. The proposed roof form is not in keeping with the adjacent properties. The street elevation is considered out of character with the streetscape and will negatively impact on the heritage resource and the historical HPOZ context. The City of Cape Town suggests alternative design options to be explored similarly to No. 11 Kingsley Road, Salt River.
- Salt River Heritage Society supports the proposal.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 9 June 2022.

CH

**12.8 Proposed additions and alterations on Erf 175, 3 Avenue La Croix, Fresnaye, S34-A&A
Case No: 22042611CH0505E**

Ms Chane Herman introduced the item.

DISCUSSION

- HOMs graded NCW
- CoCT supports the proposal.
- Seapoint For All 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.

CH

**12.9 Proposed demolition on Erf 240, 4 Avenue Disandt, Fresnaye, S34-A&A
Case No: 22042608CH0505E**

INCOMPLETE APPLICATION:

Streetscape images, Seapoint For All and Seapoint, Fresnaye and Bantry Bay Residents and Ratepayers Association comments required.

CH

**12.10 Proposed additions and alterations on Erf 408, 9 Akademie Street, Franschoek, S34-A&A
Case No: 22050309CH0516E**

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIC

- Stellenbosch Heritage Foundation supports the proposal.
- Stellenbosch Interest Group declined the opportunity to comment.
- Franschoek Heritage does not support the proposal. Concerns were raised regarding the cottage addition above the existing garage in relation to the main house, the roof height of the new addition, symmetry on the streetscape, the type of fencing proposed and the proposed carport addition.
- Stellenbosch Municipality did not comment within the 30-day commenting period.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 9 June 2022.

CH

**12.11 Proposed additions and alterations on Erf 751, 3 Marmion Road, Oranjezicht, S34-A&A
Case No: 21111719CH0505E**

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIB
- Outside HPO
- CoCT supports the proposal.
- Citybowl 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

**12.12 Proposed additions and alterations on Portion 3 of Farm 169, Stellenbosch, S34-A&A and demolition
Case No: 22042811CH0513E**

Ms Chane Herman introduced the item.

Ms Lize Malan was present and took part in the discussion.

DISCUSSION

- HOMs graded IIIB
- Stellenbosch Heritage Foundation supports the proposal.
- Stellenbosch Interest Group supports the proposal.
- Stellenbosch Municipality supports the proposal.
- The Committee had concerns regarding the extensive amount of work proposed on site. The matter is referred to BELCom for expertise.

HELD OVER:

Referred to BELCom on 9 June 2022.

CH

**12.13 Proposed additions and alterations on Erf 137, 3 Link Road, Camps Bay, S34-A&A
Case No: 22051603CM0516E**

INCOMPLETE APPLICATION:

Camps Bay, Clifton Resident and Ratepayers Association comments required.

CM

**12.14 Proposed additions and alterations on Erf 67328, 30 Bayview Road, Wynberg, S34-A&A
Case No: 22050603CM0509E**

Ms Cecilene Muller introduced the item.

DISCUSSION

- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- The Committee deems the application as minor works.

DECISION

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

CM

**12.15 Proposed housing development on Erf 6940, Gordons Bay, S38(4)-NID
Case No: 22040104CM0512E**

INCOMPLETE APPLICATION:

Complete application form and clarity on excavations required.

CM

**12.16 Proposed additions and alterations on Erf 72515, 74 Lympleigh Road, Plumstead, S34-A&A
Case No: 22042109CM0516E**

Ms Cecilene Muller introduced the item.

DISCUSSION

- 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.

CM

**12.17 Proposed additions and alterations on Erf 98059, 24 Milner Road, Rondebsoch, S34-A&A
Case No: 22041904CM0512E**

Ms Cecilene Muller introduced the item.

DISCUSSION

- HOMs graded IIIC
- Outside HPO

DECISION

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

12.18 Proposed additions and alterations on Remainder of Farm 167, Durbanville, Diemersdal Farm, S34-A&A

Case No: 21111007CM0513E

Ms Cecilene Muller introduced the item.

DISCUSSION

- Graded IIIA
- Outside HPO
- CoCT supports the proposal.
- Durbanville Heritage Society supports the proposal.

DECISION

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

CM

12.19 Proposed alterations and redevelopment of the site on Farm No RE 1592, Paarl, S38(4)-NID

Case No: 22042902CM0509E

Under investigation.

CM

12.20 Proposed additions and alterations on Erf 1962, 4 Haarhof Street, Bene Township, Somerset West

S34-A&A

Case No: 22040507CN0510E

Ms Corne Nortje introduced the item.

DISCUSSION

- Graded NCW
- Outside HPOZ
- CoCT supports the proposal.
- Heldeberg Renaissance Foundation supports the proposal.

DECISION

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

CN

12.21 Proposed additions and alterations on Erf 50745, 1 Marne Avenue, Claremont, S34-A&A

Case No: 22042604CN0510E

Ms Corne Nortje introduced the item.

DISCUSSION

- Graded NCW
- 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.

CN

12.22 Proposed additions and alterations on Erf 525, 13 Koning Street, Paarl, S34-A&A, Minor Works Case No: 22051203CN0510E

Ms Corne Nortje introduced the item.

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

DISCUSSION

- Ungraded
- Minor works application
- Ungraded

FURTHER REQUIREMENTS

1. Comments from Drakenstein Municipality, Paarl 300 and Drakenstein Heritage Foundation are required.

CN

12.23 Proposed additions and alterations on Erf 5515, 8-10 Rainier Street, Malmesbury, S34-A&A, Minor Works Case No: 22050906CN0516E

Ms Corne Nortje introduced the item.

DISCUSSION

- Minor works application
- Three buildings on the property with suggested gradings of 3C, II and 3A
- Outside HPO
- The Committee notes the work has been completed.

FURTHER REQUIREMENTS

1. A Heritage Assessment to be submitted elaborating on the work that was completed and indicating the impact it had on heritage

CN

12.24 Proposed additions and alterations on Erf 524, 51 Forest Drive Service Road, Pinelands, S34-A&A, Minor Works Case No: 22050409CN0510E

Ms Corne Nortje introduced the item.

DISCUSSION

- Minor works application
- Graded IIIC
- Inside HPO
- CoCT supports the proposal.
- The Committee notes the work has been completed.

DECISION

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

CN

**12.25 Proposed additions and alterations on Erf 161522, 47 Pepper Street, Bo-Kaap, S34-A&A
Case No: 22042801KB0505E**

INCOMPLETE APPLICATION:

Application form, SG diagram and internal, external and contextual images, CoCT comment, stamped colored up plans and conservation bodies comments required.

KB

**12.26 Proposed additions and alterations on Erf 2303, 19 Prima Crescent, Belrail, S34-A&A
Case No: 22050505KB0512E**

INCOMPLETE APPLICATION:

Stamped CoCT plans and external images of all the facades required.

KB

**12.27 Proposed additions and alterations on Erf 237, 75 Kerk Street, Elim, S27-A&A
Case No: 21071507KB0715E**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Previously BELCom cases.
- The applicant complied with the requirements of BELCom.

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 48642, 24 Kildare Road, Newlands, S34-A&A
Case No: 22050502KB0505E**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Minor works application
- Graded IIIB
- Inside HPO

DECISION

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

KB

12.29 Proposed additions and alterations Erf 48964, 12 Lady Anne Avenue, Newlands
Case No: 22050502KB0505E

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded NCW
- 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.

KB

12.30 Proposed additions and alterations on Erf 5066- RE, 99 Riebeeck Street, Goodwood, S34-A&A
Case No: 22051003KB0512E

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- 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

12.31 Proposed additions and alterations on Erf 77461, 140 Woodley Road, Plumstead, S34-A&A
Case No: 22040510KB0512E

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- 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

12.32 Proposed additions and alterations on Erf 164592, 48 Riverside Road, Fernwood, Newlands, S34-A&A

Case No: 22050605MS0513E

Ms Muneerah Solomon introduced the item.

DISCUSSION

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

DECISION

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

MS

**12.33 Proposed additions and alterations on Erf 2240, 35 Constantia Road, Gardens, S34-A&A
Case No: 22042913MS0509E**

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Graded IIIB
- Inside HPO
- CoCT supports the proposal.
- Citybowl Residents and Ratepayers Association supports the proposal.

DECISION

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

MS

**12.34 Proposed additions and alterations on Erf 4383, 25 Hout Street, Murray House, Cape Town, S34-A&A
Case No: 22041902MS0509E**

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Graded IIIC
- Inside HPO
- CoCT supports the proposal.
- Citybowl Residents and Ratepayers Association supports the proposal.

DECISION

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

MS

**12.35 Proposed additions and alterations on Erf 53267, 100 Imam Haron Road, Claremont, S34-A&A
Case No: 22030110MS0513E**

Ms Muneerah Solomon introduced the item.

DISCUSSION

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

FURTHER REQUIREMENTS

1. Full Section 34 application required.

MS

12.36 Proposed additions and alterations on Erf 1341, 15 Welgemeend Street, Gardens, S34-A&A Case No: 20220419NK0513E

Ms Natalie Kendrick introduced the item.

DISCUSSION

- Graded IIIB
- Inside HPO
- CoCT supports the proposal.
- Citybowl Residents and Ratepayers Association supports the proposal.

DECISION

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

NK

12.37 Proposed additions and alterations on Erf 7866, 131 Fitzroy Street, Goodwood, S34-A&A Case No: 22040401NK0513E

INCOMPLETE APPLICATION:

Missing coloured up plans, locality map and SG Diagram

NK

12.38 Proposed rezoning and redevelopment Erf 52, Vanrhynsdorp, S38(4)-HIA Case No: 21111004NK1116E

Ms Natalie Kendrick introduced the item.

DISCUSSION

- The HIA does not meet the requirements of section 38(3) as the AIA was not done for erf 52.
- The Committee note the phased 1 AIA for erf 54 prepared by Jonathan Kaplan dated 2013 does not meet the Committee's requirements

FURTHER REQUIREMENTS:

1. Full AIA with field assessment be conducted for Erf 52 required.

NK

12.39 Proposed rezoning and subdivision Erf 3457, Re, of Portion 6 on Farm Afdakrivier, Hawston, S38(4)-NID Case No: 22041415NK0505E

Ms Natalie Kendrick introduced the item.

DISCUSSION

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

DECISION

The Committee resolved that no further studies are required.

NK

**12.40 Proposed prospecting mine Farm Obeep 8, Near Kliprand, S38(8)-NID
Case No: 22030810NK0516E**

Ms Natalie Kendrick introduced the item.

DISCUSSION

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

DECISION

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

1. Archaeological Impact Assessment

NK

**12.41 Proposed Belhar Medical Precinct on Remainder of Erf 24020, Belhar, S38(4)-NID
Case No: 22050411NK0516E**

Ms Natalie Kendrick introduced the item.

DISCUSSION

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

DECISION

The Committee resolved that no further studies are required.

NK

**12.42 Proposed additions and alterations on Erf 1151, 34 Fabriek Street, Paarl, S34-A&A
Case No.: 22030305RG0512E**

INCOMPLETE APPLICATION:

Paarl300 and Drakenstein Heritage Foundation comments required.

RG

**12.43 Proposed total demolition on Erf 2222, 27 Cedarberg Way, Durbanville Hill, S34-Total Demolition
Case No.: 22051908RG0516E**

Mr. Robin George introduced the item.

Ms Christine Havenga was present and took part in the discussion.

DISCUSSION

- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- Durbanville Heritage Society did not comment within the 30-day commenting period.

DECISION

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

RG

12.44 Proposed additions and alterations on Erf 29, Unit 8 Glen Bay Apartments, 6 Glengariff Road, Three Anchor Bay, S34-Minor Works
Case No.: 22050901RG0512E

Mr. Robin George introduced the item.

DISCUSSION

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

DECISION

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

RG

12.45 Proposed additions and alterations on Erf 3059, 41 Bhunga Avenue, Langa, S34-A&A
Case No.: 22021507RG0512E

INCOMPLETE APPLICATION:

Internal, external and streetscape images and motivation required.

RG

12.46 Proposed additions and alterations on Erf 4307, 13 Quinan Road, Somerset West, S34-A&A
Case No.: 22051002RG0512E

INCOMPLETE APPLICATION:

Helderberg Renaissance Foundation comment and motivation required.

RG

12.47 Proposed new school on Erf 35236, Bartolomeu Street, Groenheuwel, Dal Josaphat, S38(4)-NID
Case No: 22041407SB0512E

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Within the blue/green palaeo-sensitivity area on the SAHRIS map.
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

SB

12.48 Prospecting mining rights on Farm 75, Leeuwkuil, Van Rhyndorp, S38(8)-NID
Case No: 220300804SB0516E

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Archaeological sensitive area as evidence of stone tools, caves, shelter, and rock engravings.

- Previous Heritage Impact Assessments prepared by J Kaplan noted MSA (Middle Stone Age) finds and well preserved LSA (Later Stone Age) site.
- There is reason to believe that heritage resources will be impacted on.

DECISION

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

1. Archaeological Impact Assessment
2. Desktop Palaeontological Impact Assessment

SB

**12.49 Proposed additions and alterations on Erf 952, 9 Hatfield Road, Three Anchor Bay, S34-A&A
Case No: 22050602SB0513E**

INCOMPLETE APPLICATION:

CoCT and Green Point Ratepayers' & Residents' Association comments required.

SB

**12.50 Proposed additions and alterations on Erf 98445, 104 Milner Road, Rondebosch, S34-A&A
Case No: 22042901SB0513E**

INCOMPLETE APPLICATION:

Updated Section 34 application form and Greater Lynfræ Civic Association comments required.

SB

**12.51 Proposed residential units on Erven 1714, 1749, 1750 and 2113, Sitari Firgrove,
Cape Town, S38(4)-NID
Case No: 22042915SB0512E**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Within the blue palaeo-sensitive area on the SAHRIS map.
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

SB

**12.52 Request for confirmation that a development proposal is generally in accordance with the approved sketch design, old 2005 Approval Request Confirmation for 317-319 Main Road, Sea Point Erven 484, 485, 494, 495, 497 and 498, Sea Point East (now known as Erf 1808 and Remainder Erf 497, Sea Point East)
Case No: C13/3/6/2/2/1/1/A5**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- The new development proposed is depicted in the drawing attached (by Paragon Architects, Document 5) and comprises a nine-storey building facing onto both Main Road and Conifer Road in a similar manner and form to that proposed and approved HIA in 2005.
- Referred to IACom for their expertise.

HELD OVER:

Referred to IACOM on 15 June 2022.

SB

**12.53 Proposed upgrade of Broadlands Road on ST922/0, ST918/193, ST918/15RE, erven 5089RE, 34628, 5093RE, 24677RE, 32523, 31999 and 5079RE, Strand, S38(4)-NID
Case No: 22042004SB**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Within the blue palaeo-sensitive area on the SAHRIS map.
- The upgrading of existing drains and roads.
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

SB

**12.54 Erf 1820, Corner van Riebeek and Neethling Street, Stellenbosch Botanical Gardens, Stellenbosch, S34-A&A
Case No: 22050902SJ0510E**

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Graded NCW
- Inside HPO
- Stellenbosch Interest Group supports the proposal.
- Stellenbosch Heritage Foundation supports the proposal.
- Stellenbosch 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.

SJ

**12.55 Proposed additions and alterations on Erf 1876, 11 Brookdale Avenue, Pinelands, S34-A&A
Case No: 22032916SJ0510E**

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- 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.

SJ

**12.56 Proposed additions and alterations on RE-Erf 50131, 8 Almond Street, Newlands, S34-A&A
Case No: 22032207SJ0510E**

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- 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.

SJ

**12.57 Proposed additions and alterations on ERF 10683, 331 Albert Road, Woodstock, S34-A&A
Case No: 22030904SJ0513E**

INCOMPLETE APPLICATION:

Salt River Heritage Society comment, annotated images and motivation required.

SJ

**12.58 Proposed additions and alterations on Erf 48974, 12 Lady Anne Avenue, Newlands, S34-A&A
Case No: 22042106SJ0513E**

Item removed from agenda. Duplicate

SJ

**12.59 Proposed additions and alterations on Erf 169592, 25 11th Street, Kensington, S34-A-A
Case No: 22020813TZ**

Mr. Thando Zingange introduced the item.

DISCUSSION

- 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

**12.60 Proposed additions and alterations on Erf 200, Corner Du Toit & Bezuidenhout Street, Stanford, S31-A&A
Case No: 22050312TZ0506E**

Mr. Thando Zingange introduced the item.

DISCUSSION

- Graded IIIC
- Overstrand Heritage Aesthetics Committee supports the proposal.
- Stanford Heritage Committee supports the proposal.

DECISION

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

TZ

**12.61 Proposed additions and alterations on Erf 2276, 63 Loop Street, Cape Town, S34-A&A
Case No: 22031405TZ0506E**

Mr. Thando Zingange introduced the item.

DISCUSSION

- Minor works application
- Graded IIIB
- Inside HPO

DECISION

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

TZ

**12.62 Proposed additions and alterations on Erf 6702, 20 Lochner Road, Constantia, S34-A-A
Case No: 22032309TZ0512E**

Mr. Thando Zingange introduced the item.

HELD OVER:

Referred to HOMs on 30 May 2022.

TZ

**12.63 Proposed additions and alterations on Erf 88622, 15 Leighton Road, St James, S34-A&A
Case No: 22042630TZ0506E**

INCOMPLETE APPLICATION:

Kalk bay & St James Residents and Ratepayers Association comments required.

TZ

**12.64 Proposed Telecommunication mast on Erf 969, Pacaltsdorp, S27-A-A
Case No: 22050904TZ0512E**

INCOMPLETE APPLICATION:

Images of all structures on the site.

Rendering of the telecommunication base from different angles.

George Heritage Trust, Simon van de Stel (Southern Cape), and local municipality comments required.

TZ

**12.65 Prospecting mining rights on Farms 68 Bushmans Graf Water, Farm 72 Kruispad and Fram 70
Steenkampskraal, S38(8)-NID
Case No: 220300805SB0504E**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

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

- Archaeological sensitive area.
- There is reason to believe that heritage resources will be impacted on.

DECISION

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

1. Archaeological Impact Assessment (including field assessment)
2. Desktop Palaeontological Impact Assessment.

SB

13. OTHER MATTERS

14. ADOPTION OF RESOLUTIONS AND DECISIONS

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

15. CLOSURE: 13:00

16. DATE OF NEXT MEETING

30 May 2022

Chairperson.....

Date:.....

Secretariat:

Date:.....

