

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

**Held on Monday, 24 January 2022, HOMS MEETING VIA MICROSOFT TEAMS,  
scheduled for 08:30**

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**1. OPENING AND WELCOME**

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

**2. ATTENDANCE**

**Members**

Ms Laura Milandri  
Mr Peter Buttgens

**Members of Staff**

Ms Aneeqah Brown (AB) (secretary)  
Ms Stephanie Barnardt (SB) (Heritage Officer)  
Mr Reagon Fortune (RF) (Intern Admin support)  
Mr Jonathan Windvogel (JW) (Acting Assistant Director)  
Ms Ayanda Mdludlu (AM) (Heritage Officer)  
Ms Muneerah Solomon (MS) (Heritage Officer)  
Mr Robin George (RG) (Heritage Officer)  
Ms Corne Nortje (CN) (Heritage Officer)  
Ms Chane Herman (CH) (Heritage Officer)  
Ms Sneha Jhupsee (SnJ) (Heritage Officer)  
Ms Natalie Kendrick (NK) (Heritage Officer)  
Ms Xola Mwandle (XM) (Heritage Officer)  
Ms Khanyisile Bonile (KB) (Heritage Officer)  
Mr Thando Zingange (TZ) (Heritage Officer)

**Legal Advisor**

Ms. Penelope Meyer (PM)

**Visitors**

Mr. Clive Theunissen  
Ms. Kathy Dumbrell  
Ms. Quahnita Samie  
Ms. Carina Wiggle  
Ms. Nicolene Visser  
Ms. Annemarie Fick  
Mr. Philip Smith  
Ms. Janine Sieberhagen

**Observers**

None

**3 Apologies**

Ms Waseefa Dhansay (WD) (Assistant Director)  
Ms Colette Scheermeyer (CS)

**Absent**

None

**4. Approval of Agenda**

**4.1** 24 January 2022. The Committee resolved to approve the agenda with minor edits. SJ moves to adopt the agenda and LM seconds that.

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

**5.1** 13 December 2021. The Committee resolved to approve the minutes. MS moves to adopt the agenda and SJ seconds that.

**5.2** 17 January 2022. The Committee resolved to approve the minutes. SJ moves to adopt the agenda and MS seconds that.

**6. Disclosure of conflict of interest**

Item 12.56: LM

**7. Confidential matters**

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 committee meetings.**

BELCom 26 January 2022

**8.5 Interim and Close out Reports**

**8.5.1** Erf 3678, 55 Queen Victoria Street, Cape Town close out report

The Committee resolved to endorse close out report by Andrew Burman dated 21 December 2021.

**8.6 Incomplete Applications**

**11.10 Proposed re-development on Erf 8676, Paarl, S38(4)-NID**

**Case No:** 21110808CN1109E

**11.27 Proposed additions and alterations on Erf 421, 28 Long Market Street, Stanford, S31-A&A**

**Case No:** 21111513SJ1119E

**12.6 Proposed additions and alterations on Erf 56421, 1 Torquay Road, Claremont, S34-A&A**

**Case No:** 21120225KB1210E

- 12.8 Proposed additions and alterations on Erf 1742, High Level Road, Sea Point, S34-A&A**  
Case No: 21121405AM1214E
- 12.21 Proposed additions and alterations on Erf 96, 89 Kloof Road, Bantry Bay, S34-A&A**  
Case No: 21120801MS1209E
- 12.45 Proposed additions and alterations on Erf 16519, 39 Montagu Street, Mossel Bay, S34-A&A**  
Case No: 21111718TZ1201E
- 12.46 Proposed additions and alterations on Erf 68659, 29 Gosport Road, Wynberg, S34-A&A**  
Case No: TZ1201E
- 12.47 Proposed additions and alterations on Erf 99, 18 Forest Drive Service Road, Pinelands, S34-A&A**  
Case No: 21120802TZ1213E
- 12.48 Proposed additions and alterations on Erf 4836, 226 Mills Street, Strand, S34-A&A**  
Case No: 21120907TZ1213E
- 12.52 Proposed additions and alterations on Erf 6913, 44 Church Road, Parow, S34-A&A**  
Case No: 21110402XM1202E
- 12.58 Proposed additions and alterations on Erf 294, 21 North Way, Pinelands, S34-A&A**  
Case No: 21120903RG1202E
- 12.63 Proposed additions and alterations on Erf 88335, 88336, 163449, 11 Rodwell Road, St James S34-A&A**  
Case No: 21120216CH1206E
- 12.68 Proposed additions and alterations on Erf 1070, 22 Gilmour Hill Road, Tamboerskloof, S34-A&A**  
Case No: 21121001CH1210E
- 12.69 Proposed minor works on Erf RE837, 22 Kerk Street, Bo-dorp, George, S34-Minor Works**  
Case No: 21092802CH1210E

**9. Administrative Matters**

**10. Appointments**

**MATTERS TO BE DISCUSSED**

**11. MATTERS ARISING**

- 11.1 Proposed additions and alterations on Erf 453-RE, 80 Waterkant Street, Cape Town, S34-A&A**  
Case No: 21062406AM0921E

Ms. Ayanda Mdludlu introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 17 December 2021.
- Graded IIIC
- Inside HPO
- CoCT supports the proposal

- De Waterkant Civic Association raised concerns on the stoep wall.
- The Committee notes that the work is completed.

#### **DECISION**

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

**AM**

#### **11.2 Proposed additions and alterations on Erf 14213, 22 Balfour Street, Woodstock S34-A&A Case No: 21082009AM1104E**

Ms. Ayanda Mdludlu introduced the item

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 4 January 2022.
- Graded IIIC
- Inside HPO
- CoCT does not support the proposal.
- Woodstock Aesthetic Advisory Committee does not support illegal work.
- Woodstock Resident Association had no heritage related comment.
- Referred to BELCom for their expertise.

#### **HELD OVER:**

Referred to BELCom on 10 February 2022.

**AM**

#### **11.3 Proposed additions and alterations on Erf 7251, 12C Main Road, Paarl, S34-A&A Case No: 21101901AM1103E**

Ms. Ayanda Mdludlu introduced the item

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 10 January 2022.
- HOMs graded IIIC
- Outside Paarl special character area overlay zone
- Paarl300 did not comment within the 30-day commenting period.
- Drakenstein Heritage Foundation supports the proposal.
- Drakenstein Municipality supports the proposal.

#### **DECISION**

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

**AM**

**11.4 Proposed additions and alterations on Erf 104, Three Anchor Bay, C/O Grimsby and Camberwell Roads, Sea Point East**  
**Case No: 21111809CN1119E**

Ms. Corne Nortje introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 13 December 2021
- Minor works
- Graded NCW
- Inside HPO
- CoCT supports the proposal
- The Committee notes that work has been completed.

**DECISION**

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

CN

**11.5 Proposed additions and alterations on Erf 175, Unit 4, St Georges Mansion, Oranjezicht, S34-A&A**  
**Case No: 21100809CN1103E**

Ms. Corne Nortje introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Awaiting outstanding external photographs
- Graded IIIC
- Inside HPO
- CoCT does not support one of the proposed windows (W3) on the building plans.

**FURTHER REQUIREMENTS**

1. HOMs would consider supporting the proposal if the balcony enclosing window design is amended as per the CoCT recommendation.
2. The material and colour/ treatment match the rest of the building.

CN

**11.6 Proposed additions and alterations on Erf 116120, 369 Burg Street, Cape Town, S34-A&A**  
**Case No: 21111204CN1118E**

Ms. Corne Nortje introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 15 December 2021.
- Graded IIIA
- Inside HPO
- City Bowl Residents and Ratepayers Civic Association supports the proposal.
- CoCT supports the proposal with recommendations.
- HOMs is in support of the application
- Referred to BELCOM for their expertise.

**HELD OVER:**

Referred to BELCom on 10 February 2022.

CN

**11.7 Proposed additions and alterations on Erf 122338, Lysander Street, Windermere, S34-A&A  
Case No: 21111510CN1116E**

Ms. Corne Nortje introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 18 January 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.

CN

**11.8 Proposed temporary taxi loading area on Erven 828, 831 & 832, 15 Oak Street C/O Andries Pretorius and Oak Streets, Somerset West, S38(4)-NID  
Case No: 21111904CN1119E**

Ms. Corne Nortje introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 15 December 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.

CN

**11.9 Proposed temporary taxi loading area on Erven 3051, 3052, 3053, 3054, 24 Caledon Street, Somerset West, S38(4)-NID  
Case No: 21111905CN1119E**

Ms. Corne Nortje introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 15 December 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.

CN

**11.10 Proposed re-development on Erf 8676, Paarl, S38(4)-NID**  
**Case No: 21110808CN1109E**

**INCOMPLETE APPLICATION**

The Committee is awaiting the HIA that was requested.

CN

**11.11 Proposed additions and alterations on Erf 7284, 25 Highway Road, Fish Hoek, S34-A&A**  
**Case No: 21101111CN1116E**

Ms. Corne Nortje introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 18 January 2021
- Graded NCW
- Outside HPO
- CoCT supports the proposal
- The Committee notes that the work is completed.

**DECISION**

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

CN

**11.12 Proposed additions and alterations on Erf 148, 3 Pine Close, Pinelands, S34-A&A**  
**Case No: 21092209AM0922E**

Mr. Thando Zingange introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 10 January 2022.
- Graded IIIC
- Inside HPO
- Pinelands 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.

TZ

**11.13 Proposed additions and alterations on Erf 10842, Church Street, Wellington, S34-A&A**  
**Case No: 21111207TZ1117E**

Mr. Thando Zingange introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 12 January 2022.
- HOMs graded NCW
- Inside Wellington special character area overlay zone
- Drakenstein Heritage Foundation supports the proposal
- Drakenstein Municipality supports the proposal.

- The Committee notes that work has been completed.

#### **DECISION**

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

TZ

#### **11.14 Proposed additions and alterations on Erf 1774, 117 Adderley Street, Oudtshoorn, S34-A&A Case No: 21111506TZ1115E**

Mr. Thando Zingange introduced the item

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 10 January 2022
- HOMs graded IIIB
- Oudtshoorn Municipality supports the proposal.
- Heritage Oudtshoorn Permit Committee supports the proposal.

#### **FURTHER REQUIREMENTS**

Request the new plans omitting the shade netting.

TZ

#### **11.15 Proposed additions and alterations on Erf 299, 1 Calais Road, Sea Point, S34-A&A Case No: 21102511RG1111E**

Mr. Robin George introduced the item

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 24 December 2021.
- Graded IIIB
- Outside HPO
- CoCT supports the proposal.
- Sea point, Fresnaye and Bantry Bay Resident and Ratepayers Association has noted that work has started.

#### **FURTHER REQUIREMENTS**

1. Applicant to confirm if work has been completed or not.
2. More internal photographs required.

RG

#### **11.16 Proposed additions and alterations on Erf 72266, 35 Churchill Street, Plumstead, S34-A&A Case No: 21101821RG1019E**

Mr. Robin George introduced the item

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 5 January 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.

**RG**

### **11.17 Proposed additions and alterations on Erf 1983, 22 Bellair Road, Vredehoek, S34-A&A Case No: 21112321RG1123E**

Mr. Robin George introduced the item

## **DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 19 January 2022
- HOMs graded IIIC
- Outside 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.

**RG**

### **11.18 Proposed additions and alterations on Erf 864, 64 Mimosa Court, Sea Point, S34-A&A Case No: 21091608MS1112E**

Ms. Muneerah Solomon introduced the item

## **DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 15 December 2021.
- Minor works application
- Graded IIIB
- Outside HPO

## **DECISION**

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

**MS**

### **11.19 Proposed Additions & Alterations on Erf 1023, 6 Morris Street, Schotchkloof, Bo-Kaap S34-A&A Case No: 21071402MS0729E**

Ms. Muneerah Solomon introduced the item

## **DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 14 January 2022.
- Graded IIIB
- Inside HPO
- Bokaap Youth Movement supports the proposal.
- Bo-Kaap Civic Association supports the proposal.

- CoCT supports the proposal.

#### **FURTHER REQUIREMENTS**

1. Comment from SAHRA required.

MS

#### **11.20 Proposed additions and alterations, Erf 2992, 41 Church Street, Langa, S34-A&A Case No.: 21090616MS1122E**

Ms. Muneerah Solomon introduced the item

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 18 January 2022.
- Graded IIIC
- Outside HPO
- CoCT supports the proposal supports with recommendation.

#### **FURTHER REQUIREMENTS**

1. Case officer to obtain study from Bridget O' Donoghue.
2. Request comment of SAHRA
3. More contextual images required.

MS

#### **11.21 Proposed additions and alterations, Erf 12530, 58 Chester Road, Walmer Estate, S34-A&A Case No.: 21101201CH1109E**

Ms. Chane Herman introduced the item

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Item held over from previous HOMs.
- HOMs graded IIIC
- CoCT supports the proposal in principle but not the design of the work proposed. CoCT provided design recommendations.
- Walmer Estate Conservation Action Group supports the proposal.
- Walmer Estate Residents and Ratepayers did not comment within the 30-day commenting period.

#### **FURTHER REQUIREMENTS**

Applicant to respond to CoCT comment and submit amended plan for approval.

CH

#### **11.22 Proposed additions and alterations on Erf 2927, 61 Bloem Street, Bo-Kaap, S34-A&A Case No: 21092714SJ1115E**

Ms. Sneha Jhupsee introduced the item

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 12 January 2022.

- Graded IIIA
- Bo-Kaap Youth Movement did not comment within the 30-day commenting period.
- Bo-Kaap Civic Association supports the proposal.
- CoCT supports the proposal.

#### **FURTHER REQUIREMENTS**

1. 3D renderings, streetscape study and elevations required.

SJ

#### **11.23 Proposed additions and alterations on Erf 592, 22 Daneel Street, Stanford, S31-A&A Case No: 21111512SJ1116E**

Ms. Sneha Jhupsee introduced the item

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 16 January 2022.
- Graded IIIC
- Inside HPO
- Stanford Heritage Committee does support the proposal.

#### **FURTHER REQUIREMENTS**

1. Overstrand Heritage Aesthetics Committee comment required.
2. Plans to be amended to meet the requirements of Stanford Heritage Committee.

SJ

#### **11.24 Proposed additions and alterations on Farm 705, Suid Agter Road, Paarl, S34-A&A Case No: 21110902SJ1116E**

Ms. Sneha Jhupsee introduced the item

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

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 17 January 2022
- Minor works application.
- Work has already been carried out.
- Graded IIIC
- Outside Paarl special character area overlay zone.
- Paarl300 declined to comment.
- Drakenstein Heritage Foundation does not support the proposal.
- Drakenstein Municipality objected.

#### **UNDER INVESTIGATION**

Case officer to obtain heritage agreement.

SJ

**11.25 Proposed additions and alterations on Erf 2982, 72 Lion Street, Bo-Kaap, S34-A&A**  
**Case No: SJ1119E**

Item removed from the agenda

SJ

**11.26 Proposed additions and alterations on Erf 155, 13 Queen Victoria Street, Stanford, S31-A&A**  
**Case No: 21111511SJ1119E**

Ms. Sneha Jhupsee introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 14 January 2022.
- Minor works application
- Graded IIIC
- The Committee does not deem this application as minor.

**FURTHER REQUIREMENTS**

Full Section 34 application, Standford Heritage Committee and Overstrand Heritage Aesthetics Committee comment required.

SJ

**11.27 Proposed additions and alterations on Erf 421, 28 Long Market Street, Stanford, S31-A&A**  
**Case No: 21111513SJ1119E**

**INCOMPLETE APPLICATION**

Overstrand Heritage Aesthetics Committee comments required.

SJ

**11.28 Proposed additions and alterations, Erf 58530, 9 Norfolk Street, Harfield Village, S34-A&A**  
**Case No.: 21112607SJ1126E**

Ms. Sneha Jhupsee introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 17 January 2022
- 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.

SJ

**11.29 Proposed additions and alterations on Erf 18992, 5 Plaza Avenue, Mossel Bay, S34-A&A**  
**Case No: 21111014XM1111E**

Ms. Xola Mwandle introduced the item

## **DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 15 January 2022.
- HOMs graded NCW
- Simon Van De Stell supports the proposal.
- Heritage Mossel Bay supports the proposal.
- Mossel Bay Municipality supports the proposal.

## **DECISION**

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

**XM**

### **11.30 Proposed mining prospecting rights, Farm Kragga RE 593, Riversdale - S38(8)-NID Case No.: 21112605AM1129E**

Ms. Ayanda Mdludlu introduced the item

## **DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 19 January 2022.
- Subject site is underlain by very high paleo-sensitivity.
- A cited AIA done in Vetter Rivier (a nearby site) identified ESA cores and flakes distributed and no longer in situ and that the prospecting of bentonite and zeolite would not negatively impact the materials.
- The prospecting is projected to only amass about 1kg of samples.
- 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.

**AM**

### **11.31 Proposed additions and alterations on Erf 15811, Ptn of Erf 947, 35 Fountein Street, Wellington, S34-A&A Case No: 21111014KB1111E**

Ms. Khanyisile Bonile introduced the item

## **DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 29 November 2022
- Graded PHS
- Referred to BELCom for their expertise.

## **HELD OVER:**

Referred to BELCom on 23 February 2022.

**KB**

**11.32 Proposed additions and alterations on Erf 5626,81 De Beers Road, Strand S34-A&A  
Case No: 21101106KB1013E**

Ms. Khanyisile Bonile introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 29 December 2021
- Graded NCW
- Outside HPO

**DECISION**

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

KB

**11.33 Proposed additions and alterations on Erf 237, 75 Kerk Street, Elim, S27-A&A  
Case No: 2012809KB0112E**

Ms. Khanyisile Bonile introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 12 January 2022
- Referred to BELCom for their expertise.

**HELD OVER:**

Referred to BELCom on 10 February 2022.

KB

**11.34 Proposed additions and alterations on Erf 237, 43 Church Street, Elim, S27-A&A  
Case No: 2012809KB0112E**

Ms. Khanyisile Bonile introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 12 January 2022
- Friends of Elim supports the proposal.
- Municipality supports the proposal.
- Referred to BELCom for their expertise.

**HELD OVER:**

Referred to BELCom on 10 February 2022.

KB

**11.35 Proposed additions and alterations on Erf 237,8 Mark Street, Elim, S27-A&A**

**Case No:** 2012809KB0112E

Ms. Khanyisile Bonile introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 12 January 2022
- HOMs supports the application as it follows the Elim guidelines.
- Referred to BELCom for their expertise.

**HELD OVER:**

Referred to BELCom on 10 February 2022.

**KB**

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

Ms. Thando Zingange introduced the item

Ms. Janine Sieberhagen was present and took part in the discussion.

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 19 January 2021
- HOMs graded IIIC
- Stellenbosch Municipality supports the proposal.
- Stellenbosch Interest Group supports the proposal.
- Stellenbosch Heritage Foundation supports the proposal.

**FURTHER REQUIREMENTS**

1. Architects requested to shift the dormer edge rafter away from the ridge hip to accommodate ridge capping and flushing etc.

**TZ**

**11.37 Proposed total demolition on Erf 1311, 164 Ocean View Drive, Sea Point S34-TD  
Case No:** 21102608AM1104E

Ms. Ayanda Mdludlu introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received 11 January 2022.
- Graded NCW
- Outside HPO
- CoCT supports the proposal
- Sea point, Fresnaye and Bantry Bay Residents and Ratepayers did not comment within the 30-day commenting period.

**FURTHER REQUIREMENTS**

Sea point For All comments required.

**AM**

**11.38 Proposed vegetation removal on Ptn 103 and 104 of Farm Hemel and Aarde Valley, Hermanus, S38(8)**

**Case No:** 21111106AM1117E

Ms. Ayanda Mdludlu introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- The applicant retracted the proposal on Ptn103, maintaining the proposal for Ptn 104 only.
- Paleo-sensitivity is insignificant and low.
- Due to the cultivation of the subject site, archaeological materials are most likely disturbed and thereby insignificant.
- Visual mitigations and aerial images of existing nearby structures show that the proposal will not have significant negative visual impacts.
- 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**

**11.39 Proposed additions and alterations on Erf 69802 Plumstead, S34- A&A**

**Case No:**

Ms. Corne Nortje introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded IIIB
- Outside HPO
- CoCT declined to comment.
- The Committee notes that the work has been completed.

**DECISION**

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

**CN**

**12. NEW MATTERS**

**12.1 Proposed additions and alterations on Erf 977, 29 Avenue De L’Hermite, Fresnaye, S34-A&A**

**Case No:** 21120804KB1208E

Ms. Khanyisile Bonile introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded NCW
- Inside HPO
- CoCT supports the proposal
- Sea point, Fresnaye Bantry Bay Residents and Ratepayers supports the proposal
- Sea Point For All declined to comment and indicated there is no heritage significance.
- Simon van De Stel Foundation declined to comment as it is not a heritage resource



**DECISION**

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

**KB****12.2 Proposed additions and alterations on Erf 267, 175 Church Street, Oudtshoorn, S34-A&A  
Case No: 21116715KB1208E**

Ms. Khanyisile Bonile introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- HOMs graded IIIC
- Oudtshoorn Heritage supports the proposal with recommendations.
- Oudtshoorn Municipality supports the proposal.

**DECISION**

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

**KB****12.3 Proposed additions and alterations on Erf 6989, 3 Buckingham Close, Tokai, S34-A&A  
Case No: 21111008KB1208E**

Ms. Khanyisile Bonile introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded NCW
- CoCT supports the proposal
- Constantia 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.

**KB****12.4 Proposed additions and alterations on Erf 6760, 17 Muscadel Street, Paarl, S34-A&A  
Case No: 21070905KB1214E**

Ms. Khanyisile Bonile introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- HOMs graded NCW
- Outside 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.

KB

- 12.5 Proposed additions and alterations on Erf 1164, Baauwstr Fishermen Village, Velddrif, S34-A&A  
Case No: KB1214E**

**INCOMPETE APPLICATION**

Municipality comment, internal, external and contextual photographs and SG diagram required.

KB

- 12.6 Proposed additions and alterations on Erf 56421, 1 Torquay Road, Claremont, S34-A&A  
Case No: 21120225KB1210E**

**INCOMPLETE APPLICATION:**

Internal, external and contextual photographs and Upper Claremont Residents and Ratepayers Association comments required.

KB

- 12.7 Proposed additions and alterations on Erf 4172, 23 Victoria Street, Paarl, S34-A&A  
Case No: 21121302AM1214E**

Ms. Ayanda Mdludlu introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Outside Paarl special character area overlay zone.
- Municipality supports the proposal.
- The Committee does not deem the work to be minor.

**INCOMPLETE APPLICATION**

Full Section 34 application and Paarl300 comment is required.

AM

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

**INCOMPLETE APPLICATION:**

Internal, external and contextual image, SFA and SFB comments, owner signature on application form and locality map required.

AM

- 12.9 Proposed additions and alterations on Erf 3792, 1 Risedale Street, Paarl, S34-A&A  
Case No: 21111509AM1214E**

Ms. Ayanda Mdludlu introduced the item

Mr. Clive Theunissen was present.

## DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded NCW
- Outside 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.

AM

### 12.10 Proposed additions and alterations on Erf 1286, Fairy Knowe Hotel, Wilderness, George, S34-A&A Case No: 21102705AM1215E

Ms. Ayanda Mdludlu introduced the item

## DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- George Heritage Trust supports the proposal but notes that work has started.
- Simon Van de Stel supports the proposal.

## FURTHER REQUIREMENTS

1. Applicant to confirm on plans what work has been completed and what work must still be completed.
2. All the windows on the Rondewals be timber windows rather than aluminium.
3. Amended plans to be submitted to HWC for approval.

AM

### 12.11 Proposed development of 3 new dams, Enlargement of 2 existing dams Cultivation of a total of 424ha of land, 37 tourism offerings (cottages or farm hotel) between 100 and 200sqm each and 2 campsites Rooiberg application, Worcester, S38(8)-NID Case No: 21121508AM1215E

Ms. Ayanda Mdludlu introduced the item

## DISCUSSION

Amongst other things, the following was discussed:

- Paleo-sensitivity ranges from low to high.
- ESA, MSA, LSA artifact scatters and a possibility of human burials are identified.
- Since there is reason to believe that heritage resources will be impacted on.

## DECISION

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

1. AIA
2. Desktop PIA.

AM

**12.12 Proposed additions and alterations on Erf 149298, North Wharf, 42 Hans Strijdom Avenue, Cape Town, S27-A&A**  
**Case No: 21102007NK1214E**

Ms. Natalie Kendrick introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded PHS
- CoCT supports the proposal.
- City Bowl Rate Payers Association did not respond within the 30-day commenting period.
- The Committee notes that work has been completed.

**DECISION**

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

NK

**12.13 Proposed additions and alterations on Erf 127073, 6a Thornton Road, Athlone, S34-A&A**  
**Case No: 21111610NK1214E**

Ms. Natalie Kendrick introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

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

NK

**12.14 Proposed additions and alterations on Erf 3929, Ruyterwacht, S34-A&A**  
**Case No: 21120202NK1214E**

Ms. Natalie Kendrick introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

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

NK

**12.15 Proposed additions and alterations on Erf 81, 23 Hertzog Road West, Bergvliet, Cape Town, S34-A&A**

**Case No:** 21091402NK1214E

Ms. Natalie Kendrick introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

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

NK

**12.16 Proposed expansion of agricultural facilities on Farm 89, Portion 8, Knuiswagendrift, S38(8)-NID**

**Case No:** 21112314NK1214E

Ms. Natalie Kendrick 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.

NK

**12.17 Proposed mining on Ptn 5 of Farm 139 Zuurefontein, West Coast, S38(4)-NID**

**Case No:** 21121504NK1215E

Ms. Natalie Kendrick 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.

NK

**12.18 Proposed total demolition on Erven 3868 & 461, 12 & 16 Langeberg Road, Durbanville – S34-TD**

Ms. Muneerah Solomon introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded NCW
- 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.

**MS**

#### **12.19 Proposed additions and alterations on Erf 201, Joubert Road, Greenpoint, S34-A&A Case No: 21092103MS1207E**

Ms. Muneerah Solomon introduced the item

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- Greenpoint Residents and Ratepayers supports the proposal.

#### **DECISION**

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

**MS**

#### **12.20 Proposed additions and alterations on Erf 173676, 33 Valley Road, Kenilworth, S34-A&A Case No: 21120226MS1207E**

Ms. Muneerah Solomon 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.

**MS**

#### **12.21 Proposed additions and alterations on Erf 96, 89 Kloof Road, Bantry Bay, S34-A&A Case No: 21120801MS1209E**

#### **INCOMPLETE APPLICATION**

Updated application form, Seapoint, Fresnaye and Bantry Bay Resident and Ratepayers and Seapoint For All comments and Internal, external and contextual images required.

**MS**

**12.22 Proposed additions and alterations on Erf 2388, La Gratitude, Pinelands, S34-A&A**  
**Case No: 21120909MS1209E**

Ms. Muneerah Solomon introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Pinelands Residents and Ratepayers supports the proposal.

**DECISION**

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

MS

**12.23 Proposed additions and alterations on Erf 8113, Somerset West, S34-A&A**  
**Case No: 21112303MS1209E**

Ms. Muneerah Solomon introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded IIIA
- CoCT supports the proposal
- Heldeberg Renaissance Foundation had reservations. Notes the following:
  - Suitable grading needs to be reflected in the report and the recommendations should consider this
  - Whilst the enclosure of the veranda could in principal work more detailed drawings by a suitably qualified Heritage architect are warranted, and the work should be done under supervision by a suitably qualified professional
  - The author of the drawings does not indicate by SACAP designation and number etc. if they are suitably qualified in terms of the relevant SACAP matrix.
- Referred to BELCom for their expertise.

**HELD OVER**

Referred to BELCom on 10 February 2022.

MS

**12.24 Proposed additions and alterations on Erf 732, 15 Krige Street, Stellenbosch, S34-A&A**  
**Case No: 21102220SJ1206E**

Ms. Sneha Jhupsee introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded IIIC
- Stellenbosch Municipality supports the proposal.
- Stellenbosch Heritage Foundation supports the proposal.
- Stellenbosch Interest Group supports the proposal but has some suggestions.

#### **FURTHER REQUIREMENTS**

1. Plans to be amended to the suggestions made by SIG
2. Landscape plan to be submitted to HWC.

SJ

#### **12.25 Proposed additions and alterations on Erf 895, 9 Strathcona Road, Oranjezicht, S34-A&A Case No: 21120206SJ1206E**

Ms. Sneha Jhupsee introduced the item

#### **DISCUSSION**

Amongst other things, the following was discussed:

- HOMs graded NCW.
- Outside HPO
- CoCT supports the proposal.
- Citybowl Residents and Ratepayers Association supports the proposal.

#### **DECISION**

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

SJ

#### **12.26 Proposed total demolition on Erf 748, 78 Main Road, Sea Point, S34-Total Demolition Case No: 21101818SJ1209E**

Ms. Sneha Jhupsee introduced the item

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

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Graded NCW
- Seapoint, Fresnaye and Bantry Bay Residents and Ratepayers Association requested more information.
- Seapoint For All did not comment within the 30-day commenting period.
- Simon van De Stel supports the proposal.
- CoCT supports the proposal.
- The Committee supports the total demolition but is referring to BELCom for their expertise.

#### **HELD OVER:**

Referred to BELCom on 10 February 2022.

SJ

#### **12.27 Proposed partial demolition on Erf 746, 82 Main Road, Sea Point, S34-Partial Demolition Case No: 21101819SJ1209E**

Ms. Sneha Jhupsee introduced the item

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

#### **DECISION**



- Graded IIIC
- Sea Point, Fresnaye and Bantry Bay requested more information.
- Sea Point for All did not comment within the 30-day commenting period.
- Simon van De Stel does not support the proposal.
- CoCT supports the proposal.
- The Committee supports the heritage and urban design indicators of the report dated 8 December 2021 but is referring to BELCom for their expertise.

**HELD OVER:**

Referred to BELCom on 10 February 2022.

SJ

**12.28 Proposed maintenance on Erf 875, Kirstenbosch Drive, Newlands, S34-Minor Works  
Case No: 21111901SJ1209E**

Ms. Sneha Jhupsee introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Minor works application

**FURTHER REQUIREMENTS**

1. Plans indicating the aprons to be provided around the cottages.
2. Grading of resource required

SJ

**12.29 Proposed partial demolition on Erf 96, 40 Dirkie Uys Street, Franschhoek, S34 - A&A,  
Partial Demolition  
Case No: 21121303SJ1213E**

Ms. Sneha Jhupsee introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded IIIB
- Within historic core and scenic route
- Stellenbosch Heritage Foundation support with suggestions.

**FURTHER REQUIREMENTS**

1. 3D renderings required.
2. Referred to BELCom on 10 February 2022.

SJ

**12.30 Proposed partial demolition on Farm RE-1227, R45 La Motte, Franschhoek, S27- A&A,  
Partial Demolition  
Case No: 21111107SJ1213E**

Ms. Sneha Jhupsee introduced the item

Ms. Nicolene Visser and Ms. Anne-Marie Fick were present and took part in the discussion.

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded PHS
- Stellenbosch Heritage Foundation supports the proposal.
- Stellenbosch Interest Group supports the proposal.
- The Committee is in support of the application but referring to BELCom for their expertise.

**HELD OVER:**

Referred to BELCom on 10 February 2022.

SJ

**12.31 Proposed additions and alterations on Erf 7134, 80 Sir Lowry Road, District Six, Cape Town, S34-A&A**

**Case No:** 21121304SJ1214E

Ms. Sneha Jhupsee introduced the item

Ms. Kathy Dumbrell and Ms. Quanita Samie were present and took part in the discussion.

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded IIIB
- Outside HPO
- Citybowl Resident and Ratepayers Association supports the proposal.
- No comment received from SAHRA and CoCT.

**HELD OVER:**

Referred to BELCom on 10 February 2022.

SJ

**12.32 Proposed expansion of housing on Erf 1227, Sea Road, Hermanus, S38(4)-NID**

**Case No:** 21120603SJ1220E

Ms. Sneha Jhupsee 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.

SJ

**12.33 Proposed additions and alterations on Erf 11159, 14 Birkenhead Street, Strand, S34-A&A**

**Case No:** 21110906CN1206E

Ms. Corne Nortje introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded IIIB
- Outside HPO
- Heldeberg Renaissance Foundation declined to comment.
- The Committee notes that work has been completed.

**DECISION**

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

CN

**12.34 Proposed additions and alterations on Erf 14123, 38 Michau Street, Strand, S34-A&A  
Case No: 21082611CN1206E**

Ms. Corne Nortje introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded IIIA
- Outside HPO
- 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

**12.35 Proposed additions and alterations on RE/Erf 2269, 61 Constantia Main Road, Constantia, S34-A&A  
Case No: 21120228CN1208E**

Ms. Corne Nortje introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded NCW
- Inside HPO
- Constantia 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.

CN

**12.36 Proposed additions and alterations on Erf 7536, 28 Simon's Town Main Road, Fish Hoek, S34-A&A  
Case No: 21120223CN1208E**

Ms. Corne Nortje introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Minor works application
- HOMs graded IIIC
- Outside HPO

**DECISION**

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

CN

**12.37 Proposed redevelopment of the existing farm on Rem of Farm 572 Alto Wine Estate, Stellenbosch, S38(8)-NID**

**Case No:** 21121408CN1215E

Ms. Corne Nortje introduced the item

Ms. Annemarie Fick was present and took part in the discussion.

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

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

1. HIA with a VIA and a Cultural Landscape Study

CN

**12.38 Proposed additions and alterations on Erf 13225, 5 Armadale Road, Woodstock, S34-A&A**

**Case No:** 21110211TZ

Mr. Thando Zingange introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT notes work has started

**FURTHER REQUIREMENTS**

1. Applicant to confirm on plans what work has been completed and what must still be completed.
2. Woodstock Aesthetic Advisory Committee comment required.

TZ

**12.39 Proposed maintenance of Ptn 1 Farm 365, St Peters Church, Stofbergfontein, Malmesbury, S34-A&A- Minor Works**

**Case No:** 21102505TZ

Mr. Thando Zingange introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Minor works application
- HOMs graded IIIC

**DECISION**

The Committee resolved to approve the application on condition;  
1. Lime mortars and plaster to be used where existing.

TZ

**12.40 Proposed total demolition of Erf 55098, 21 Cavendish Street, Claremont, S34-TD**  
**Case No: 21111910TZ**

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

**12.41 Proposed minor works on Erf 52811, 50 Miller Road, Claremont, S34-A&A**  
**Case No: 21112503TZ**

Mr. Thando Zingange introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Minor works application
- Graded NCW
- Outside HPO

**DECISION**

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

TZ

**12.42 Proposed additions and alterations on Erf 76843, 20 Dragon Road, Plumstead, S34-A&A**  
**Case No: 21112310TZ**

Mr. Thando Zingange introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- HOMS graded NCW
- Outside HPO
- CoCT supports the proposal.

**FURTHER REQUIREMENTS**

Updated application form required.

TZ

**12.43 Proposed additions and alterations on Erf 1679, 4 Haarlem Street, Somerset West, S34-A&A**  
**Case No: 21112406TZ**

Mr. Thando Zingange introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- HOMs graded NCW
- Outside HPO
- CoCT declined to comment as not in HPO.
- Heldeberg Renaissance Foundation supports the proposal.

**DECISION**

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

TZ

**12.44 Proposed additions and alterations on Erf 7414, 11 Oxford Street, Goodwood, Cape Town, S34-A&A**

**Case No:** TZ1201E

Mr. Thando Zingange introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

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

**FURTHER REQUIREMENTS**

Updated application form required.

TZ

**12.45 Proposed additions and alterations on Erf 16519, 39 Montagu Street, Mossel Bay, S34-A&A**

**Case No:** 21111718TZ1201E

Mr. Thando Zingange introduced the item

Ms. Carina Wiggle was present.

**INCOMPLETE APPLICATION:**

Simon van De Stel (Southern Cape) comment required.

TZ

**12.46 Proposed additions and alterations on Erf 68659, 29 Gosport Road, Wynberg, S34-A&A**

**Case No:** TZ1201E

**INCOMPLETE APPLICATION**

Wynberg East Civic Association comment, internal, external and contextual images and PoP required.

TZ

**12.47 Proposed additions and alterations on Erf 99, 18 Forest Drive Service Road, Pinelands, S34-A&A**

**Case No:** 21120802TZ1213E

**INCOMPLETE APPLICATION**

Pinelands ratepayers comment required.

**TZ**

**12.48 Proposed additions and alterations on Erf 4836, 226 Mills Street, Strand, S34-A&A**

**Case No:** 21120907TZ1213E

**INCOMPLETE APPLICATION**

Heldeberg Renaissance Foundation comment required and case officer to confirm if work has been completed or not.

**TZ**

**12.49 Proposed additions and alterations on Erf 172680, 5 Loman Street, Lakeview, Retreat, S34-A&A**

**Case No:** 21120227XM1202E

Ms. Xola Mwandle introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- HOMs graded NCW
- Outside HPO
- CoCT supports the proposal.
- The Committee noted that the work has been completed.

**DECISION**

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

**XM**

**12.50 Proposed additions and alterations on Erf 64592, Derby Road, Kenilworth, S34-A&A**

**Case No:** 21120218XM1202E

Ms. Xola Mwandle introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

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

**XM**

**12.51 Proposed additions and alterations on Erf 70984, 31 Ophir Road, Plumstead, S34-A&A**

**Case No:** 21120203XM1202E

Ms. Xola Mwandle introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- CoCT supports the proposal.

**FURTHER REQUIREMENTS**

Applicant to confirm whether work has been completed or not.

**XM**

**12.52 Proposed additions and alterations on Erf 6913, 44 Church Road, Parow, S34-A&A  
Case No: 21110402XM1202E**

**INCOMPLETE APPLICATION**

1. Streetscape images and SG diagram required.
2. Applicant to confirm whether work has been completed or not.

**XM**

**12.53 Proposed additions and alterations on Erf 90500, 85 Prince George Drive, Wetton, S34-A&A  
Case No: 21112319XM1207E**

Ms. Xola Mwandle introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

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

**XM**

**12.54 Proposed maintenance on Erf 2730, Simon's Town Museum, Court Road, S27-Maintenance  
Case No: 21071908XM1312E**

Ms. Xola Mwandle introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded IIIA

**FURTHER REQUIREMENTS**

1. Applicant to submit a minor works application.
2. Paint specification that will be used.
3. External images and internal images required.

**XM**

**12.55 Proposed additions and alterations on Erf 9291, High Street, Paarl, S34-A&A**



**Case No:** 21221307XM1312E

Ms. Xola Mwandle introduced the item

Mr. Clive Theunissen was present.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Graded IIIA
- Outside Paarl special character area overlay zone
- Drakenstein Municipality supports the proposal
- Paarl300 supports the proposal.
- Drakenstein Heritage Foundation supports the proposal

#### **FURTHER REQUIRMENTS**

1. Additional annotated photographs of buildings with heritage significance and buildings impacted by the new structure.

**XM**

#### **12.56 Proposed additions and alterations on Erf 860, Unit 201 Rapallo, 292 Beach Road, Sea Point, S34-A&A**

**Case No:** 21120232RG1202E

#### **INCOMPLETE APPLICATION**

Sea Point For All comments required.

**RG**

#### **12.57 Proposed additions and alterations on Erf 1460, 11 Ullswater Road, Pinelands, S34-A&A**

**Case No:** 21112508RG1202E

Mr. Robin George introduced the item

LM recused herself and left the meeting.

#### **DISCUSSION**

Amongst other things, the following was discussed:

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

#### **DECISION**

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

**RG**

#### **12.58 Proposed additions and alterations on Erf 294, 21 North Way, Pinelands, S34-A&A**

**Case No:** 21120903RG1202E

#### **INCOMPLETE APPLICATION**

Pinelands Residents and Ratepayers Association comments, locality plan, internal, external and contextual images required.

**RG**

#### **12.59 Proposed partial demolition on Erf 20236, 20 Bloem Street, Goodwood, S34-Partial Demolition**

**Case No:** 21112404RG1208E

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

**12.60 Proposed additions and alterations on Erf 10253, 30 2<sup>nd</sup> Avenue Boston, Bellville, S34-A&A  
Case No: 21120222RG1208E**

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

**12.61 Proposed additions and alterations on Erf 159192, 40 Bay View Road, Wynberg, S34-A&A  
Case No: 21121314RG1208E**

Mr. Robin George introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded IIIC
- Outside HPO
- CoCT supports the proposal
- Wynberg Residents and Ratepayers supports the proposal

**DECISION**

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

RG

**12.62 Proposed additions and alterations on Erf 852, 41 Church Street, Wellington, S34-A&A  
Case No: 21120207RG1202E**

Mr. Robin George introduced the item

Mr. Clive Theunissen was present.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- HOMS graded NCW.
- Inside Wellington special character area overlay zone
- Drakenstein Municipality supports the proposal
- Drakenstein Heritage Foundation does not support the signage.

#### **DECISION**

The Committee resolved to approve the application.

RG

#### **12.63 Proposed additions and alterations on Erf 88335, 88336, 163449, 11 Rodwell Road, St James S34-A&A**

**Case No:** 21120216CH1206E

Ms. Chane Herman introduced the item

Mr. Philip Smith was present.

#### **INCOMPLETE APPLICATION:**

CoCT and Kalk Bay & St James Residents and Ratepayers, Kalk Bay Historical Society comments and more images required.

CH

#### **12.64 Proposed total demolition on Erf 180, 200 Wetton Road, Wetton, S34-Total Demolition**

**Case No:** 21111208CH1206E

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

#### **12.65 Proposed total demolition on Erf 556, 33 Nico V D Merwe Street, Sandbaai, Overstrand, S34-Total Demolition**

**Case No:** 21102503CH1206E

Ms. Chane Herman introduced the item

#### **DISCUSSION**

Amongst other things, the following was discussed:

- Graded IIIC
- Inside HPO

- Overstand Heritage and Aesthetics Committee objected to the proposal and recommended adaptive re-use of the property.

**HELD OVER:**

Referred to BELCom on 10 February 2022.

CH

**12.66 Proposed additions and alterations on Erf 6167, 36 Jansen Street, Glenlilly, Parow, S34-A&A  
Case No: 21091504CH1206E**

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

**12.67 Proposed additions and alterations on Erf 944, 9 Trafalgar Square, Sea Point, S34-Minor Works  
Case No: 21120705CH1208E**

Ms. Chane Herman introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Minor works application
- Graded IIIC
- Outside HPO

**DECISION**

The Committee resolved to approve the remedial work as per appendix B on page 20 on the report by Ursula Rigby dated December 2021.

CH

**12.68 Proposed additions and alterations on Erf 1070, 22 Gilmour Hill Road, Tamboerskloof, S34-A&A  
Case No: 21121001CH1210E**

**INCOMPLETE APPLICATION:**

CoCT comments and plans reflecting internal alterations and renovations of the house on the steep enclosure.

CH

**12.69 Proposed minor works on Erf RE837, 22 Kerk Street, Bo-dorp, George, S34-Minor Works  
Case No: 21092802CH1210E**

**INCOMPLETE APPLICATION:**

Full Section 34 Application, Simon van de Stel and George Heritage Trust comments, SG diagram required. Plans to be coloured up correctly according to the SANS regulations.

CH

**13. OTHER MATTERS**


**14. ADOPTION OF RESOLUTIONS AND DECISIONS**

The Committee adopted the resolutions and decisions. TZ moves to adopt the decisions and resolutions and SJ seconds.

**15. CLOSURE: 15:25**

**16. DATE OF NEXT MEETING**

**3 February 2022**

Chairperson.....

**Date: 3 February 2022**

Secretariat: A.Brown

**Date: 3 February 2022**

APPROVED