

**APPROVED MINUTES OF THE MEETING OF  
HERITAGE WESTERN CAPE,  
HERITAGE OFFICERS MEETING**  
Held on Monday, 27 September 2021, HOMS MEETING VIA MICROSOFT  
TEAMS, scheduled for 08:30

---



**1. OPENING AND WELCOME**

The Chairperson, Mr Jonathan Windvogel officially opened the meeting at 8:30 and welcomed everyone present.

**2. ATTENDANCE**

**Members**

Mr Rashaad Carlsen (RC)  
Mr Raymond Smith (RS)

**Members of Staff**

Ms Aneeqah Brown (AB) (secretary)  
Mr Jonathan Windvogel (JW) (Acting Assistant Director)  
Ms Stephanie Barnardt (SB) (Heritage Officer)  
Ms Anita Shologu (AS) (Intern Admin support)  
Ms Muneerah Solomon (MS) (Case officer)  
Ms Xola Mwandle (XM) (Case officer)  
Ms Ayanda Mdludlu (AM) (Case Officer)  
Ms Khanyisile Bonile (KB) (Heritage Officer)

**Legal Advisor**

Ms Penelope Meyer (PM)

**Visitors**

Mr. Ross Suttner

**Observers**

None

**3. Apologies**

None

**Absent**

None

**4. Approval of Agenda**

4.1 27 September 2021. RS moves to adopt the agenda and RC seconds that.

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

5.1 13 September 2021. Held over to 1 October 2021.

5.2 21 September 2021. Held over to 1 October 2021.

**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 Proposed Refurbishment and Development of The Cape Town Station Forecourt Precinct, Erf 148638, Cape Town**  
**Case No: 16102520KR1026M**

7

**8.2 Proposed Site Inspection**

**8.3 Site Inspection Reports**

8.3.1 None

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

8.4.1 BELCom - 29 September 2021.

**8.5 Interim and Close out Reports**

8.5.1 None

**8.6 Incomplete Applications**

**9. Administrative Matters**

**10. Appointments**

**MATTERS TO BE DISCUSSED**

**11. MATTERS ARISING**

**11.1 Proposed Amended to layout (entrance to the South) for authorized development site on Erf 15219, 12 Rietz Nothern Paarl, 38(4)-NID**  
**Case No: 21082307AM0824E**

Ms. Ayanda Mdludlu introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Referred to IACom for their expertise.

**HELD OVER:**

Referred to IACom on 20 October 2021.

**AM**

**11.2 Proposed additions and alterations on Erf 30388, 19 Kew Road, Mowbray, S34-A&A**  
**Case No:** 20062409ND0716E

Ms. Muneerah Solomon introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 20 September 2021.
- Graded III C
- Outside HPO
- CoCT supports the proposal.
- Rosebank and Mowbray Planning Aesthetics Committee supports the proposal.

**DECISION**

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

**MS**

**11.3 Proposed additions and alterations on Erf 1564, 16 Oldfield Road, Seapoint, S34-A&A**  
**Case No:** 21072010MS0720E

Ms. Muneerah Solomon introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 20 September 2021.
- Graded III C
- Inside HPO
- CoCT supports the proposal.
- Seapoint Fresnaye and Bantry Bay Residents and Ratepayers Association supports the proposal.
- Seapoint For All did not comment within 30-day commenting period.
- The Committee notes that work has commenced.

**DECISION**

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

**MS**

**11.4 Proposed minor works on Erf 1661, 2 Third Avenue, Wellington, S34-A&A (Minor Works)**  
**Case No:** 21081904MS0819E

Ms. Muneerah Solomon introduced the item

**INCOMPLETE APPLICATION**

Drakenstein Heritage Foundation and Drakenstein Municipality comments required.

**MS**

**11.5 Proposed additions and alterations on Erf 121, 24 Holly Way, Matroosfontein, S34-A&A**  
**Case No:** 21080407XM0811E

Ms. Xola Mwandle introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 22 September 2021
- Graded NCW

- Outside HPO
- CoCT supports the proposal.

**DECISION**

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

**XM**

**11.6 Proposed total demolition on Erf 57286, 10 Ripelby Road, Claremont, S34-Total Demolition Case No: 21080211XM0818E**

Ms. Xola Mwandile introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 21 September 2021.
- Graded III C
- Outside HPO
- CoCT supports the proposal.
- Upper Claremont 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.

**XM**

**11.7 Proposed total demolition on Erf 11003, 32 Gympie Road, Woodstock, S34-Total Demolition. Case No: 20031304KB1030E**

**HELD OVER:**

Held over to HOMs on 1 October 2021.

**KB**

**11.8 Proposed additions and alterations on Erf 2177, 32 Templier Street, Paarl, S34-A&A Case No: 21070902KB0709E**

**HELD OVER:**

Held over to HOMs on 1 October 2021.

**KB**

**11.9 Proposed additions and alterations on Erf 97884, 16 Oak Avenue, Newlands S34-A&A Case No: 21073007KB0802E**

**HELD OVER:**

Held over to HOMs on 1 October 2021.

**KB**

**11.10 Proposed additions and alterations on Erf 91890, 58 Wellington Road, Wynberg S34-A&A Case No: 21070211KB0803E**

**HELD OVER:**

Held over to HOMs on 1 October 2021.

KB

- 11.11 Proposed additions and alterations on Erf 2898, 30 Green Street, Hermanus S34-A&A**  
**Case No:** 20073010KB0126E

**HELD OVER:**

Held over to HOMs on 1 October 2021.

KB

- 11.12 Proposed additions and alterations on Erf 5213, 5 Wickboom Lane, Simonstown S34-A&A**  
**Case No:** 20070310KB0812E

**HELD OVER:**

Held over to HOMs on 1 October 2021.

KB

- 11.13 Proposed additions and alterations on Erf 252, RE 45 Bulties Way, Somerset West S34-A&A**  
**Case No:** 21053107KB0623E

**HELD OVER:**

Held over to HOMs on 1 October 2021.

KB

- 11.14 Proposed additions and alterations on Erf 51491, 4 Buchanan Street, Claremont S34-A&A**  
**Case No:** 21082501KB0825E

**HELD OVER:**

Held over to HOMs on 1 October 2021.

KB

**12. NEW MATTERS**

- 12.1 Proposed housing development on Erf 6483, Hartenbos, Mossel Bay, S38(8)-NID**  
**Case No:** 21072906AM0906E

Ms. Ayanda Mdludlu introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Within high paleo-sensitivity area on the SAHRIS map.
- The reason why the Committee requests an HIA consisting of a VIA and AIA consisting of a foot-survey and a PIA as the permit for the original proposal differs significantly from the revised proposal in its perimeters.

**DECISION**

The Committee requires an HIA consisting of a VIA and AIA which includes a foot-survey and a PIA.

AM

**12.2 Proposed mixed-use development on Ptn 51 of Farm 137 & Erf 2841 Tergriet, Mossel Bay, S38(8)-NID**  
**Case No:** 21090311AM0907E

Ms. Ayanda Mdludlu introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Within unknown area of the paleo-sensitivity area on the SAHRIS map.

**DECISION**

The Committee requires an HIA consisting of a desktop PIA and an AIA which includes a foot-survey and VIA.

**AM**

**12.3 Proposed accommodation units along with associated infrastructure on Ptn 3 Farm Honswyk 492, Paarl, S38(8)-NID**  
**Case No:** 21082010AM0906E

Ms. Ayanda Mdludlu introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

The Committee resolved that no further studies are required.

**AM**

**12.4 Proposed additions and alterations on Erf 3596, 6 Montrose Avenue, Oranjezicht, S34-A&A**  
**Case No:** 21080602AM0909E

Ms. Ayanda Mdludlu introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded NCW
- Inside HPO
- CoCT supports the proposal.
- City Bowl 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**

**12.5 Proposed additions and alterations on Erf 860, 16 Union Avenue, Pinelands, S34-A&A**  
**Case No:** 21082401AM0909E

**INCOMPLETE APPLICATION**

Internal, external and contextual photographs and Pinelands Residents and Ratepayers

Association comments required.

AM

**12.6 Proposed total demolition on Erf 64409-RE, 33 Greenfield Road, Kenilworth, S34-TD**  
**Case No:** 21090801AM0909E

**INCOMPLETE APPLICATION**

CoCT comments required.

AM

**12.7 Proposed additions and alterations on Erf 27872, 24A Robins Road, Observatory, S34-A&A**  
**Case No:** 21083010AM0909E

Ms. Ayanda Mdludlu introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded III C
- Inside HPO
- CoCT supports the proposal.
- Overstrand Heritage Aesthetics Committee supports the proposal.

**DECISION**

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

AM

**12.8 Proposed additions and alterations on Erf 1527, 6 Goedehoop Street, Somerset West, S34-A&A**  
**Case No:** 21081115AM0910E

**INCOMPLETE APPLICATION**

Internal, external, and contextual photographs and municipal plans required.

AM

**12.9 Proposed additions and alterations on Erf 5247, 45 Grey Street, Strand, S34-A&A**  
**Case No:** 21031213AM0910E

Ms. Ayanda Mdludlu introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded NCW
- 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.

AM

**12.10 Proposed additions and alterations on Erf 270, 24 Hiddingh North Road, Bergvliet, S34-A&A**  
**Case No:** 21090610MS0906E

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**

**12.11 Proposed additions and alterations on Erf 12235, 312 Main Road, East cliff, Hermanus, S34-A&A**  
**Case No:** 21060304MS0906E

Ms. Muneerah Solomon introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded IIIC
- Inside HPO
- Overstrand Heritage Aesthetics Committee supports the proposal.
- Referred to BELCom for their expertise.

**HELD OVER:**

Referred to BELCom on 14 October 2021.

**MS**

**12.12 Proposed additions and alterations on Erf 68, 21 Hiddingh Road, Bergvliet, S34-A&A**  
**Case No:** 21090807MS0906E

Ms. Muneerah Solomon 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.

**MS**

**12.13 Proposed additions and alterations on Erf 2386, 99 10<sup>th</sup> Street Voelklip, Hermanus, S34-A&A**  
**Case No:** 21081008MS0908E

**INCOMPLETE APPLICATION**

Internal, external, and contextual photographs required.



**12.14 Proposed additions and alterations on Erf 33, 6 Military Road, Tamboerskloof, S34-A&A**  
**Case No:** 21071602MS0908E

**INCOMPLETE APPLICATION**

CoCT HRMS comments required.

**12.15 Proposed additions and alterations on Erf 891, 41 Barkly Road, Sea Point, S34-A&A**  
**Case No:** 21081705MS0909E

Ms. Muneerah Solomon introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded IIIB
- Outside HPO
- CoCT supports the proposal.
- Seapoint, Fresnaye and Bantry Bay Residents and Ratepayers Association supports the proposal.
- Seapoint For All 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.

**12.16 Proposed restoration on Erf 8165, 1 Searle Street, Woodstock, S34-Restoration**  
**Case No:** 21051105MS0909E

**INCOMPLETE APPLICATION**

Woodstock Residents and Ratepayers Association comments required.

**12.17 Proposed additions and alterations on Ptn 1 of Farm 1404 Spier Farm, Stellenbosch, S34-A&A**  
**Case No:** 21062304MS0909E

Ms. Muneerah Solomon introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Stellenbosch Heritage Foundation supports the proposal.
- Stellenbosch Interest Group supports the proposal on condition.
- Stellenbosch Municipality supports the proposal.

**DECISION**

The Committee resolved to approve the application on condition that;

1. Instead of a central door serving both special need facilities in the façade facing the werf, the existing openings should be retained.
2. Furthermore, the existing timber doors must be retained. Please refer to pages 19 and 20 of the Heritage Report where this issue is discussed and illustrated.
3. The proportions of the proposed new windows in the wall facing the back courtyard should match the existing proportions, and the new windows should be without timber shutters. See motivation in the Heritage Report on page 19.

4. The colour (preferably grey or black) of the Victorian profile roof sheeting (chromadek) proposed for the replacement of the roof of the modern building be specified on the plans.
5. A close-out report to be submitted within 30 days of practical completion.

MS

**12.18 Proposed restoration on Mosterts Mill, Erf 28002-RE, 35 Rhodes Avenue, Mowbray, S27- Restoration (Minor Works)**  
**Case No:** 21091325MS0914E

Ms. Muneerah Solomon introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded PHS

**DECISION**

The Committee resolved to endorse the report by Gabriel Fagan Architects on condition that;

1. work be monitored by an architect with suitable heritage experience.
2. A close-out report to be submitted within 30 days of practical completion.

MS

**12.19 Proposed development on Erf 31276, 16 Lower York Road, Rosebank, S38(4)-NID**  
**Case No:** 21092112MS

Ms. Muneerah Solomon introduced the item.

Mr. Ross Suttner (developer) was present and took part in the discussion.

**DISCUSSION**

Amongst other things, the following was discussed:

- Low paleo-sensitivity
- The HPO falls within CoCT's jurisdiction.

The application does not trigger the NHRA.

MS

**12.20 Proposed additions and alterations on Erf 11149, 7 Third Crescent, Fish Hoek, S34-A&A**  
**Case No:** 21090204KB0906E

Ms. Khanyisile Bonile 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.

KB

**12.21 Proposed additions and alterations on Erf 756, 6 Ceviot Place, Green Point, S34-A&A**  
**Case No:** 21081019KB0906E

Ms. Khanyisile Bonile introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded IIIA
- CoCT supports the proposal.
- Greenpoint Residents and Ratepayers Association supports the proposal.
- The Committee notes that work has been completed.

**DECISION**

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

**KB**

**12.22 Proposed additions and alterations on Erf 48998, 19 Alster Avenue, Newlands, S34-A&A**  
**Case No:** 21090207KB0906E

Ms. Khanyisile Bonile introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- Newlands Ratepayers and Association supports the proposal.

**DECISION**

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

**KB**

**12.23 Proposed additions and alterations on Erf 8846, 36 Nile Street, District Six, S34-A&A**  
**Case No:** 21081606KB0906E

Ms. Khanyisile Bonile introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Minor works application
- Not yet graded

**DECISION**

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

**KB**

**12.24 Proposed additions and alterations on Erf 47443, 29 Lochiel Road, Rondebosch, S34-A&A**  
**Case No:** 21081006KB0906E

Ms. Khanyisile Bonile introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded IIIC

- Outside HPO
- CoCT supports the proposal.

**DECISION**

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

KB

**12.25 Proposed additions and alterations on Erf 1498, 2 Bradwell Road, Vredehoek, S34-A&A  
Case No: 21083007KB0907E**

**INCOMPLETE APPLICATION**

Greater Lynfrae Civic Association comments required.

KB

**12.26 Proposed additions and alterations on Rem of 17 and Rem of Erf 19, 9a Church Street, Piketberg, S34-A&A  
Case No: 21033008KB0908E**

**INCOMPLETE APPLICATION**

Municipality comments required.

KB

**12.27 Proposed additions and alterations on Erf 153295, 12 Balfour Street, Woodstock, S34-A&A  
Case No: 21090803KB0908E**

Ms. Khanyisile Bonile introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded NCW
- Inside HPO
- CoCT supports the proposal.
- Woodstock Residents and Ratepayers Association supports the proposal
- Woodstock Advisory Aesthetics Committee supports the proposal.

**DECISION**

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

KB

**12.28 Proposed permit extension on Erf 15508, 5a Junction Road, Salt River, S34-A&A  
Case No: 21091001KB0910E**

Ms. Khanyisile Bonile introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded NCW.

**DECISION**

The Committee resolved to approve the permit extension.

KB

**12.29 Proposed additions and alterations on Erf 168412, 6 Maynard Road, Muizenberg S34-A&A  
Case No: 21070901XM**

Ms. Xola Mwandle introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Minor works application
- HOMs graded NCW
- CoCT supports the proposal.
- Muizenberg Historical Society did not comment within 30 day commenting period.

**FURTHER REQUIREMENTS**

Case officer to confirm with applicant if work is completed or not.

**XM**

**12.30 Proposed additions and alterations on Erf 49143, 13 Hiddingh Avenue, Newlands, S34-A&A  
Case No: 21090702XM0907E**

Ms. Xola Mwandle introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- 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.

**XM**

**12.31 Proposed additions and alterations on Erf 54234, 1 Paton Road, Claremont, S34-A&A  
Case No: 21082711XM0907E**

Ms. Xola Mwandle introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded III C
- Outside HPO
- CoCT supports the proposal.
- Greater Lynfrae Civic Association supports the proposal.

**FURTHER REQUIREMENTS**

Contextual photographs required.

**XM**

**12.32 Proposed additions and alterations on Erf 974, 17 St Bedes Road, Three Anchor Bay, S34-A&A  
Case No: 21082509XM0907E**

Ms. Xola Mwandle introduced the item

## DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Within HPO
- CoCT supports the proposal.
- Greenpoint Residents and Ratepayers Association supports the proposal.
- The Committee notes the as-built plans.

## DECISION

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

XM

### 12.33 Proposed additions and alterations on Erf 5452, 97 Harrington Road, Cape Town, S34-A&A Case No: 21090613XM0907E

#### INCOMPLETE APPLICATION

Full Section 34 application required.

XM

### 12.34 Proposed additions and alterations on Erf 90205, 22 Godfrey Road, Kalk Bay, S34-A&A Case No: 21072611XM0908E

Ms. Xola Mwandle introduced the item

#### DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Within HPO
- CoCT supports the proposal.
- Kalk Bay Residents and Ratepayers support the proposal.

#### FURTHER REQUIREMENTS

Kalk Bay Historical Society and internal, external, and contextual photographs required.

XM

### 12.35 Proposed additions and alterations on Erf 1716, 13 Oranje Avenue Pinelands, S34-A&A Case No: 21090908XM0908E

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

### 12.36 Proposed additions and alterations on Erf 1609, 1612, 156 Kloof Road, Gardens, S34-A&A Case No: 21073006XM0805E

Ms. Xola Mwandle introduced the item

### **DISCUSSION**

Amongst other things, the following was discussed:

- Minor works application
- Graded III C
- Inside HPO

### **DECISION**

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

**XM**

### **12.37 Proposed additions and alterations on Erf 3505, 1 Barkley Street, Ruyterwacht, S34-A&A Case No: 21090106XM0910E**

Ms. Xola Mwandile 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**

### **12.38 Proposed subdivision on Erf 573, 99 Plantation Road, Ottery, S38(4)-NID Case No: 21082412SB0908E**

Ms. Stephanie Barnardt introduced the item

### **DISCUSSION**

Amongst other things, the following was discussed:

The Committee noted that there was no trigger to NHRA

### **DECISION**

The application does not trigger the NHRA.

**SB**

### **12.39 Proposed development of a new factory on Erf 239, 14 Charl Uys Drive, Atlantis, S38(8)-NID Case No: 21090804SB0908E**

Ms. Stephanie Barnardt introduced the item

### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is within the blue area on the paleo-sensitivity on the SAHRIS map.
- Since there is no reason to believe that heritage resources will be impacted on.

### **DECISION**

The Committee resolved that no further studies are required.

**SB**

**12.40 Proposed residential development on Erf 3927, Main Road, 331 Still Bay & Jongensfontein, Riversdale, S38(8)-NID**  
**Case No:** 20190809SB0909E

Ms. Stephanie Barnardt introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Referred to APM for their expertise.

**HELD OVER:**

Referred to APM on 6 October 2021.

**SB**

**12.41 Proposed additions and alterations on Erf 87417, 8 Axminister Road, Muizenberg, S34-A&A**  
**Case No:** 21082710SB0909E

Ms. Stephanie Barnardt introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded IIIB
- Inside HPO
- CoCT supports the new proposal.
- Muizenberg Historical Conservation Society (MHCS) supports the new proposal.
- HOMs approved a similar proposal in 2019, which had been supported by CoCT and Muizenberg Historical Conservation Society, current proposal has a reduced scope and entails less work than what was previously approved

**DECISION**

The Committee resolved to approve the application on condition that,

1. Work to be overseen by an architect with heritage experience
2. A close-out report to be submitted within 30 days of practical completion.

**SB**

**12.42 Proposed new building on Erf 294, Rustenberg, off Windery Road, Raithyby, Somerset West, S38(4)-NID**  
**Case No:** 21090108SB0910E

Ms. Stephanie Barnardt introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is within the blue/green area on the SAHRIS map.
- Since there is no reason to believe that heritage resources will be impacted on.

**DECISION**

The Committee resolved that no further studies are required.

**SB**



**12.43 Bulskop PV Cluster Farm 423, "Remaining Extent of Farm 423, Portion 4 of Farm 169, Portion 5 of Farm 169, Portion 1 of Farm Steenrotsfontein No 168 and Portion 10 of Farm Weltevreden No 170", Beaufort West, S38(8)-NID**  
**Case No:** 21091004SB0913E

Ms. Stephanie Barnardt introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is within palaeo-sensitive area o
- It is likely that archaeological resource will be encountered,
- Visual concern on the cultural landscape
- Since there is a reason to believe that heritage resources will be impacted on.

**DECISION**

The Committee requires a HIA consisting of PIA and AIA and cultural landscape study including visual impact on the cultural landscape

SB

**12.44 Bulskop PV Cluster & Grid Connection, Remaining Extent of Farm 423 Beaufort West, S38(8)-NID**  
**Case No:** 21091003SB0913E

Ms. Stephanie Barnardt introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is within palaeo-sensitive area o
- It is likely that archaeological resource will be encountered,
- Visual concern on the cultural landscape
- Since there is a reason to believe that heritage resources will be impacted on.

**DECISION**

The Committee requires a HIA consisting of PIA and AIA and cultural landscape study including visual impact on the cultural landscape

SB

**12.45 Proposed consolidation of Erven 2680, 4372 & 9000, George, S38(4)-NID**  
**Case No:** 21090901SB0913E

Ms. Stephanie Barnardt introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Rezoning of George high school, no new proposed development.
- Proposed consolidation will not have negative impact on heritage resources.

**DECISION**

The Committee resolved that no further studies are required.

SB

**12.46 Proposed rezoning and subdivision on Erf 2100, Hartenbos, Mossel Bay, S38(4)-NID**  
**Case No:** 21091406SB0914E

Ms. Stephanie Barnardt introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Referred to APM for their expertise.

**HELD OVER**

Referred to APM on 6 October 2021.

SB

**12.47 Proposed new balancing dam on Ptn 1 of Farm 220, Bonnievale, S38(8)-NID  
Case No: 21090307SB0914E**

Ms. Stephanie Barnardt introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is within the red/green palaeo-sensitive area on SAHRIS Map.
- Limited number of HIA's conduct in the area.
- Since there is a reason to believe that heritage resources will be impacted on.

**DECISION**

The Committee requires a HIA consisting of PIA and AIA.

SB

**12.48 Proposed development of three new cottages on Erf 1419, Farm Uitkomst, Simondium Road, Simondium, S38 (4)-NID  
Case No: 21091410SB0914E**

Ms. Stephanie Barnardt introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Proposed development of three new cottages will not have negative impact on heritage resources.

**DECISION**

The Committee resolved that no further studies required.

SB

**12.49 Proposed excavation on Akkerbos Ruins, Donkerhoek RE of Farm 956, Simondium, S35-Excavation  
Case No: 21083011SB0914E**

Ms. Stephanie Barnardt introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Refer to committee APM committee for their expertise.

**HELD OVER:**

Referred to APM on 6 October 2021.

SB

**12.50 Proposed additions and alterations on Erf 10383, 15 Tokai Road, Tokai, S34A-A  
Case No: 21090310MS**

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**

**13. OTHER MATTERS**

**14. ADOPTION OF RESOLUTIONS AND DECISIONS**

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

**15. CLOSURE: 11:25**

**16. DATE OF NEXT MEETING**

**27 September 2021**

Chairperson.....

**Date: 5 October 2021**

Secretariat: A.Brown

**Date:5 October 2021**

