

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING**
Held on Monday, 2 August 2021, HOMS MEETING VIA MICROSOFT TEAMS,
scheduled for 08:30



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 (LM)
Mr Peter Buttgens (PB)

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)
Ms Ayanda Mdludlu (AM) (case officer)
Ms Muneerah Solomon (MS) (case officer)
Ms Khanyisile Bonile (KB) (Heritage Officer)
Ms Xola Mwandle (XM) (case officer)

Legal Advisor

Ms Penelope Meyer (PM)

Visitors

Mr Silvester Krivosgrsk
Mr Stuart Braesidehouse
Mr Geldenhuys Bernard
Ms Kate Kuschke
Mr Mike Scurr
Mr Ben Ross
Ms Wendy Wilson
Ms Robyn Berzen
Mr Ashley Lillie

Observers

None

3. Apologies

Absent

None

4. Approval of Agenda

4.1 2 August 2021. The Committee resolved to approve the agenda dated 2 August 2021.

5. Approval of Minutes of the Previous Meeting

5.1 19 July 2021. The minutes were approved with minor edits. KB moves and SB seconds.

5.2 27 July 2021

6. Disclosure of conflict of interest

6.1 Item 11.4 - LM

7. Confidential matters

7.1 None

8. Standing Items

8.1 Site inspections undertaken

8.1.1 None

8.2 Site Inspection Reports

8.2.1 None

8.3 Proposed Site Inspection

8.3.1 Item 9.1 - Erf 4995, Sayers Lane, Simons Town – 10 August 2021

8.4 Preparation for the upcoming coming committee meetings

8.4.1 APM 4 August 2021

8.5 Interim and Close out Reports

8.5.1 None

8.6 Incomplete Applications

9. Administrative Matters

9.1 Erf 4995, Sayers Lane, Simons Town

10. Appointments

**11.12 Proposed Additions and Alterations on Erf 646, 25 Torbay Road, Green Point, S34-A&A
Case No: 21062903KB0629E – 10:00am**

MATTERS TO BE DISCUSSED

11. MATTERS ARISING

**11.1 Proposed total demolition on Erf 7669, 20 Main Road, Somerset West, S34-Total Demolition
Case No: 20071401ND0716E**

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 12 July 2021
- Graded III C
- Outside HPO
- Referred to BELCom for their expertise.

HELD OVER

Referred to BELCom on 12 August 2021.

KB

11.2 Proposed Additions and Alterations on Erf 784, 20 Mitchell Street, Hermanus Case No: XM0513E

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 26 July 2021.
- Graded III C
- Inside HPO
- Overstrand Heritage and Aesthetics Committee supports the proposal.

DECISION

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

XM

11.3 Proposed alterations on Rem of Ptn 12 Farm 653, Vergenoegd Farm, Macassar, S27- Alterations Case No: 18080704WD0808E

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee does not deem the application as minor works.

FURTHER REQUIREMENTS

A full Section 27 application for the proposed work for the restoration of the homestead to be submitted to HWC.

XM

11.4 Proposed additions and alterations on Erf 9505, 90 10th Avenue Boston Bellville, S34-A&A, Case No: 21071413XM0719E

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 25 July 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

11.5 Proposed additions and alterations on Erf 4273-RE, Picabel Parkade, 58 Strand Street, Cape Town

Case No: 21051305XM0607E

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 23 July 2021.
- Graded NCW
- Outside HPO
- DOCOMOMO supports the proposal.
- City Bowl Ratepayers Association supports the proposal
- City of Cape Town 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 additions and alterations on Erf 4562, 19th 5 Avenue Kleinmond, S34-A&A, Case No: 21063001XM0712E

Ms Xola Mwandle introduced the case.

Ms Kate Kuschke (homeowner) was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded III C

DECISION

The Committee resolved to approve the application on condition that
1. New brick walls to be constructed using lime mortars and plaster (mixed ratio - 1 lime:3 sand) to avoid damp issues in these walls.

XM

11.7 Proposed additions and alterations on Erf 25797, 14 Lytton Road Observatory S34-A&A Case No: 21071412MS0714E

Ms Muneerah Solomon introduced the case.

Ms Robyn Berzen (architect) was present and took part the proposal.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on
- Graded IIIB
- Within HPO
- City of Cape Town did not comment within the 30-day commenting period.
- Observatory Civic Association did not support the balcony design, but concerns have been addressed.

DECISION

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

MS

11.8 Proposed Additions and Alterations on Erf 534, Donkin Street Lot 3A Caledon, S34-A&A
Case No: 21051201MS0520E

Ms Muneerah Solomon introduced the case.

Mr Ashley Lillie (heritage specialist) was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Theewaterskloof Municipality recommends plans and application to be submitted to Heritage Western Cape for comments prior formal submission to Theewaterskloof Municipality.
- Mr Lillie addressed the Committee, and the Committee awaits the close-out report.

FURTHER REQUIREMENTS

A close-out report to be submitted to HWC.

MS

11.9 Proposed Additions and Alterations on Erf 1180, 16 Greenways, Pinelands S34-A&A
Case No: 21011506KB0331E

HELD OVER:

Referred to HOMs on 3 August 2021.

KB

11.10 Proposed Additions and Alterations on Erf 337,30 Rochester Road, Bantry Bay, S34-A&A
Case No: 19073105KB0802E

HELD OVER:

Referred to HOMs on 3 August 2021.

KB

11.11 Proposed Additions and Alterations on Erf 1834,7 Unie Street Oudtshorn, S34-A&A
Case No: 21031501KB0317E

HELD OVER:

Referred to HOMs on 3 August 2021.

KB

11.12 Proposed Additions and Alterations on Erf 646, 25 Torbay Road, Green Point, S34-A&A
Case No: 21062903KB0629E

Ms Khanyisile Bonile introduced the case.

Mr Silvester Krivosgrsk (applicant), Mr Geldenhuys Bernard (architect) and Mr Stuart Braesidehouse (I&AP) were present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 28 July 2021
- Graded IIIB
- Within HPO

- Green Point Ratepayers and Residents Association did not support the proposal.

FURTHER REQUIREMENTS

The Committee requires a heritage practitioner to provide a heritage report to assess the illegal work as well as the proposed work. The heritage practitioner should assess how the illegal work impacted on the significance of the heritage resource.

KB

11.13 Proposed Total demolition on ERF 377, 53 Webersvallei Road, Stellenbosch, S34-A&A Case No: 21033108KB0409E

HELD OVER:

Referred to HOMs on 3 August 2021.

KB

11.14 Proposed additions and alterations on Erf 89617-Re, Beaufort Cottage, Kalk Bay Case No: 21070813KB0709E

Ms Khanyisile Bonile introduced the case.

LM recused herself from the discussion and left the meeting.

Mr Mike Scurr (architect), Mr Ben Ross (owner) and Ms Wendy Wilson (applicant) were present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on
- Graded IIIA
- Within HPO
- City of Cape Town supports the proposal.
- Simon van de Stel supports the proposal.
- Vernacular Architecture Society of South Africa supports the proposal.
- Kalk Bay & St James Resident and Ratepayers Association did not support the proposal.

DECISION

The committee resolved to approve the application on condition that.

1. Work to be monitored by an architect with heritage experience.
2. Close out report to be submitted within 30 days of practical completion.

KB

12. NEW MATTERS

12.1 Proposed minor works on Erf 8331, 129 Chapel Street, Cape Town, S34-Minor Works Case No: 21071502AM0721E

Ms Ayanda Mdludlu introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded IIIA
- Inside HPO
- The committee would like to recommend that if trees are removed that replacement trees be planted.

FURTHER REQUIREMENTS

Applicant to provide the specifications for the gutters and down pipes replacements as well as the significance of the heritage resource.

AM

12.2 Proposed minor works on Erf 202, Prestwich Primary School, Prestwich Street, Cape Town, S34-Minor Works

Case No: 21061701AM0721E

Ms Ayanda Mdludlu introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Grading IIIA
- Inside HPO

FURTHER REQUIREMENTS

1. A practitioner is to be appointed to provide guidance on the external stone wall.
2. The applicant is to provide architectural drawings showing the new fire escapes, impact on existing work and impact on any subsurface works.

AM

12.3 Proposed minor works on Erf 96169, Gardens Commercial High School, S34-Minor Works

Case No: 21061702AM0721E

Ms Ayanda Mdludlu introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIA
- Inside HPO

HELD OVER:

Confirmation the correct section in terms of the National Heritage Resources Act. Referred to HOMs on 3 August 2021.

AM

12.4 Proposed development on Ptn 10 of Farm 184, Rietfontein Piketberg, S38(8)-NID

Case No: 21072314AM0723E

Ms Ayanda Mdludlu introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Low palaeo-sensitivity
- Proposed development will not negatively impact on heritage resources.

DECISION

The Committee resolved that no further studies are required.

AM

12.5 Proposed group housing on Erf 3573, 137 Stinkwood Road, Mandalay, S38(4)-NID

Case No: 21072214AM0723E

Ms Ayanda Mdludlu introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Proposed group housing will not negatively impact on heritage resources.

DECISION

The Committee resolved that no further studies are required.

AM

12.6 Proposed group housing on Erf 3300, 4 Stinkwood Road, Mandalay, S38(4)-NID Case No: 21072215AM0723E

Ms Ayanda Mdludlu introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Proposed group housing will not negatively impact on heritage resources.

DECISION

The Committee resolved that no further studies are required.

AM

12.7 Proposed development on Farm Meerlust on Ptn 4 of Ptn 1 Farm 1006, Meerlust Street, Stellenbosch, S38(8)-NID Case No: 21070811AM0723E

Ms Ayanda Mdludlu introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is within the blue of the paleo-sensitivity map (low palaeosensitivity).

DECISION

The Committee requires a Heritage Impact Assessment consisting of a Visual Impact Assessment and desktop Archaeological Impact Assessment.

AM

12.8 Proposed replacement of fence on Erf 1576, Farm Kleinbosch, S38(4)-NID Case No: 21072008AM0726E

HELD OVER:

Referred to HOMS 3 August 2021.

AM

12.9 Proposed mixed use development on Ptn 278 of Farm 195, Farm Kraaibosch, S38(8)-NID Case No: 21062912AM0726E

Ms Ayanda Mdludlu introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Proposed mixed use development will not negatively impact on heritage resources.

DECISION

The Committee resolved that no further studies are required.

AM

12.10 Proposed trunk road extension on R300, Durbanville, S38(8)-NID
Case No: 20210714AM0726E

HELD OVER:

Referred to HOMs on 3 August 2021.

AM

12.11 Proposed additions and alterations on Erf 1489, 8 Church Street, Prince Albert, S34-A&A
Case No: 21071605XM0720E

INCOMPLETE APPLICATION:

Simon van De Stel comments and more internal, external, and contextual images, photographs of fireplace that is proposed for removal required.

XM

12.12 Proposed additions and alterations on Erf 47519, 18 Coniston Road, Rondebosch, S34-A&A
Case No: 21063012XM0720E

Ms Xola Mwandle introduced the case.

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 will not negatively impact on heritage resources.

XM

12.13 Proposed additions and alterations on Erf 54891, 4 Eyton Road, Claremont, S34-A&A
Case No: 21072210XM0722E

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Outside HPO
- CoCT supports the proposal.
- Upper Claremont Ratepayers and Residents Association supports the proposal.

DECISION

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

XM

12.14 Proposed additions and alterations on Erf 797, 6 Malherbe Street, Wellington, S34-A&A
Case No: 21040601XM0722E

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded III B
- Inside special character protected overlay zone
- Drakenstein Heritage Foundation supports the proposal but noted issues with the carport
- Drakenstein Municipality objected to the proposal.

HELD OVER:

HOMs on 16 August all parties to be invited.

XM

12.15 Proposed additions and alterations on Erf 255, 52 Albert Street, Hout Bay, S34-A&A Case No: 21071410XM0722E

INCOMPLETE APPLICATION:

Hout Bay and Llundano Heritage Trust comments required.

XM

12.16 Proposed additions and alterations on Erf 78729-RE, 10 Grosvenor Road, Diep River, S34-A&A Case No: 21071510XM0723E

Ms Xola Mwandile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- City of Cape Town supports the proposal.

DECISION

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

XM

12.17 Proposed total demolition on Erf 19067, Noxolo and Sinyenyeba Street, Strand, S34-TD Case No: 21072109XM0726E

Ms Xola Mwandile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Ungraded
- City of Cape Town requested additional information.
- Heldeberg Renaissance did not support the proposal.

FUTHER REQUIREMENTS

1. Heritage statement to be submitted by suitably qualified heritage practitioner.
2. Assessment to be provided on special focus on the social significance of the structure.

XM

12.18 Proposed gravel mine on REM Ptn of Farm 298 Mossel Bay, S38(8)-HIA Case No: 21030211SB0330E

DISCUSSION

Amongst other things, the following was discussed:

- Referred to APM for their expertise.

HELD OVER:

Referred to APM on 4 August 2021.

SB

**12.19 Proposed rezoning and subdivision REM 3029, Strawberry Lane, Constantia, S38(8)-NID
Case No: 21070812SB0720E**

Ms Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- It is likely that archaeological resource will be encountered,
- The committee had visual concerns
- Since there is a reason to believe that heritage resources will be impacted on.

DECISION

The Committee requires a Heritage Impact Assessment consisting of Visual Impact Assessment, desktop Archaeological Impact Assessment and built-environment study.

SB

**12.20 Proposed trenching, directional drilling across road crossings and the installation of 11 kV MV cables Mediclinic Panorama, Erven 1496-RE, 2039-RE, 16469-RE, 24824, 24825 20786-RE, Parow, S38(8)-NID
Case No: 21070110SB0720E**

Ms Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is within the blue paleo-sensitivity area on the SAHRIS map.
- Proposed trenching, directional drilling across road crossings and the installation of
- 11 kV MV cables Mediclinic Panorama will not have a negative impact on heritage resources.

DECISION

The Committee resolved that no further studies are required.

SB

**12.21 Proposed 40m high telecommunications on Rem Ptn 24 of Farm Olyven Boomen 83 Wellington, S38(8)-NID
Case No: 21072106SB0721E**

Ms Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The proposed 40m high telecommunications will not negatively impact on heritage resources.

DECISION

The Committee resolved that no further studies are required.

SB

- 12.22 Proposed installation of 11Kv powerlines (DX 2014995) on Trenching Road Reserves Various Erven 14072, 14000-RE, 9025-RE, 9026, 9005-RE, 6274, CA409-RE, 6984-RE, 3734- RE, 4342-RE, 9051, 7702, 9038-RE, Parow, S38(8)-NID**
Case No: 21071610SB0721E

Ms Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is within the blue paleo-sensitivity area on the SAHRIS map.
- Proposed installation of 11Kv powerlines with no negative impact on heritage resources.

DECISION

The Committee resolved that no further studies are required.

SB

- 12.23 Proposed restoration on Ptn 4 Farm Annex Arch Rock, Knysna, S27-Restoration**
Case No: 21051401SB0722E

DISCUSSION

Amongst other things, the following was discussed:

- Referred to APM for their expertise.

HELD OVER:

Referred to APM on 4 August 2021.

SB

- 12.24 Proposed Spruit Rivier pipeline on Various Erven Ptn 2 of Farm 320, RE Farm 1768, Ptn 1 of Farm 1768, Ptn 2 of Farm 1387, Ptn 3 of Farm 1387, Ptn 4 of Farm 1778, Ptn 1 of Farm 1778, Ptn 1 of Farm 1723, RE Farm 1723, Farm 1779, Farm 317, RE Ptn 6 of Farm 307, Erven 2936, 4755, 4751, 4754, 4756, 1564, 1563, 14348, 28, 1301, 1302, 12959 and 2691 for Spruit River Water Supply, Scheme, Wellington, S38(8)-NID**
Case No: 21060901SB0722E

Ms Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The proposed Spruit Rivier pipeline will not negatively impact on heritage resources.

DECISION

The Committee resolved that no further studies are required

SB

- 12.25 Proposed telecommunications mast on Erf 49, Vanrhynsdorp, S38(4)-NID**
Case No: 21072211SB0723E

Ms Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The committee had visual concern on the landscape however the mitigation methods mention in the documentation addressed the committee's concerns
- The site is within the red/yellow palaeo-sensitive area on SAHRIS Map however proposed development has a small footprint.
- Since there is no reason to believe that heritage resources will be impacted on.

DECISION

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

SB

12.26 Proposed Animal Care Centre development Ptn of Erf 2013, Plettenberg Bay, S38(8)-NID Case No: 21072105SB0723E

Ms Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- It is likely that archaeological resource will be encountered, however previous HIA within the area found isolated finds with little significance.
- The consultant's recommendation was noted, and the committee resolved that no negative impact on heritage resources.

DECISION

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

SB

12.27 Proposed Picardi commercial development on Erf 31366, Paarl, S38(4)-NID Case No: 21071303SB0726E

Ms Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- It is unlikely that palaeontological resource will be impacted by the proposed development.
- It is likely that archaeological resource could be encountered,
- The committee had visual concern on the landscape.
- Since there is a reason to believe that heritage resources will be impacted on.

DECISION

The Committee requires a Heritage Impact Assessment consisting of a Visual Impact Assessment and desktop Archaeological Impact Assessment study.

SB

12.28 Proposed re-development of the site, on Ptn 29/918, Strand, S38(8)-HIA Case No: 20070202SB0706E

Ms Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Referred to IACom for their expertise.

HELD OVER:

Referred to IACom on 18 August 2021.

SB

12.29 Erf 3585, 18 Queen Victoria Street, Cnr Dorp and Keerom Street, Cape town, S34-A&A
Case No: 21070510KB0720E

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIA
- Within HPO
- CoCT did not supports the proposal.
- City Bowl Ratepayers Association supports the proposal but notes concern between the connection of the high court and the new building.

FURTHER REQUIREMENTS

Legal team to advise on appropriate section in terms of the National Heritage Resources Act.

KB

12.30 Proposed additions and alterations on Erf 13610, 3 Murray Street, Stellenbosch, S34-A&A
Case No: 21051807KB0720E

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- Stellenbosch Interset Group supports the proposal
- Stellenbosch Heritage Foundation supports the proposal
- Stellenbosch Municipality supports the proposal.

DECISION

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

KB

12.31 Proposed additions and alterations on Erf 2380, 127 Main Street, Paarl, S27-A&A
Case: 20210720KB0720E

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Paarl300 supports the proposal.

FURTHER REQUIREMENTS

Comments from Drakenstein Municipality required.

KB

12.32 Proposed additions and alterations on Erf 8687, Firgrove Farm Paarl, S34-A&A
Case No: 21051308KB0721E

INCOMPLETE APPLICATION:

Paarl300 comments required.

KB

12.33 Proposed additions and alterations on Erf 5546, 31 Rus Street, Outshoorn, S34-A&A
Case No: 2172004KB0723E

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee notes the as-built plans
- Municipality supports the proposal.
- Outshoorn Municipality supports the proposal.
- Outshoorn Heritage Permit Committee does not condone illegal work.

FURTHER REQUIREMENTS

Internal photographs to determine grading.

KB

12.34 Proposed additions and alterations on Erf 28744, 7 Pastorielaan, Paarl, S34-A&A
Case No: 21072116KB0723E

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

KB

12.35 Proposed additions and alterations on Erf 8676, La Concorde Building Paarl, S34-A&A
Case No: 21072207KB0723E

INCOMPLETE APPLICATION

Drakenstein Municipality comments required.

KB

12.36 Proposed minor works on Erf 8676, La Concorde Building Paarl, S34-A&A
Case No: 21072207KB0723E

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee is of the opinion that the 4 Minor works applications should be dealt with as one Section 27 application.

FURTHER REQUIREMENTS

The applicant is required to submit one full section 34 application for all the separate minor works application and comment of all I&AP's is also required

KB

12.37 Proposed additions and alterations on Erf 78, 25 Plantation Road, George, S34-A&A
Case No: 20106201KB0726E

INCOMPLETE APPLICATION:

Simon van de Stel comment, George Heritage Trust comment, George Municipality comment and all photographs and elevation drawings required.

KB

12.38 Proposed additions and alterations on Erf 267, 8 Firdale Road, Seapoint, S34-A&A
Case No: 21072307KB0726E

INCOMPLETE APPLICATION:

City of Cape Town and Sea Point For All comment required.

KB

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

Ms Muneerah Solomon introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Inside HPO

FURTHER REQUIREMENTS

Sea Point For All and Sea Point, Fresnaye and Bantry Bay comments, stamped plans from City of Cape Town and locality plans and completed legible application form required.

MS

12.40 Proposed additions and alterations on Erf 2376, 63 Cloetenberg Road, Somerset West, S34-A&A
Case No: 21071504MS0720E

INCOMPLETE APPLICATION

Heldeberg Renaissance comments, stamped plans from City of Cape Town, interior photographs and SG diagrams.

MS

12.41 Proposed additions and alterations on Erf 2753, 74 Fitzroy Street, Goodwood, S34-A&A
Case No: 21072107MS0721E

Ms Muneerah Solomon introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- City of Cape Town supports the proposal.

DECISION

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

MS

12.42 Proposed additions and alterations on Erf 158680, 4 Freda Lane Diep River, S34-A&A
Case No: 21051701MS0721E

INCOMPLETE APPLICATION

SG diagram required.

MS

12.43 Proposed additions and alterations on Erf 159560, 554 Harpford Avenue, Wynberg, S34-A&A
Case No: MS0721E

INCOMPLETE APPLICATION

Annotated photographs required.

MS

12.44 Proposed additions and alterations on Erf 1809, 167 Main Road, Greenpoint, S34-A&A
Case No: 21072006MS0721E

Ms Muneerah Solomon introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Inside HPO
- Greenpoint Ratepayers and Residents supports the proposal.

DECISION

The Committee resolved to approve the application on condition that.

1. Timber floor to be retained in new bathroom
2. New partition walls to be constructed with dry walling to avoid damage to existing timber floor.
3. Infill between the existing bedroom 2 and new en-suite can be done in brickwork. Lime mortar to be used where existing.

MS

12.45 Proposed additions and alterations on Erf 1719, 108 Main Road, Greenpoint, S38(4)-HIA
Case No: 20030303AS0309E

Ms Muneerah Solomon introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- Referred to IACom for their expertise.

HELD OVER:

Referred to IACom on 18 August 2021.

MS

12.46 Proposed additions and alterations on 53 Hastings Street, Tamboerskloof, S34-A&A
Case No: 21071505MS0726E

INCOMPLETE APPLICATION:

City Bowl Ratepayers Association comment required.

13. OTHER MATTERS

13.1 None


14. ADOPTION OF RESOLUTIONS AND DECISIONS

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

15. CLOSURE: 14:05

16. DATE OF NEXT MEETING

17 August 2021

Chairperson.....

Date:....19 August 2021.....

Secretariat: A.Brown

Date: 19 August 2021

APPROVED