

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING**
Held on Thursday, 4 November 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

None

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 Ayanda Mdludlu (AM) (Heritage Officer)
Mr Thando Zingange (TZ) (Heritage Officer)
Ms Xola Mwandle (XM) (Case Officer)
Ms Khanyisile Bonile (KB) (Heritage Officer)
Mr Robin George (RG) (Heritage Officer)
Ms Corne Nortjie (CN) (Heritage Officer)
Ms Chane Herman (CH) (Heritage Officer)
Ms Muneerah Solomon (MS) (Heritage Officer)

Legal Advisor

Ms Penelope Meyer (PM)

Visitors

Mr. Silvestor Krivograd
Mr. Ashley Lillie
Ms Patricia Botha
Mr. Lungelo Nkosi

Observers

None

3. Apologies

Ms Colette Scheermeyer

Absent

None

4. Approval of Agenda

4.1 4 November 2021. KB moves to adopt the agenda and AM seconds that.

5. Approval of Minutes of the Previous Meeting

5.1 18 October 2021. SB moves to the adopt and KB seconds that.

5.2 26 October 2021. TZ moves to the adopt and MS seconds that.

6. Disclosure of conflict of interest

6.1 None

7. Confidential matters

7.1 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 coming committee meetings

8.5 Interim and Close out Reports

8.6 Incomplete Applications

9. Administrative Matters

9.1 Erf 646,25 Torbay Road, Green Point-Further Requirements

Mr. Silvestor Krivograd was present and took part in the discussion.

The Committee will await the further requirements to be submitted.

10. Appointments

**Proposed additions and alterations on Erf 65663, 4 Ritchie Avenue Kenilworth, S34-A&A
Case No: 21061808AM0818E**

AM

MATTERS TO BE DISCUSSED

11. MATTERS ARISING

11.1 **Proposed additions and alterations on Erf 427, 10 Church Street, Piketberg, S34-A&A
Case No: 21052109KB0617E**

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 29 October 2021
- HOMs graded IIIB
- Municipality supports the proposal.

DECISION

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

KB

11.2 Proposed additions and alterations on Erf 1488, Devenport Road Vredehoek S34-A&A
Case No: 21052109KB0617E

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 23 October 2021
- Graded III C
- Outside HPO
- Greater Vredehoek Action Group supports the proposal
- City Bowl Ratepayers and Residents 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.

KB

11.3. Proposed additions and alterations on Erf 860, 51 Park Road, Greyton, S34-A&A
Case No: 21011812KB0120E

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 20 October 2021
- HOMs graded NCW
- Theewaterskloof Municipality supports the proposal.

DECISION

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

KB

11.4 Proposed additions and alterations on Erf 128, 5 Third Avenue, De Rust S34-A&A
Case No: 21070503KB0705E

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 21 October 2021
- HOMs graded NCW
- Heritage Oudshoorn supports the proposal.

DECISION

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

KB

11.5 Proposed additions and alterations on Erf 2554, 5 Ronald Road, Camps Bay S34-A&A
Case No: 21080502KB0811E

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 29 October 2021
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Camps Bay, Clifton Residents and Ratepayers supports the proposal.

DECISION

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

KB

11.6 Proposed additions and alterations on Erf 78, 25 Plantation Road, George S34-A&A
Case No: 21106201KB0726E

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 20 October 2021
- Graded III C
- George Heritage Trust did not comment within the 30-day commenting period.
- Simon van de Stel indicated that they do not comment in the area.
- George Municipality will comment after HWC assesses the application.

DECISION

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

KB

11.7 Proposed additions and alterations on Erf 524, 15 Albany Road, Sea Point,
Case No: 21091503XM0927E

Ms Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 27 October 2021
- Minor works application
- Graded III C
- Inside HPO
- CoCT supports the proposal but notes concern on height of boundary wall.
- The Committee notes CoCT's concerns of the boundary wall, but notes that the boundary wall issue needs to be addressed in terms of the CoCT's By-Laws.

DECISION

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

XM

**11.8 Proposed additions & alterations on Erf 4115, Linningstone Avenue, Ruyterwacht, S34-A&A
Case No: 21081116XM1007E**

Ms Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 25 October 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

**11.9 Proposed additions and alterations on Erf 5024, 90 Hamilton Street, Goodwood, S34-A&A
Case No: 21092304TZ1005E**

Mr. Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 21 October 2021.
- Graded NCW
- CoCT supports the proposal

DECISION

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

TZ

**11.10 Proposed additions and alterations on Erf 10181, 44 Rose Street, Bo-Kaap, S34-A&A
Case No: 21081704AM0818E**

Ms Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 13 October 2021.
- Graded III B
- Inside HPO
- CoCT did not comment within the 30-day commenting period
- Bo-Kaap Youth Movement did not comment within the 30-day commenting period
- SAHRA (South African Heritage Resources Agency) did not comment within the 30-day commenting period
- Bo-Kaap Civic Association supports the proposal.

DECISION

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

AM

11.11 Proposed total demolition on Erf 65663, 4 Ritchie Avenue Kenilworth, S34- TD
Case No: 21061808AM0818E

Ms Ayanda Mdludlu introduced the item

Mr. Lungelo Nkosi was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 28 October 2021.
- Graded III C
- Outside HPO
- CoCT still is within the 30days to comment on the updated documents.
- Lower Kenilworth Improvement District still is within the 30days to comment on the updated documents.

HELD OVER:

Referred to BELCom on 24 November 2021.

AM

11.12 Proposed additions and alterations on Erf 447, 8 Milton Road Sea Point, S34-A&A
Case No: 21091506AM0921E

HELD OVER:

Held over to HOMs on 15 November 2021.

AM

11.13 Proposed additions & alterations on Erf 366, 38 Braemar Road, Greenpoint, S34-A&A
Case No: 21083102MS1006E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 28 October 2021
- Graded III C
- Greenpoint Resident and Ratepayers Association supports the proposal.

INCOMPLETE APPLICATION:

Local Authority comments required.

MS

11.14 Proposed additions & alterations on Erf 3143, Long market street, Cape Town

Ms Xola Mwandile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 27 October 2021
- Graded III B
- Inside HPO
- CoCT did not comment within the 30-day commenting period.
- Citybowl Ratepayers and Residents Association supports the proposal.
- DOCOMOMO supports the proposal.

DECISION

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

XM

12. NEW MATTERS

**12.1 Proposed additions and alterations on Erf 9800, 13 6th Avenue Boston, Bellville, S34-A&A
Case No: 21101403RG1018E**

Mr. Robin George introduced the item

INCOMPLETE APPLICATION

Updated application form, locality plan and annotated photographs required.

RG

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

Mr. Robin George introduced the item

INCOMPLETE APPLICATION

Correct application form and streetscape images required.

RG

**12.3 Proposed additions and alterations on Erf 3600, Ruyterwacht, S34-A&A
Case No: 21102010RG1020E**

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

**12.4 Proposed additions and alterations on Erf 199, 10 Edison Drive, Meadowridge, S34-A&A
Case No: 21101810RG1021E**

Mr. Robin George introduced the item

INCOMPLETE APPLICATION:

Streetscape images and correct application form required.

RG

**12.5 Proposed additions and alterations on Erf 5171, 88 Nelson Street, Vasco Estate, S34-A&A
Case No: 21102101RG1022E**

Mr. Robin George introduced the item

INCOMPLETE APPLICATION:

Applicant to sign the application form or POA (Power of Attorney) required.

RG

**12.6 Proposed additions and alterations on Erf 10982, 109 Main Road, Vrykyk, Paarl, S34-A&A
Case No: 21101816TZ1018E**

Mr. Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded III B
- Inside Paarl special character area overlay zone
- Paarl300 Foundation supports the proposal with recommendation
- Drakenstein Municipality 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.

TZ

**12.7 Proposed additions and alterations on Erf 11238, Rembrandt Mall, Lady Grey Road, Paarl S34-A&A
Case No: 21101817TZ1018E**

Mr. Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

TZ

**12.8 Proposed additions and alterations on Erf 301 Rem, 20 High Level Road, Seapoint, S34-A&A
Case No: 21101809TZ1020E**

Mr. Thando Zingange introduced the item

INCOMPLETE APPLICATION:

Sea Point for All comment required.

TZ

**12.9 Proposed additions and alterations on Erf 90032 Main Road, Kalk Bay, S34-A&A,
Case No: 21101813TZ1021E**

Mr. Thando Zingange introduced the item

INCOMPLETE APPLICATION:

Kalk Bay and St James Residents and Ratepayers Association and Kalk Bay Historical Association comments required.

TZ

**12.10 Proposed minor works on Erf 594, Geelstert Street, Witsand, S34-Minor Works
Case No: 21042202TZ1021E**

Mr Thando Zingange introduced the item

HOMs does not deem this application as minor works.

INCOMPLETE APPLICATION:

Full Section 34 application, Hessequa Municipality and Simon van de Stel comments required.

TZ

**12.11 Proposed additions and alterations on Erf 2630, 102 Merriman Street, George, S34-A&A
Case No: 21092005TZ1021E**

Mr Thando Zingange introduced the item

INCOMPLETE APPLICATION

George Heritage Trust comments and plan elevations are required.

TZ

**12.12 Proposed additions and alterations on Erf 58545, 31 Bell Road, Harfield Village, Claremont, S34 A&A
Case No: 21100602TZ1022E**

Mr Thando Zingange introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Harfield Village 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.

TZ

**12.13 Proposed additions and alterations on Erf 10633, Bromwell Street, Salt River, S34 A&A
Case No: 21080210TZ1025E**

Mr Thando Zingange introduced the item

INCOMPLETE APPLICATION:

Salt River Heritage Society comments required.

TZ

12.14 Proposed additions and alterations on Erf 1670, York Street 10 Wellington, s34 A&A
Case No: 21070105

Mr Thando Zingange introduced the item

Incomplete application

All photographs, internal, external and contextual, SG (Surveyor General) diagram required.

TZ

12.15 Proposed additions and alterations on Erf 8676, La Concorde Building Guard House, S34-A&A
Case No: 21061002KB1018E

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Proposed Graded II
- Inside Paarl special character area overlay zone.
- Paarl300 supports the proposal
- Drakenstein Municipality supports the proposal.
- Drakenstein Heritage Foundation supports the proposal with recommendations.

DECISION

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

KB

12.16 Proposed additions and alterations on Erf 120, 39 Schoeman Street, De Rust, S34-A&A
Case No: 21101202KB1019E

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Heritage Oudshoorn supports the proposal.
- Municipality supports the proposal.
- HOMs graded NCW
- The Committee notes the as-built plans.

DECISION

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

KB

12.17 Proposed additions and alterations on Erf 3916, 15 Septimus Street, Buitenverwachting, Paarl, S34-A&A
Case No: 21100503KB1020E

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- 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

**12.18 Proposed additions and alterations on Erf 7608, Hillside Road, Fish Hoek, S34-A&A
Case No: 21102008KB1020E**

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded III C
- 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

**12.19 Proposed additions and alterations on Erf 49006, 28 Lady Anne Avenue, S34-A&A
Case No: 21092710KB1021E**

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- Newlands Residents Association supports the proposal.

DECISION

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

KB

**12.20 Proposed additions and alterations on Erf 959, Fresnaye, 3 Avenue Fontain Bleu Avenue,
S34-A&A
Case No: 21092821KB1021E**

Ms Khanyisile Bonile introduced the item

INCOMPLETE APPLICATION:

Seapoint for All comments required.

KB

12.21 Proposed additions and alterations on Erf 983, Corner Yusuf Drive and Pentz Street, Bo-Kaap,

S34-A&A**Case No:** 21081201KB1021E

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed

- The site is a PHS within HPOZ
- Bo-Kaap Youth Movement did not comment
- Bo-Kaap Civic have concerns regarding to the proposal
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 24 November 2021.

KB**12.22 Proposed total demolition on Erf 12, 231 Main Road, Sea Point East, S34-Total Demolition
Case No:** 21101205KB1025E

Ms Khanyisile Bonile introduced the item

Mr Ashley Lillie was present and took part in the discussion

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIC
- Located outside HPOZ
- City of Cape Town does not support the proposal
- Green Point Ratepayers and Residents Association does not support the proposal.
- Simon Van Der Stel does not support the proposal.
- Seapoint for All did not comment.
- Seapoint, Fresnaye and Bantry Bay Residents and Ratepayers did not comment.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 24 November 2021.

KB**12.23 Proposed additions and alterations on Erf 7928-RE, 18 Ranger Road, Fish Hoek, S34-A&A
Case No:** 21101207MS1018E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded NCW
- Outside HPO
- Fish Hoek Valley Ratepayers & Residents Association supports the proposal.
- CoCT supports the proposal
- The Committee notes that work has been completed.

DECISION

Heritage Western Cape cannot condone illegal work. Section 51 letter to be issued.

MS

12.24 Proposed additions and alterations on Erf 6703, 16 Kelsey Street, Paarl, S34-A&A
Case No: 21092104MS1019E

Ms Muneerah Solomon introduced the item

INCOMPLETE APPLICATION

Paarl300 comments required.

MS

12.25 Proposed additions and alterations on Erf 916, 12 Kings Way, Pinelands, S34-A&A
Case No: 21102015MS1020E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Inside HPO
- CoCT supports the proposal.

DECISION

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

MS

12.26 Proposed additions and alterations on Erf 136511, 42 Queens Road, Woodstock, S34-A&A
Case No: 21102017MS1020E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Inside HPO
- CoCT supports
- Woodstock Ratepayers and Residents Association objects.
- Woodstock Aesthetics Advisory Body objects.

HELD OVER:

Referred to BELCom on 24 October 2021.

MS

12.27 Proposed additions and alterations on Erf 4017, 8 Vredenburg Lane, Cape Town, S34-A&A
Case No: 21100502MS1021E

Ms Muneerah Solomon introduced the item

INCOMPLETE APPLICATION:

City Bowl Ratepayers and Residents Association comment required.

MS

12.28 Proposed additions and alterations on Erf 1485, 38 Berry dell Avenue, Somerset West,

S34-A&A

Case No: 21072316MS1021E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

MS

12.29 Proposed additions and alterations on Erf 4559, 10 Louie Street, Paarl, S34-A&A
Case No: 21070105MS1025E

Ms Muneerah Solomon introduced the item

INCOMPLETE APPLICATION

SG diagram, locality plan, annotated photographs required.

MS

12.30 Proposed additions and alterations on Erf 475, Flower Street, Hermanus, S34-A&A
Case No: 21102204MS1025E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded IIIC
- Overstrand Heritage and Aesthetic Committee supports the proposal.

DECISION

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

MS

12.31 Proposed additions and alterations on Erf 398, 17 Mount Nelson Road, Sea Point, S34-A&A
Case No: 21102104MS1025E

Ms Muneerah Solomon introduced the item

INCOMPLETE APPLICATION

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

MS

12.32 Proposed consolidation of the three properties and rezone/ subdivide the newly created

portion to a subdivisational area to make provision for eight light industrial erven (Industrial Zone I), ancillary services (Utility Zone) and a private road reserve (Transport Zone III) on Ptn 130, 131, 132 Farm Gwayang 208, George, S38(8)-NID
Case No: 21101113SB1018E

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Low paleo-sensitivity
- 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

12.33 Proposed subdivisions and consolidations to construct 2 additional dwelling units on Ptn 3 & 4 of Farm 637 Oude Bosch, Hermanus, S38(4)-NID
Case No: 21101218SB1018E

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is within the blue palaeo-sensitive area on SAHRIS Map, low impact.
- Homestead ruin on site, indicated possibility of archaeology material been discovered on site,
- The committee had concern on the visual impact 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 an AIA and VIA on cultural landscape.

SB

12.34 Proposed additions and alterations on Boschendal cellar building, off R310, Dwars River Valley Farm 10, 167 Stellenbosch, S27-A&A
Case No: 21090305SB1020E

Ms Stephanie Barnardt introduced the item

Ms Patricia Botha (SIG) was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Referred to BELCom for their expertise.
- Stellenbosch Heritage Foundation did not oppose the proposed alterations and additions to the Cellar Building but feel more could have been done to make this design outstanding.
- The Stellenbosch Interest Group (SIG) does not support the proposed alterations and additions to the east side of the old wine cellar building on Boschendal

HELD OVER:

Referred to BELCOM on 24 November 2021.

SB

12.35 Proposed development on Erf 19056, George, S38(4)-NID

Case No: 21102009SB1021E

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is within the grey area of the paleo-sensitivity
- 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

12.36 Proposed new powerline alignment for Esizayo WEF OHL on Farm 285, Laingsburg, Central Karoo, S38(8)-NID

Case No: 21091311SB1021E

Ms Stephanie Barnardt 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.

SB

12.37 S24G application for construction of an instream dam and road on Farm 377 and Elands dans 206/1, Mossel Bay, S38(8)-NID

Case No: 21102103SB1021E

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is within the blue-paleo area on SAHRIS
- Archaeological resources were unlikely to be negatively impacted by the development.
- 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

12.38 Proposed commercial egg laying facility on Portion 27 of Bruintjes River No 203, Swellendam, S38(8)-NID

Case No: 21101301SB1022E

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is within the red palaeo-sensitive area on SAHRIS Map.
- There is a possibility of archaeological resources been encountered but of low impact due to 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. Fossil find procedure to be included.

SB

12.39 Proposed new structure on Erf 13815, Portion of Erf 5544, Strand, S38(4)-NID
Case No: 21041202SB1025E

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is within the blue-paleo area.
- Previous HIA finds indicated that there is a low chance of archaeological resource to be found on the surface.
- Within Residential area.
- 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 Erven 210 & 1047, Van Dyk Street, Gansbaai, S38(4)-NID
Case Number: 21101212SB1022E

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is within the red palaeo-sensitive area on SAHRIS Map.
- It is likely that archaeological resource will be encountered,
- The committee had no visual concern as on the urban edge
- Since there is a reason to believe that heritage resources will be impacted on.

DECISION

The Committee requires an HIA consisting of an AIA and PIA.

SB

12.41 Proposed mixed use development on Erven 1378 and 1379, Paarl, S38(4)-NID
Case No: 21100707SB1020E

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Part of the property is in the green of the palaeo map, desktop study is required
- Previous HIA notes that has been a few ESA, MSA tools found in the area, these were found in a more severely disturbed and degraded context
- Possible visual impact to Cultural landscape
- Since there is a reason to believe that heritage resources will be impacted on.

DECISION

The Committee requires a HIA consisting of an AIA, VIA, and a desktop PIA.

SB

12.42 Proposed construction of a commercial facility and parking on Erven 1376, 1377 & 1380, Paarl, S38(4)- NID
Case no: 21100707SB1020E

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Part of the property is in the green of the palaeo map, desktop study is required
- Previous HIA notes that has been a few ESA, MSA tools found in the area, these were found in a more severely disturbed and degraded context
- Possible visual impact to Cultural landscape
- Since there is a reason to believe that heritage resources will be impacted on.

DECISION

The Committee requires a HIA consisting of an AIA, VIA, and a desktop PIA.

SB

12.43 Proposed consolidation, subdivision and rezoning to create a large residential development Goede Verwachting Development, Remainder Farm 869; Portion 3 Farm 870; Farm; Farm 866. Farm 867; Farm 868; Farm 1054; and Portion 2 of Farm 870, Sir Lowry, S38(8) - HIA
Case No: 21062404SB0625E

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Referred to IACom for their expertise.

HELD OVER:

Referred to IACom on 17 November 2021.

SB

12.44 Proposed development of the Pienaarspoort Wind Energy Facility 2 on Farms Drinkwaterskloof 251 (RE) and Melkbosch Kraal 250 portion 1 near Touwsrivier, S38(8) - HIA
Case No: 20092104SB0921E

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Referred to APM and IACom for their expertise.

HELD OVER:

Referred to IACom on 17 November 2021.

SB

12.45 Proposed additions and alterations on Erf 69047, 104 Ottery Road, Wynberg, S34-A&A
Case No: 21091505CH1018E

Ms Chane Herman introduced the item

INCOMPLETE APPLICATION:

Correct application form and Wynberg East Civic Association comments required.

CH

**12.46 Proposed additions and alterations on Erf 45441 50 Campground, Rondebsoch, S34-A&A
Case No: 21101802CH1019E**

Ms Chane Herman introduced the item

INCOMPLETE APPLICATION:

Rosebank and Mowbray Planning Aesthetics Committee comments required

CH

**12.47 Proposed additions and alterations on Erf 60449, 10 Leafmore Road, Kenwyn, S34-A&A
Case No: 21102005CH1020E**

Ms Chane Herman introduced the item

INCOMPLETE APPLICATION

Correct application form required.

CH

**12.48 Proposed partial demolitions and restoration on Erf 1027, 7 Marais Street, Strand, S34-A&A
Case No: 21100101CH1021E**

Ms Chane Herman 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.

FURTHER REQUIREMENTS

Applicant to confirm if work has been completed or not.

CH

**12.49 Proposed additions and alterations on Erf 511, Fresnaye 1 Avenue Le Seuer, Seapoint,
S34-A&A
Case No: 21102102CH2022E**

Ms Chane Herman introduced the item

INCOMPLETE APPLICATION:

Sea Point For All comment required.

CH

**12.50 Proposed additional dwellings on Meerendal Farm, Ptn 43 of Farm 159 Meerendal
Durbanville, S38 (8)-NID**

Case No: 21092212AM1018E

Ms Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The committee notes the structure that will be demolished.

FURTHER REQUIREMENTS:

The Committee requires more information on the structure being demolished. Photographs and motivation as to why the demolition will not impact on heritage resources should be submitted to HWC.

AM

12.51 Proposed storage and packaging facility on Erf 796, Voortrekker Road, De Doorns, S38 (8)-NID

Case No: 21101116AM1018E

Ms Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Since there is no reason to believe that no further studies are required.

DECISION

The Committee resolved that no further studies are required.

AM

12.52 Proposed subdivision on Ptn 53 of Farm 47, Bitterfontein, S38(8)-NID

Case No: 21092206AM1019E

Ms Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Since there is no reason to believe that no further studies are required.

DECISION

The Committee resolved that no further studies are required.

AM

12.53 Proposed development of 132 kV overhead powerline on RE-920 Boerfontein Uitspan, RE-928, Ptn 5 Farm 931 Graaf Water, RE-95 Olyphants Fontein, 1/935 Olyphants Fontein, 3/935 Olyphants Fontein & RE Ptn 2 Farm 921, Suikerbekkie (Windmeul,CT), 38(8)-NID

Case No: 21102001AM1020E

Ms Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The NID form, section D has not been completed correctly,
- The images provided in the screener are misleading,
- The committee notes that sites are said to be in blue palaeo-sensitive area on SAHRIS map.
- It is likely that archaeological resources will be encountered,
- Visual concern on the cultural landscape

INCOMPLETE APPLICATION

NID form Section D was not adequately completed and clarity around the screener reports with the associated projects is needed prior to the committee assessing the application on its merits.

AM

12.54 Proposed development of 132 kV overhead powerline on RE-920 Boerfontein Uitspan, RE-928, Ptn 5 Farm 931 Graaf Water, RE-95 Olyphants Fonteijn, 1/935 Olyphants Fonteijn, 3/935 Olyphants Fonteijn & RE Ptn 2 Farm 921, Suikerbekkie (Windmeul,CT), 38(8)-NID Case No: 21102002AM1020E

Ms Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The NID form, Section D has not been completed correctly,
- The images provided in the screener in misleading,
- The committee notes that sites are said to be in blue palaeo-sensitive area on SAHRIS map.
- It is likely that archaeological resource will be encountered,
- Visual concern on the cultural landscape

INCOMPLETE APPLICATION

NID form Section D was not adequately completed and clarity around the screener reports with the associated projects is needed prior to the committee assessing the application on its merits.

AM

12.55 Proposed development of PV on RE-920 Boerfontein Uitspan, RE-928, Ptn 5 Farm 931 Graaf Water, RE-95 Olyphants Fonteijn, 1/935 Olyphants Fonteijn, 3/935 Olyphants Fonteijn & RE Ptn 2 Farm 921, Suikerbekkie (Windmeul,CT), 38(8)-NID Case No: 21102003AM1020E

Ms Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The NID form, Section D has not been completed correctly,
- The images provided in the screener in misleading,
- The committee notes that sites are said to be in blue palaeo-sensitive area on SAHRIS map.
- It is likely that archaeological resource will be encountered,
- Visual concern on the cultural landscape

INCOMPLETE APPLICATION

NID form Section D was not adequately completed and clarity around the screener reports with the associated projects is needed prior to the committee assessing the application on its merits.

AM

12.56 Proposed development PV on RE-920 Boerfontein Uitspan, RE-928, Ptn 5 Farm 931 Graaf Water, RE-95 Olyphants Fonteijn, 1/935 Olyphants Fonteijn, 3/935 Olyphants Fonteijn & RE Ptn 2 Farm 921, Suikerbekkie (Windmeul,CT), 38(8)-NID Case No: 21102004AM1020E

Ms Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The NID form, section D has not been completed correctly,
- The images provided in the screener in misleading,
- The committee notes that sites are said to be in blue palaeo-sensitive area on SAHRIS Map.
- It is likely that archaeological resource will be encountered,
- Visual concern on the cultural landscape

INCOMPLETE APPLICATION

NID form Section D was not adequately completed and clarity around the screener reports with the associated projects is needed prior to the committee assessing the application on its merits.

AM

12.57 Proposed sand mining on Erf 269, Laingsburg, S38(8)-NID Case No: 21101824AM1020E

Ms Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The subject site interchanges between high and very high palaeosensitivity.
- Dense stone tool scatters and stone wall kraals are identified.

DECISION

The Committee requires a HIA consisting of an AIA and PIA.

AM

12.58 Proposed cultivation of agricultural land on Rem of 630, Rawsonville, S38(8)-NID Case No: 21102111AM1021E

Ms Ayanda Mdludlu introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Moderate palaeosensitivity.
- Early, Middle and Later Stone Age artefacts with contextual significance graded IIIIC will be negatively impacted

DECISION

The Committee requires an HIA consisting of an AIA and a desktop PIA.

AM

12.59 Proposed Strengthening of Main Road 217 (Philadelphia Road), And Related Storm Water Infrastructure (Culverts), From Km 5.44 To Km 9.77 Main Road 217, Philadelphia, S38(8)-NID Case No: 21091415AM1021E

Ms Ayanda Mdludlu 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.

AM

12.60 Proposed mixed use development Sheffield Road, Phillippi, S38(4)-NID

Case No: 20211014AM1021E

Ms Ayanda Mdludlu 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. Fossil find procedure to be included.

AM

**12.61 Proposed mining for limestone, stone, and marble on a portion of Portion 3 of the farm Welverdiend No 511, Van Rhynsdorp, S38(8)-NID
Case No: 21091511AM1022E**

Ms Ayanda Mdludlu 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.

AM

**12.62 Proposed subdivision on Erf 4736, Chapmans Peak Farm, S38(8)-NID
Case No: 21081118AM1025E**

Ms Ayanda Mdludlu 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.

AM

**12.63 Proposed rezoning on Erf 1343, Durbanville 40 Koeberg Way, S38(4)-NID
Case No: 20102809AM1025E**

Ms Ayanda Mdludlu 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.

AM

**12.64 Proposed additions and alterations on Erf 76443, 9 Pretorius Street, Southfield, S34-A&A
Case No: 21101806CN1018E**

Ms Corne Nortje introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- HOMs graded III C
- Outside HPO

DECISION

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

CN

**12.65 Proposed additions and alterations on Erf 22115, 40 7TH Avenue, Kensington, S34-A&A
Case No: 21081708CN1020E**

Ms Corne Nortje introduced the item

INCOMPLETE APPLICATION:

Correct application form required. Recent streetscape images required.

CN

**12.66 Proposed additions and alterations on Erf 44546, 30 Forth Road, Rondebosch, S34-A&A
Case No: 21101904CN1020E**

Ms Corne Nortje introduced the item

INCOMPLETE APPLICATION:

Correct application form required.

CN

**12.67 Proposed additions and alterations on Erf 9433, 39 Tenth Avenue, Boston Belville, S34-A&A
Case No: 21101112CN1021E**

Ms Corne Nortje introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded NCW
- CoCT supports the proposal.

DECISION

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

CN

**12.68 Proposed additions and alterations on Erf 10177, 95 Shortmarket Street, Bo-Kaap, S34-A&A
Case No: 21102205CN1022E**

Ms Corne Nortje introduced the item

INCOMPLETE APPLICATION:

Correct application form required.

12.69 Proposed additions and alterations on Erf 54631, 11 Kenmar Crescent, Claremont, S34-A&A**Case No:** 21101812XM1018E

Ms Xola Mwandle introduced the item

INCOMPLETE APPLICATION

Comments Upper Claremont Ratepayers & Residents Association

XM

12.70 Proposed additions and alterations on Erf 2489, 8 Berg Road, Gordons Bay, S34-A&A**Case No:** 21101823XM1020E

Ms Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded IIIC.
- Heldeberg Renaissance Foundation 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.

XM

12.71 Proposed additions and alterations on Erf 847, Exner Road, Vredehoek, S34-A&A**Case No:** 21102006XM1020E

Ms Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded IIIB

DECISION

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

XM

12.72 Proposed additions and alterations on Erf 497, 1 Azalea Crescent, Thornton, S34-A&A**Case No:** 21072806XM1021E

Ms Xola Mwandle introduced the item

INCOMPLETE APPLICATION:

CoCT comments required.

XM

12.73 Proposed minor works on Le Chasseur Primary School, S34-Minor Works**Case No:** 21091419XM1021E

Ms Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- HOMs graded NCW

DECISION

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

XM

12.74 Proposed permit extension on Erf 543 Sea Point, 7 Graham Road, S34-TD, permit extension, Case No: 21100603XM1022E

Ms Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C

DECISION

The Committee resolved to approve the permit extension.

XM

12.75 Proposed additions and alterations on Erf 165438 Roscommon Road, 86 Little Princess Vleu Estate, Heathfield, S34-A&A Case No: 21101505XM1025E

Ms Xola Mwandle introduced the item

INCOMPLETE APPLICATION:

Internal, external, and contextual images required.

XM

12.76 Proposed additions & alterations on erf 1012, 267 Beach Road, SeaPoint

Ms Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded III C
- 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

17.77 Proposed additions and alterations on Erf 525, 36 Davenport Street, Vredehoek, CT, S34 A&A

Mr Thando Zingange introduced the item

INCOMPLETE APPLICATION:

Applicant to confirm with work has been completed or not, title deed and CoCT, Greater Vredehoek Action Group comments required.

TZ

12.78. Proposed additions and alterations on Erf 3570, Malan Street Somerset West, CT, S34 A&A

Ms Khanyisile Bonile introduced the item

INCOMPLETE APPLICATION:

Full Section 34 application required.

KB

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 KB seconds.

15 CLOSURE: 13:50

16 DATE OF NEXT MEETING

15 November 2021

Chairperson.....

Date: 22 November 2021

Secretariat: A.Brown

Date: 22 November 2021