

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

Held on Monday, 4 July 2022, via Microsoft Teams, scheduled for 08:30



1. OPENING AND WELCOME

The Chairperson, Ms Waseefa Dhansay officially opened the meeting at 08:30 and welcomed everyone present.

2. ATTENDANCE

Members

None

Members of Staff

Ms Aneeqah Brown (AB) (Secretary)
Ms Waseefa Dhansay (WD) (Assistant Director)
Ms Cecilene Muller (CM) (Senior Heritage Officer)
Mr Robin George (RG) (Heritage Officer)
Ms Corne Nortje (CN) (Heritage Officer)
Ms Natalie Kendrick (NK) (Heritage Officer)
Mr Thando Zingange (TZ) (Heritage Officer)
Ms Stephanie Barnardt-Delport (SB) (Heritage Officer)
Ms Chane Herman (CH) (Heritage Officer)
Ms Khanyisile Bonile (KB) (Heritage Officer)
Ms Ayanda Mdludlu (AM) (Heritage Officer)
Ms Sneha Jhupsee (SnJ) (Heritage Officer)
Ms Muneerah Solomon (MS) (Heritage Officer)

Legal Advisor

Ms Penelope Meyer

Visitors

Ms Emily Taylor
Ms Anja Lareman
Mr Chris Snelling

Observers

None

3 Apologies

None

Absent

None

4. Approval of Agenda

- 4.1** 4 July 2022. The Committee resolved to approve the agenda with minor edits. KB moves to adopt the agenda and SJ seconds.

5. Approval of Minutes of the Previous Meeting

- 5.1** 27 June 2022. The Committee resolved to approve the minutes. AM moves to adopt the minutes and CM seconds.

6. Disclosure of conflict of interest

- 6.1** None

7. Confidential matters

- 7.1** None

8. Standing Items

8.1 Site inspections undertaken

- 8.1.1** Accidental Finds at 2 Zingiza Place, Mfuleni.

8.2 Proposed Site Inspection

8.3 Site Inspection Reports

- 8.3.1** Accidental Finds in McGregor Farm 87/135

8.4 Preparation for the upcoming Committee meetings

APM_6 July 2022

8.5 Interim and Close out Reports

- 8.5.1** Reconstruction of Demolished chimneys -Dryden Street Primary, Salt River - (KB)

- The Committee resolved to endorse the close out report prepared by Ursula Rigby dated 14 June 2022

- 8.5.2** Cupola Restoration and repair Programme -Dryden Street Primary, Salt River - (KB)

- The Committee resolved to endorse the close out report prepared by Ursula Rigby dated 14 June 2022

8.6 Incomplete Applications

9. Administrative Matters

- 9.1** Revised Section 35 forms circulated for comments

10. Discussion of the agenda

MATTERS TO BE DISCUSSED

11. MATTERS ARISING

11.1 Proposed additions and alterations on Erf 1532, 31b Camp Street, Oranjezicht, S34-A&A Case No: 22011405XM0117E

Mr. Thando Zingange introduced the item.

DISCUSSION

- Information received on 24 June 2022.
- Graded IIIB
- Inside HPO
- CoCT supports the proposal.
- Citybowl Residents and Ratepayers Association supports the proposal.

DECISION

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

TZ

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

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Information received on 28 June 2022.
- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- Greenpoint Residents and Ratepayers did not comment within the 30-day commenting period.
- The Committee notes that work has been completed.

DECISION

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

SB

11.3 Proposed additions and alterations on Erf 21064, 537 Main Road, Paarl, S34-A&A Case No: 22053107RG0525E

Mr. Robin George introduced the item.

DISCUSSION

- Information received on 24 June 2022.
- Ungraded
- Inside Special Character Protected Area Overlay Zone of Paarl.
- Drakenstein Municipality had no objections
- Drakenstein Heritage Foundation had no objections.
- Paarl300 does not support the proposal.
- The Committee notes that work has been completed.

DECISION

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

RG

11.4 Proposed additions and alterations on Erf 3895, 8 Falaise Street, Buitenverwagting Paarl, Case No: 22011814RG0310E

Mr. Robin George introduced the item.

DISCUSSION

- Information received on 22 June 2022.
- HOMs graded NCW
- Outside Special Character Protected Area Overlay Zone of Paarl
- Drakenstein Heritage Foundation has no objections.
- Paarl300 supports the proposal.
- Drakenstein Municipality has no objections.

DECISION

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

RG

11.5 Proposed additions and alterations on Erf 749, 1A Marmion Road, Oranjezicht, S34-A&A Case No: 22051202RG0613E

Mr. Robin George introduced the item.

DISCUSSION

- Information received on 29 June 2022.
- HOMs graded NCW
- Outside HPO
- CoCT stamped the plans.
- Citybowl Residents and Ratepayers Association supports the proposal.
- Cape Town Heritage Foundation did not comment.

DECISION

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

RG

11.6 Proposed additions and alterations on Farm 1815, Weltevrede Farm, Paardeberg, Paarl, S34-A&A Case No: 22021601RG0222E

Awaiting comments from Drakenstein Municipality.

RG

**11.7 Proposed additions and alterations on Erf 11716, 20 Rose Street, Paarl, S34-A&A
Case No: 22052004NK0524E**

Ms Natalie Kendrick introduced the item.

DISCUSSION

- Information received on 27 June 2022.
- Graded IIIB
- Inside Special Character Protected Area Overlay Zone of Paarl.
- Drakenstein municipality has no objections
- Paarl300 supports the proposal.
- Drakenstein Heritage Foundation has no objections.

DECISION

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

NK

**11.8 Proposed minor works on RE-3039, Gene Louw Traffic College, Brackenfell, S34-MW
Case No: 22062404NK613E**

Ms Natalie Kendrick introduced the item.

DISCUSSION

- Information received on 24 June 2022.
- Minor works application
- Graded IIIB
- Outside HPO

DECISION

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

NK

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

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 29 June 2022.
- Building A (8b Rainier Street) proposed grading IIIC
- Building B (8a Rainier Street) proposed grade II
- Building C (10 Rainier Street) proposed grading IIIA
- HWC did request the applicants to stop works and they continued at their own risk.
- The Committee notes that work has been completed.

DECISION

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

CN

**11.10 Proposed alterations and redevelopment of the site on Farm Adara Palmiet Wine Estate
Case No: 22042902CM0509E**

Ms Cecilene Muller introduced the item.

DISCUSSION

- Information received from the 23 to 27 May 2022.
- There is reason to believe that cultural heritage resources might be impacted.

DECISION

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

1. Desktop AIA
2. Cultural Visual Assessment of the site and Built Environment Study.

CM

**11.11 Proposed additions and alterations on Erf 1061, 12 Main Road, Hout Bay, S34-A&A
Case No: 22020808CH0524E**

Ms Chane Herman introduced the item.

DISCUSSION

- Information received on 9 & 28 June 2022.
- Old House is graded IIIB, and the bar and restaurant, single garage and staff quarters is graded NCW.
- CoCT support the proposal.
- Hout Bay Residents and Ratepayers supports the proposal.

DECISION

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

CH

**11.12 Proposed additions and alterations on Erf 1353, 134 Forest Drive, Pinelands, S34-A&A
Case No: 22032403CH0518E**

Ms Chane Herman introduced the item.

DISCUSSION

- Information received on 6 & 24 June 2022.
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Pinelands Residents and Ratepayers Association supports the proposal.

DECISION

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

CH

**11.13 Proposed additions and alterations on Erf 1837, 57 Pepper Street, Bo-Kaap, S34-A&A
Case No: 20072910CH0422E**

Ms Chane Herman introduced the item.

DISCUSSION

- Information received on 29 June 2022.
- Graded IIIC
- Inside HPO
- CoCT supports the proposal.
- Bo-Kaap Youth Movement stamped the building plans.
- Bo-Kaap Civic Association supports the proposal.
- The Committee notes that work has been completed.

DECISION

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

CH

**11.14 Proposed additions and alterations on Erf 3715, George Road, Oranjezicht, S34-A&A
Case No: 22040801KB04012E**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Information received on 27 June 2022
- Graded IIIA
- Inside HPO
- CoCT supports the proposal.
- Citybowl Resident and Ratepayer Association supports the proposal.

DECISION

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

KB

**11.15 Proposed additions and alterations on Erf 678, Huguenot, and Voortrekker Street, Malmesbury
S34-A&A**

Case No: 19102920LB1030E

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Application previously tabled on 13 June 2022.
- Graded IIIC
- FOBCA indicated that fine to be imposed.
- The Committee notes that work has been completed.

DECISION

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

KB

12. NEW MATTERS

**12.1 Proposed additions and alterations on Erf 1560, 34 Berg Street, Swellendam, S34-A&A
Case No: 22062003TZ0621E**

INCOMPLETE APPLICATION:

Swellendam Heritage Association comments required.

TZ

**12.2 Proposed additions and alterations on Erf 584-RE, 54 Avenue St Charles, Fresnaye, S34-A&A
Case No: 22060903TZ0621E**

Mr. Thando Zingange introduced the item.

DISCUSSION

- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Seapoint For All supports the proposal.
- Seapoint, Fresnaye and Bantry Bay supports the proposal.

DECISION

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

TZ

**12.3 Proposed additions and alterations on Erf 71, 8 Durham Avenue, Bishopscourt, S34-A&A
Case No: 22051604TZ0621E**

Mr. Thando Zingange introduced the item.

DISCUSSION

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

DECISION

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

TZ

**12.4 Proposed additions and alterations on Erf 81-Re, Apartment 403, Conway Court, 42 Victoria Road, Bantry Bay, S34-A&A
Case No: 22061311TZ0621E**

INCOMPLETE APPLICATION:

Camps Bay, Clifton Residents and Ratepayers Association comments required.

TZ

**12.5 Proposed additions and alterations on Erf 5788, 65 Oxford Street, Goodwood, S34-A&A
Case No: 22060819TZ0621E**

Mr. Thando Zingange introduced the item.

DISCUSSION

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

DECISION

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

TZ

**12.6 Proposed additions and alterations on Erf 1109, 449, 1084, 1085, The Pinelands Primary School, S34-A&A
Case No: 22061321SJ0621E**

INCOMPLETE APPLICATION:

CoCT and Pinelands Residents and Ratepayers Association comments required.

SJ

**12.7 Proposed permit extension total demolition on Erf 1665, 21 Bree Street, Cape Town, S34-TD permit extension
Case No: 22060202SJ0624E**

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Previous permit dated 28 June 2019.
- Graded IIIC
- Inside HPO
- CoCT did not support in 2018.
- Citybowl Residents and Ratepayers Association were unable to comment in 2018.

DECISION

The Committee resolve to approve the permit extension for an additional three years.

SJ

**12.8 Proposed total demolition on Erf 371, 6 Kus Road, Gouritsmond, S34-Total Demolition
Case No: 22062302SJ0624E**

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Graded IIIC
- Inside HPO
- Stillbaai Conservation Trust regrets the loss of an old building that was part of the history of Gouritsmond.
- Simon Van De Stel noted that the building has already been demolished and conservation body comments are of little use.
- The Committee notes that work has been completed.

DECISION

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

SJ

**12.9 Proposed additions and alterations on Erf 6-1121, Klein Constantia, Constantia, S34-A&A
Case No: 22050317SJ0621E**

Ms Sneha Jhupsee introduced the item.

Ms Emily Taylor and Ms Anja Lareman were present and took part in the discussion.

DISCUSSION

- Graded IIIA
- Outside HPO
- CoCT supports the proposal.
- Constantia Residents and Ratepayers Association supports the proposal.
- Friends of Constantia Valley Greenbelt did not provide a comment.
- Cape Mazaar Society did not provide a comment.

DECISION

The Committee resolved to approve the application on condition that;

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

SJ

**12.10 Proposed additions and alterations on Erf 680, Thornton Primary School, S34-A&A
Case No: 22061322SJ0621E**

INCOMPLETE APPLICATION:

CoCT comment required.

SJ

**12.11 Proposed additions and alterations on Erf 9925, Rahmaniye Primary School, S34-A&A
Case No: 22061320SJ0621E**

INCOMPLETE APPLICATION:

CoCT and Citybowl Residents and Ratepayers Association comments required.

SJ

**12.13 Proposed additions and alterations on Erf 6245, 44 De Villiers Street, Vasco Estate, Goodwood,
S34-A&A**

Case No: SB0622E

INCOMPLETE APPLICATION:

Application form and correct reference required.

SB

12.14 Proposed additions and alterations on Erf 76013, Lourier Street, Southfield, S34-A&A
Case No: 22062222SB0622E

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

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

DECISION

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

SB

12.15 Proposed additions and alterations on Erf 768, 8 Pleasant Place, Pinelands, S34-A&A
Case No: 21030205SB0622E

INCOMPLETE APPLICATION:

Pinelands Residents and Ratepayers Association comments required.

SB

12.16 Proposed additions and alterations on Erf 17726 – RE, 34 Marine Drive, Paarden Eiland, S34-Minor Works
Case No: 22062004RG0620E

Mr. Robin George introduced the item.

DISCUSSION

- Minor works application
- HOMs graded NCW
- Outside HPO

DECISION

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

RG

12.17 Proposed additions and alterations on Erf 27012, 4 James Road, Observatory, S34-A&A
Case No: 22051305RG0620E

Mr. Robin George introduced the item.

DISCUSSION

- Graded IIIC
- Inside HPO
- CoCT did not comment within the 30-day commenting period.
- Observatory Civic Association supports the proposal.

DECISION

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

**12.18 Proposed additions and alterations on Erf 37883, 4 St. Bernhard Road, Athlone, S34-A&A
Case No: 22061329RG0620E**

Mr. Robin George introduced the item.

DISCUSSION

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

DECISION

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

RG

**12.19 Proposed additions and alterations on Erf 57098, 31 Hamilton Road, Claremont, S34-A&A
22062006RG0620E**

Mr. Robin George introduced the item.

DISCUSSION

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

DECISION

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

RG

**12.20 Proposed additions and alterations on Erf 88592, 7 Hillrise Road, St James, S34-A&A
Case No: 22050319RG0620E**

Mr. Robin George introduced the item.

DISCUSSION

- Graded IIIA
- Inside HPO
- City of Cape Town supports
- Kalk Bay & St James Residents and Ratepayers Association had no objections.

DECISION

The Committee resolved to approve the application on condition that;

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

RG

12.21 Proposed total demolition on Erven 96211 and 96213, 3 Roodehek Street, Gardens, S34-Total Demolition
Case No: 22061503RG0620E

Mr. Robin George introduced the item.

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

DISCUSSION

- Ungraded
- Outside HPO
- City of Cape Town did not comment within the 30-day commenting period.
- Citybowl Resident and Ratepayers Association has no objections.

DECISION

The Committee resolved to approve the application as there is insufficient heritage significance to warrant retention.

RG

12.22 Proposed additions and alterations on Farm 1588, Mellasat, Vineyards, Paarl, S34-A&A
Case No: 22062009RG0620E

Mr. Robin George introduced the item.

DISCUSSION

- Graded IIIB
- Outside Special Character Protected Area Overlay Zone of Paarl.
- Drakenstein Municipality had no objections.
- Drakenstein Heritage Foundation had no objections.
- Paarl300 did not comment within the 30-day commenting period.
- The Committee notes that work has been completed.

DECISION

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

RG

12.23 Proposed residential development on Erf 19374, George, S38(4)-NID
Case No: 22060806NK0623E

Ms Natalie Kendrick introduced the item.

DISCUSSION

- Now vacant site of Watsondorp village, which was first noted on district plans in 1847
- Residents were forcible removed in 1987
- Their cemetery remains across the N8 road, however there may be burials on erf 193474 as noted by Webley in her survey report of 2018. Over 600 people were buried in the cemetery according to the Dutch reform missionary in 1896
- A previous recommendation in 2015 stated that “no disturbance of the ground should be considered without the guidance of a qualified historical archaeologist.” (Schulz)
- Applicant recommends NFS, case officer recommends an HIA due to the possibility of graves
- There is reason to believe that cultural heritage resources might be impacted.

DECISION

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

1. Archaeological Impact Assessment and Socio Historical Assessment.

NK

**12.24 Proposed additions and alterations on Erf 61395, 4 Meteor Way, Lansdowne, S34-A&A
Case No: 22060304NK0623E**

Ms Natalie Kendrick introduced the item.

DISCUSSION

- HOMs graded NCW
- Outside HPO

DECISION

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

NK

**12.25 Proposed additions and alterations on Erf 860, Beach Road, Sea Point, S34-A&A
Case No: 22062014NK0623E**

Ms Natalie Kendrick introduced the item.

DISCUSSION

- Graded IIIB
- CoCT and SFA supports the proposal on condition that the corporate body prescribes any current and future window and balcony changes to promote uniformity
- SFB had no objections.

DECISION

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

NK

**12.26 Proposed telecommunications mast on Portion 14 of Farm 585, Paarl, S38(8)-NID
Case No: 22062303NK0623E**

INCOMPLETE APPLICATION

Images required.

NK

**12.27 Proposed telecommunications mast on Erf 164, Wellington, S38(8)-NID
Case No: 22062304NK0623E**

INCOMPLETE APPLICATION:

Images required.

NK

**12.28 Proposed rezoning and subdivision on Erf 36554, Richwood, Cape Town, S38(8)-NID
Case No: 22051804NK0623E**

Ms Natalie Kendrick introduced the item.

DISCUSSION

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

DECISION

The Committee resolved that no further studies are required.

NK

**12.29 NEMA S24 ratification of the establishment of a dam and the clearance of vegetation on Farm No 1226, Durbanville, S38(8)-NID
Case No: 22062203NK0623E**

Ms Natalie Kendrick introduced the item.

DISCUSSION

- The work has already been undertaken
- There is no reason to believe that heritage resources were impacted on.

DECISION

The Committee resolved that no further studies are required.

NK

**12.30 Proposed additions and alterations on Erf 13619, 2 Rowan Street, Stellenbosch, S34-A&A
Case No: 22060821MS0622E**

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Graded IIIC
- Inside HPO
- Stellenbosch Municipality supports the proposal.
- SHF supports the proposal.
- SIG did not comment within the 30-day commenting period.

DECISION

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

MS

**12.31 Proposed additions and alterations on Erf 1386, 43 Ambleside Road, Pinelands, S34-A&A
Case No: 22062009MS0622E**

INCOMPLETE APPLICATION:

Contextual images required and case officer to investigate the CoCT comment provided.

MS

12.32 Proposed additions and alterations on Erf 2079, 11 Braemar Road, Oranjezicht, S34-A&A
Case No: 22062224MS0622E

INCOMPLETE APPLICATION:

Locality map and contextual images required.

MS

12.33 Proposed additions and alterations on Erf 43218, 11 Guernsey Street, Rondebosch, S34-A&A
Case No: 22031406MS0622E

Ms Muneerah Solomon introduced the item.

DISCUSSION

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

DECISION

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

MS

12.34 Proposed additions and alterations on Erf 926, 15 Du Plessis Street, Paarl, S34-A&A
Case No: 22062227MS0622E

Ms Muneerah Solomon introduced the item.

DISCUSSION

- HOMs graded NCW
- Outside Special Character Protected Area Overlay Zone of Paarl.
- Drakenstein Municipality supports the proposal.
- DHF cannot condone illegal work.
- The Committee notes that work has been completed.

DECISION

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

MS

12.35 Proposed additions and alterations on Erf 129316, 84 Dorp Street, Schotchkloof, S34-A&A
Case No: 22040607KB0623E

INCOMPLETE APPLICATION:

Stamped plans and CoCT comments required.

KB

12.36 Proposed additions and alterations on Erf 2403, Ladysmith, S34-A&A
Case No: 22062017KB0623E

INCOMPLETE APPLICATION:

Motivation, municipality comment and stamped plans required.

KB

**12.37 Proposed additions and alterations on Erven 305 & 306, FH La Bri, Estate, S34-A&A
Case No: 22062005KB0623E**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded IIIB
- Stellenbosch Municipality supports the proposal.
- Stellenbosch Interest Group supports the proposal.
- Stellenbosch Heritage Foundation 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.

KB

**12.38 Proposed additions and alterations on Erf 3847, 8 Septimus Street, Paarl, S34-A&A
Case No: 22041403KB0623E**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Ungraded
- Inside Special Character Protected Area Overlay Zone of Paarl.
- Drakenstein Municipality supports the proposal.
- DHF had no objections.
- Paarl300 has no objections.
- The Committee notes that work has been completed.

DECISION

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

KB

**12.39 Proposed additions and alterations on Erf 67993, 7 Wetton Road, Kenilworth, S34-A&A
Case No: 22040114KB0623E**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- 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

12.40 Proposed additions and alterations on Erf 1553, 14 Brink Road, Constantia, S34-A&A
Case No: 22061316CM0621E

Ms Cecilene Muller introduced the item.

DISCUSSION

- Graded NCW
- CoCT supports the proposal.
- Constantia Residents and Ratepayers Association supports the proposal.

DECISION

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

CM

12.41 Proposed residential development on Erf 3728, Hagley, S38(8)-NID
Case No: 22061507CM0621E

Ms Cecilene Muller introduced the item.

DISCUSSION

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

DECISION

The Committee resolved that no further studies are required and approve the application.

CM

12.42 Proposed additions and alterations on Erf 50464, 9 Vincent Avenue, Rondebosch, S34-A&A
Case No: 22050315CM0621E

Ms Cecilene Muller introduced the item.

DISCUSSION

- Outside HPO
- CoCT does not support the proposal.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 12 July 2022.

CM

12.43 Erf 18466, 18467 and Remainder Erf 18477, Somerset West, S27-Consolidation and Subdivision
Case No: 22062007CM0621E

Ms Cecilene Muller introduced the item.

DISCUSSION

- Graded PHS
- CoCT supports the proposal.
- Heldeberg Renaissance Foundation did not comment within the 30-day commenting period.

DECISION

The Committee resolved to approve the application on condition that;

1. The S27 declaration is carried over within the new subdivision and consolidated erven.

**12.44 Proposed additions on Erf 11827, Afrikaanse Taal monument, Paarl, S27-Additions
Case No: 22062306CH0623E**

Ms Chane Herman introduced the item.

DISCUSSION

- Graded PHS
- Outside Special Character Protected Area Overlay Zone of Paarl.
- Drakenstein Municipality supports the proposal.
- Drakenstein Heritage Foundation supports the proposal.
- Paarl300 supports the proposal.

DECISION

The Committee resolved to approve the application on condition that;

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

CH

**12.45 Proposed additions and alterations on Erf 17310, 9B Hartford Street, Paarl, S34-A&A
Case No: 22041404CH0623E**

INCOMPLETE APPLICATION:

Internal images required.

CH

**12.46 Proposed additions and alterations on Erf 17311, 9C Hartford Street, Paarl, S34-A&A
Case No: 22042905CH0623E**

INCOMPLETE APPLICATION:

Internal images required.

CH

**12.47 Proposed additions and alterations on Erf 50415, 25 Stanford Road, Rondebosch, S34-A&A
Case No: 22061305CH0623E**

Ms Chane Herman introduced the item.

DISCUSSION

- HOMS graded NCW
- Outside HPO
- CoCT support the proposal.
- Greater Lynfrae Civic Association supports the proposal.

DECISION

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

CH

12.48 Proposed permit extension total demolition on Erf 670, 59 Strathmore Road, Camps Bay, S34-Total Demolition
Case No: 22061303CH0623E

INCOMPLETE APPLICATION

The application was submitted after the permit lapsed. A full Section 34 application and updated photographs are required.

CH

12.49 Proposed additions and alterations on Erf 821, Corner Short and Malherbe Streets, Wellington, S34-A&A
Case No: 22062212CH0623E

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIB
- Inside Special Character Protected Area Overlay Zone of Wellington.
- Drakenstein Heritage Foundation is of the opinion that to improve the proportions of the building, fewer larger windows should be used on the north-east and north-west elevation.
- Drakenstein Municipality supports the proposal on condition that all existing timber fenestrations be retained; the existing steel windows can be replaced with wood windows which are designed to match the character of the existing timber windows; if additional security is required the verandah can be enclosed with a high palisade fence; and the colour of the existing building to match the streetscape.

DECISION

The Committee resolved to approve the application on condition that;

1. All existing timber fenestrations be retained.
2. Existing steel windows can be replaced with wood windows which are designed to match the character of the existing timber windows.
3. If additional security is required, the verandah can be enclosed with a high palisade fence.
4. The colour of the existing building to match the streetscape.

CH

12.50 Proposed additions and alterations on Farm 25 Portion 16, Hermon Station Street, S34-A&A
Case No: 22062308CH0623E

INCOMPLETE APPLICATION:

Full Section 34 application form and SG diagram required.

CH

12.51 Proposed additions and alterations on Erf 71676, 3 Sawle Road, Plumstead, S34-A&A
Case No: 22062221AM0624E

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

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

DECISION

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

heritage resources.

AM

**12.52 Proposed subdivision on Erf 1339 and Erf 1340, Knysna, S38(4)-NID
Case No: 202220504AM0624E**

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- Moderate palaeosensitivity.
- Presence of archaeological materials is thought to be unlikely as project area is well developed and no structures older than 60 years are found.
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

AM

**12.53 Proposed residential development on Erf 24609, Bellville, S38(4)-NID
Case No: 22062401AM0624E**

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- Moderate palaeosensitivity.
- NID reports notes no pre-colonial or pre-historical remains.
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

AM

**12.54 Proposed rezoning on Erf 5662, Moorreesburg, S38(8)-NID
Case No: 22061332AM0624E**

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- Low palaeosensitivity.
- Current land-use is agricultural and therefore archaeological surface finds are unlikely. The standard Chance Finds Protocol is to be implemented for the proposed sub-surface work.
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

AM

13. OTHER MATTERS

14. ADOPTION OF RESOLUTIONS AND DECISIONS

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

15 CLOSURE: 11:10

16 DATE OF NEXT MEETING

18 July 2022

Chairperson.....

Date:.....

Secretariat:

Date:.....

APPROVED