

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING (HOMS)
Held on Friday, 31 July 2020, HOMS MEETING VIA MICROSOFT TEAMS, Cape
Town scheduled for 09:00**

1. OPENING AND WELCOME

The Chairperson, Ms Waseefa Dhansay(WD). officially opened the meeting at 9:01 and welcomed everyone present.

2. ATTENDANCE

Members of Committee

Mr Raymond Smith(RS)
Mr Rashaad Carlsen(RC)
Ms Nosiphiwo Tefeni (NT) (secretary)
Ms Waseefa Dhansay(WD)
Ms Penelope Meyer (PM)
Ms Nokubonga Dlamini (ND)
Ms Cathy-Ann Potgieter (CP)
Ms Stephanie Barnardt (SB)
Ms Khanyisile Bonile (KB)
Mr Thando Zingange (TZ)
Ms Sandisiwe Matole (SM)
Ms Aneeqah Brown(AB)

Visitors

Mr Ben Vlok(11.7)

Observers

None

3. APOLOGIES

Ms Colette Scheermeyer (CSc)

Absent

None

4. APPROVAL OF AGENDA

4.1 Dated 31 July 2020.

The items relevant to the meeting were noted as those assigned in the case allocation for the meeting of 31 July 2020.

5 APPROVAL OF MINUTES AND MATTERS ARISING FROM PREVIOUS MEETING

5.1 N/A

6. DISCLOSURE OF INTEREST

6.1 None

7. CONFIDENTIAL MATTERS

7.1 None

7 Confidential Matters

7.1 None

8. Site inspections

8.1 Proposed Site Inspection

8.1.1 None

8.2 Site Inspection Reports

8.2.1 None

8.4 Preparation for the upcoming coming committee meetings

8.4.1 APM meeting scheduled for 5 August 2020. It was agreed the discussions on preparation for the APM meeting would be discussed after the cases had been assessed to allow RC and RR to leave the meeting as these matters were not relevant to their work in the committee.

8.5 Close out report for Erf 735, Pauw Gedenk Primary School Wellington
WD introduced the close out report

COMMENT

HOMS noted the report and was satisfied with the content of the close out report prepared by Peter Buttgens Architects, dated 27 July 2020.

9 Administrative Matters

9.1 None

10. Other Committee Referrals

11. Appointments

11.1 Item 11.7

MATTERS TO BE DISCUSSED

11. Matters Arising

11.1 Proposed New Boundary Fence on PTN 9 of Farm 1531, Nooitgedacht Farm, Off Cordoba Road, Stellenbosch
HM/ CAPE WINELANDS/ STELLENBOSCH / PTN 9 OF FARM 1531, NOOITGEDACHT FARM

Case No:20060520SM0619E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The requested NID form and photographs were received 20.7.2020;
- The Stellenbosch Interest Group has no objection to the proposed fence;
- HOMS is of the opinion there is no reason to believe that the proposed New Boundary Fence will negatively impact on heritage resource.

DECISION

No further studies are required in terms of Section 38 of the NHRA.

SM

- 11.2 Proposed Subdivision & Consolidation, Erf 380 & 744, Caledon Street, Stanford Section 31-Subdivision & Consolidation

HM/ OVERBERG/ OVERSTRAND/ STANFORD/ ERF 380 AND 744

Case No: 20051504SM0519E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIIC;
- The Stanford Conservation Trust and Heritage Committee support the application as per the information received on the 23.7.2020;
- The proposal will not impact negatively impact on heritage resources.

DECISION

The committee resolved to approve the proposal.

SM

- 11.3 Proposed Alterations and Additions, Erf 4996, 6 Park Lane, Hermanus, Overberg, S34-A&A

HM OVERBERG/ OVERSTRAND/ HERMANUS/ ERF 4996

SM introduced the item

Case No: 20700205SM0709E

DISCUSSION

Amongst other things, the following was discussed:

- OHAC supports the partial demolition;
- HOMS graded the site to be NCW;
- The property has little to no heritage significance and HOMS approves the partial demolition;

DECISION

The committee resolved to approve the proposal.

SM

- 11.4 Proposed Total Demolition, Erf 7669, 20 Main Road, Somerset West: Section 34

HM/ CAPE TOWN METROPOLITAN/ SOMERSET WEST/ERF 7669

Case No: 20071401ND0716E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded III C
- CoCT and HRF objects to the proposal.

Comment

HOMS is referring the matter to BELCom 13.8.2020

ND

11.5 Proposed Alterations and Additions, Erven 1081, 1083, 1084 and 1085, 12 Voortrekker Street, Swellendam.S34-A&A

HM/ OVERBERG/ OVERSTRAND/ SWELLENDAM/ ERVEN 1081, 1083,1084 AND 1085

Case No: 20062504ND0630E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Based on the images provided the work has proceeded without the necessary approval. From the information and general historic townscape character of Swellendam the committee is of the view that heritage resources has been negatively impacted upon by the unauthorised work. As the result of the unauthorised work committee has deemed the site to be NCW.
- Swellendam Municipality and Swellendam Heritage Foundation supports the proposal.

DECISION

The committee resolved to issue a S.51 letter. HWC does not condone unauthorised work

ND

11.6 Proposed Total Demolition Erf 22256, 84 8th Street. Kensington, S34-Total Demolition

HM CAPE TOWN METROPOLITAN/ KENSINGTON / ERF 22256

SM introduced the item

Case No: 20070907SM0709E

DISCUSSION

Amongst other things, the following was discussed:

- The CoCT comments received 31.7.2020;
- The site is graded NCW and outside of a HPO;
- CoCT supports the proposal;
- Insufficient heritage significance to warrant retention.

DECISION

The committee resolved to approve the application.

SM

11.7 Proposed Alterations and Additions, Erf 7826, 97 Sir Lowery Road, Woodstock, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN / WOODSTOCK/ERF 7826

Case No: 20062604KB0703E

KB introduced the item

Mr Ben Vlok was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- The committee has agreed that the item can be treated as a minor works submission due to the nature of the proposal being limited to internal layering fabric been altered;
- The site is graded III B and is located within a HPO;
- CoCT supports the proposal;
- The committee raised concerns regarding the construction phase of the proposal and the potential impact to the heritage resource.

DECISION

The committee resolved to approve the application with the following conditions:

1. A suitably qualified architect with heritage experience to monitor the work to ensure that all heritage fabric is protected ahead of construction, during and after construction;
2. A close out report to be submitted to HWC within 60 days of practical completion.

KB

11.8 Proposed Alterations and Additions, Erf 1806, 104 Adderly Street, Oudtshoorn: Section 34

HM/ CENTRAL KAROO/ OUDTSHOORN /ERF 1806

TZ introduced the item

Case No: 19101405TZ0701E

DISCUSSION

Amongst other things, the following was discussed:

- The property is graded III C;
- HOMS required at the meeting of the 10.7.2020 a heritage statement outlining context of the site and street morphology;
- The statement provided has not met previous requirements.

FURTHER REQUIREMENTS

HOMS awaits the statement as previously required. It is strongly recommended that the applicant seeks the assistance of an architect/town planner with heritage experience. The report needs to clearly identify the heritage context within the street, as well as a townscape assessment based on heritage.

TZ

12 New Matters

12.1 Proposed Alterations and Additions, Erf 150, 5 Rhine Road, Sea Point: Section 34

HM/CAPE TOWN METROPOLITAN/ SEA POINT/ ERF 150

Case No: N/A

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Case officer to follow up with the admin regarding the proof of payment;
- The site is graded III B and inside a HPO;
- CoCT support the proposal;
- The proposal will not impact negatively on heritage resources.

DECISION

The committee resolved to approve the application

ND

- 12.2 Proposed Alterations and Additions, Erf 55812, 1 Chamberlain Road, Claremont: Section 34

HM/ CAPE TOWN METROPOLITAN/ CLAREMONT /ERF 55812

ND introduced the item

Case No: 20072206ND0723E

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded III B;
- The committee is aware of the prior illegal work in respect of the attic.

FURTHER REQUIREMENTS

Anotated plans are required with specific reference to the attic plan indicating the illegal and proposed work to be submitted to HWC.

ND

- 12.3 Proposed Alterations and Additions, Erf 60523, 50 Stockley Road, Kenwyn, Section 34

HM/ CAPE TOWN METROPOLITAN/ KENWYN /ERF 60523

Case No: 20072206ND0723E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW;
- The site is located outside a HPO;
- The CoCT support the proposal;
- The proposal will not impact a heritage resources.

DECISION

The committee resolved to approve the proposal.

ND

- 12.4 Proposed 11Kv Powerlines - DX1914957, Erven 12444, 19426-RE, 19427-RE, 18458, 18459, ST 810—17RE, 16696-RE, 18373 ,Helderberg. Section 38(8)

HM/ CAPE TOWN METROPOLITAN/ SOMERSET WEST/ ERVEN 12444, 19426-RE, 19427-RE, 18458, 18459,ST810-17RE, 16696-RE, 18373

Case No: 20071306ND0722E

ND introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Since there is no reason to believe that the proposed 11Kv Powerlines, will negatively impact on heritage resource.

DECISION

No further studies are required in terms of Section 38 of the NHRA.

ND

- 12.5 Proposed Alterations and Additions, Erf 52699, 29 Livingstone Road, Claremont, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN/ CLAREMONT/ ERF52699

Case No: 20062909ND0723E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW;
- The site falls outside a HPO;
- CoCT & Greater Lynfrae Civic Association supports;
- The proposal will not impact a heritage resources.

DECISION

The committee resolved to approve the proposal.

- 12.6 Proposed Alterations and Additions, Erf 72078, 28 Woodley Road, Plumstead, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN/ PLUMSTEAD/ ERF 72078

Case No: 20072316ND0723E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW;
- The site falls outside a HPO;
- CoCT supports the proposal;
- The proposal will not impact a heritage resource.

DECISION

The committee resolved to approve the proposal.

ND

- 12.7 HIA Borrow Pits Upgrade of the N1 between Monument River, Doorfontein: Section 38(8)
HM/CENTRAL KAROO/ LAINGSBERG/ MONUMENT RIVER, DOORFONTEIN

Case No: 180525301AS0530E

SB introduced the item

COMMENT

The matter is referred to APM 5.8.2020

SB

- 12.8 Proposed Development of a sand mine on PTN 2 of Farm Hercules Pilaar No 1242, Paarl. Section 38(8)
HM/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL / PTN 2 OF FARM HERCULES PILAAR NO 1242

Case No: 20072110SB0721E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The consultant recommended no further studies;
- The site has been disturbed by past activities, it seems unlikely that archaeological resources will be impacted;
- The site is located within a low palaeontological sensitive area;
- Since there is no reason to believe that the proposed sand mine will negatively impact on heritage resources.

DECISION

No further studies are required in terms of Section 38 of the NHRA.

SB

- 12.9 Proposed V&A Battery Park Conservation Management Plan, Erven 173716 & 149294, V&A Waterfront.
HM/ CAPE TOWN METROPOLITAN/ V&A WATERFRONT/ ERVEN 173716 & 149294

Case No: N/A

SB introduced the item

COMMENT

Referred to APM 5.8.2020 and IACom 12.8.2020

SB

- 12.10 Proposed expansion Goue Akker Cemetery, Beaufort West: Section 38(8)
HM/ CENTRAL KAROO/ BEAUFORT WEST/ RE 185

Case No: 20072207SB0724E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The proposed expansion of the cemetery is located on undeveloped and undisturbed land, in addition to the expansion there is a proposed boundary fence and ablution facilities;
- The area is located in a highly sensitive palaeontological area;

- Due to the palaeontological sensitive nature of the application the committee request a impute of the APM committee who has the suitable expertise.

COMMENT

HOMS requires that the application be circulated to APM via email as a matter of urgency due to the time phrase within which to comment.

SB

- 12.11 Proposed expansion of Nieuwe Drift cemetery No 486, Paarl: Section 38(8)
HM/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL/ FARM 486

Case No: 20070902SB0724E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- It was noted that an archaeological survey was conducted on the subject property in January of 2010 and found archaeological resources thinly and unevenly distributed over the property and occur in a disturbed and degraded context;
- Since there is no reason to believe that the proposed expansion, will negatively impact on heritage resources.

DECISION

No further studies are required in terms of Section 38 of the NHRA.

SB

- 12.12 Proposed establishment of a road (S24 G) Farm 372, Farm Honingfontein, Riversdale, Hessequa.S38(8)-NID
HM/ HESSEQUA / RIVERSDALE / FARM 372, FARM HONINGFONTEIN

Case No: 20071003SB0724E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Some of the work has commenced by the previous owners, current owner wants to rectify the fencing.
- The proposed roads along the fence line are required in terms of the CapeNature requirements.
- The consultant recommended no further studies.
- Since there is no reason to believe that the proposed sand mine will negatively impact on heritage resources.

DECISION

No further studies are required in terms of Section 38 of the NHRA.

SB

- 12.13 Proposed erf 3611, 4 Libao Criscent, Ruytewacht. Section 34
HM/ CAPE TOWN METROPOLITAN/ RUYTEWACHT /ERF 3611

Case No: 20070214SM0723E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW;
- The site is outside a HPO;
- CoCT supports the application;
- The proposal will not impact a heritage resources.

DECISION

The committee resolved to support the proposal.

SM

12.14 Proposed additions to existing structure on Erf 7278, 5 Laborie Street, Paarl. Section 34
HM/ CAPE WINELANS/ DRAKENSTEIN/ PAARL/ ERF 7278

Case No: 20032425SM0723E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Drakenstein Heritage Foundation and Drakenstein Municipality has not objected;
- Paarl 300 has indicated that they cannot comment as the work has commenced;
- HOMS graded the site NCW;
- HOMS is of the view that the work has commenced;
- HWC does not condone illegal work.

DECISION

The committee resolved to issue a S51 letter.

SM

12.15 Proposed Alterations and Additions, Erf 28662, 440 Main Road, Paarl: Section 34
HM/ CAPE WINELANS/ DRAKENSTEIN/ PAARL/ ERF 28662

Case No: 20032424SM0723E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded III B;
- The site is inside the Drakenstein Special Character Area;
- DHF objects to the proposal.

COMMENT

The committee resolved to refer the application to the next HOMS on the 14.8.2020 whereby the applicant and owners will be invited in order to clarify the illegal works on site.

SM

12.16 Proposed Alterations and Additions, Erf 63772, No 2 Sunningdale Road, Kenilworth:
Section 34

HM/ CAPE TOWN METROPOLITAN/ KENILWORTH/ERF 63772

Case No: 20071512SM0723E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The application is incomplete.

COMMENT

The committee requires the CoCT comment .

SM

12.17 Proposed Additions and Alterations, Erf 71567, 73 Mellville Road, Plumstead,,: Section 34

HM/ CAPE TOWN METROPOLITAN/ PLUMSTEAD/ERF 71567

Case No: 20070201SM0723E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW;
- The site is outside a HPO;
- CoCT support the proposal;
- The proposal will not impact a heritage resource.

DECISION

The committee resolved to approve the application.

SM

12.18 Proposed Alterations and Additions, Erf 356, 25 Braemar Road, Green Point: Section 34

HM/ CAPE TOWN METROPOLITAN/ GREEN POINT/ERF 356

Case No: 20060802TZ0721E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The application is incomplete.

Comment

CoCT and Green Point Residents and Ratepayers Association comments required.

TZ

12.19 Proposed lime washing of interior and exterior building walls and garden features, Erf 2920, Drostdy Museum,24 Swellengrebel Street, Swellendam: Section 27- Lime Washing

HM/ OVERBERG/ SWELLENDAM/ERF 2920

Case No: 20062407TZ0721E

TZ introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- The site is a PHS;
- Swellendam Municipality and Swellendam Heritage Association supports the proposal;
- HOMS has raised concern regarding the adhoc maintenance application being submitted;
- The Conservation Management Plan(CMP) which has been previously requested by HWC has to be submitted;
- HOMS request finalisation of the CMP in order to review future submissions. Failure to submit the CMP will adversely impact future submissions.

FURTHER REQUIREMENTS

The committee requires a methodology statement outlining the proposed lime washing as well as a time frame on when the CPM will be submitted to HWC for approval.

TZ

12.20 Proposed Alterations and Additions, Erf 28899, 21 Durban Road, Mowbray: Section 34
HM/ CAPE TOWN METROPOLITAN/ MOWBRAY /ERF 28899

Case No: 20072004TZ0721E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The application is incomplete.

COMMENT

Rosebank and Mowbray Planning and Aesthetic Committee and City of Cape Town comments required.

TZ

12.21 Proposed Alterations and Additions, Erf 149294-RE Forum Building, Dock Road, V&A Waterfront ,Section 34
HM/ CAPE TOWN METROPOLITAN/ V&A WATERFRONT /ERF 149294-RE

Case No: 20071405TZ0722E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIB;
- The site is located inside a HPO;
- The CoCT supports the proposal.

COMMENT

The committee resolved to refer the matter to BELCom 13.8.2020 and has recommended a member of APM to be seconded to review the matter.

TZ

12.22 Proposed Alterations and Additions, Erf 149294-RE Union Building, 3 Dock Road, V&A Waterfront. Section 34
HM/ CAPE TOWN METROPOLITAN/ V&A WATERFRONT /ERF 149294-RE

Case No: 21072020TZ0724E

TZ introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIB;
- The site is located inside a HPO;
- The City of Cape Town does not support the proposal.

COMMENT

The committee resolved to refer the matter to BELCom 13.8.2020 and has recommended a member of APM to be seconded to review the matter.

TZ

14 OTHER MATTERS

14.1 None

15. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions.
RC Move to adopt TZ supports

16 CLOSURE

The meeting adjourned at: 13:00

17 DATE OF NEXT MEETING: 3 August 2020

Chairperson's Signature.....

Date:

Secretariat's Signature.....

Date: