

**APPROVED MINUTES OF THE MEETING OF  
HERITAGE WESTERN CAPE,  
HERITAGE OFFICERS MEETING**  
Held on Monday, 22 February 2021, HOMS MEETING VIA MICROSOFT TEAMS,  
scheduled for 08:30

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**1. OPENING AND WELCOME**

The Chairperson, Mr Jonathan Windvogel officially opened the meeting at 08:30 and welcomed everyone present.

**2. ATTENDANCE**

**Members**

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

**Members of Staff**

Ms Aneeqah Brown (AB) (secretary)  
Mr Jonathan Windvogel (JW) (Assitant Director)  
Ms Stephanie Barnardt (SB) (Case Officer)  
Ms Khanyisile Bonile (KB) ( Case Officer)  
Ms Sandisiwe Matole (SM) (Case Officer)  
Mr Thando Zingange (TZ) (Case Officer)  
Ms Nokubonga Dlamini (ND) (Case Officer)  
Ms Anita Shologu (AS) (Intern Admin support)  
Ms Xola Mlwandle (XM) (Inter Admin support)

**Legal Advisor**

Ms Cathy-Ann Potgieter (CAP)

**Visitors**

Mr Kruger  
Ms Christine Havenga  
Mr Aarief Khan

**Observers**

None

**3 APOLOGIES**

None

**Absent**

None

**4. Approval of Agenda**

4.1 22 February 2021

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

5.1 15 February 2021

**6. Disclosure of conflict of interest**

**7. Confidential matters**

- 8. Standing Items**
- 8.1 Site inspections undertaken**
- 8.2 Proposed Site Inspection**
- 8.3 Site Inspection Reports**
- 8.4 Preparation for the upcoming coming committee meetings**
- 8.5 Interim and Close Out Reports**
- 8.6 Incomplete Applications**
- 12.5 Proposed Additions and Alterations on Erf 585, 21 Exner Avenue, Vredehoek, S34-A&A**  
Outstanding: Section 34 application
- 12.8 Proposed Additions and Alterations on Erf 77530, 152 Evermonde Road, Plumstead, S34-A&A**  
**Case No:** 21012006KB0216E  
Outstanding: All photographs and motivation
- 12.13 Proposed Additions and Alterations on Erf 512, 3 Kerk Street, Malmesbury, S34-A&A**  
**Case No:** 21012705SM0210E  
Outstanding: Friends of Blaawuberg Conservation Area (FoBCA)
- 12.14 Proposed Additions and Alterations on Erf 1871, 5 Du Toit Street, Esterville Paarl, S34-A&A**  
**Case No:** 21020809SM0211E  
Outstanding: Drakenstein Municipality, DHF, Paarl300
- 12.15 Proposed Additions and Alterations Erf 2024, 25 Avenue Le Sueur Fresnaye S34-A&A**  
**Case No:**  
Outstanding: Sea Point for All
- 12.17 Proposed Total Demolition on Erf 3581, Montagu Street, Mossel Bay, S34-Total Demolition**  
**Case No:** 21012712SM0216E  
Outstanding: Proof of ownership & Municipality comment
- 12.27 Proposed Additions and Alterations on Erf 516 and 2521, 10 Christina De Wit, Prince Albert, S34-A&A**  
**Case No:** 21021011ND0217E
- 9. Administrative Matters**
- 9.1 None
- 10. Appointments**
  - Item 11.1
  - Item 11.6

## **MATTERS TO BE DISCUSSED**

### **11. MATTERS ARISING**

#### **11.1 Proposed Total Demolition on Erf 741, 20 Akademie Street, Franschoek, S34-Total Demolition**

**Case No:** 20082402SM0825E

Sandisiwe Matole introduced the case.

Mr Kruger and Ms Christine Havenga was present and took part in the discussion.

#### **HELD OVER:**

Referred to BELCom on 24 March 2021.

**SM**

#### **11.2 Proposed Additions and Alterations on Erf 1195, 44 Molteno Road, Oranjezicht, S34-A&A**

**Case No:** 20102141SM0125E

Sandisiwe Matole introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed

- Graded III C
- Inside HPO
- Information received on 16 February 2021.
- CoCT supports the proposal.
- CIBRA supports the proposal.

#### **DECISION**

The Committee resolved to approve the application on condition that;

1. That the new fenestration be date stamped.

**SM**

#### **11.3 Proposed Additions and Alterations on Erf 4377, William Street Parow, S34-A&A**

**Case No:** 21010408SM0108E

Sandisiwe Matole introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed

- HOMs graded NCW
- Outside HPO
- CoCT supports the proposal
- Information received on 17 February 2021.

#### **DECISION**

The Committee resolved to approve the application.

**SM**

**11.4 Proposed Additions and Alterations on Erf 5553, 30 Wallers Way, Betty's Bay, S34-A&A**

**Case No:** 20112005SM0112E

Sandisiwe Matole introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed

- The site is larger than 5000sqm and the proposal changes the character of the site.
- The site falls within the heritage protection overlay zone of the Overstrand Municipality.
- The Committee noted that the site has historical and pre-colonial significances.

**FURTHER REQUIREMENTS**

NID application to be submitted to HWC.

**SM**

**11.5 Proposed Additions and Alterations on Erf 8852, 2 Wodehouse Crescent, Constantia, S34-A&A**

**Case No:** 20111909ND1124E

Nokubonga Dlamini introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed

- Graded IIIB
- Not within HPO
- CoCT supports the proposal
- Information received on 18 February 2021.

**DECISION**

The Committee resolved to approve the application on condition that;

1. An architect with heritage experience must monitor the work
2. A close-out report to be submitted within 30 days of practical completion.

**ND**

**11.6 Proposed Additions and Alterations on Erf 13887, 53 Roodebloem Road, Woodstock, S34-A&A**

**Case No:** 20111005TZ1111E

Thando Zingange introduced the case.

Mr Aarief Khan was present and took part in the discussion.

**DISCUSSION**

Amongst other things, the following was discussed

- Graded IIIC
- Inside HPO
- CoCT does not support the proposal in the present form.
- Information received on 17 February 2021.

- Woodstock Resident's Association and Woodstock Aesthetic Advisory Committee did not comment within the 30 day commenting period.

#### **DECISION**

The Committee resolved to approve the application on condition that;

1. Fenestration should be timber sash windows as recommended by the CoCT and not Aluminium.

**TZ**

### **11.7 Proposed Additions and Alterations on Erf 1626, 267A Main Road, Sea Point, S34-A&A**

**Case No:** 20112401TZ1125E

Thando Zingange introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed

- Information received on 17 February 2021.
- Sea Point For All and Sea Point Fresnaye and Banrty Bay Residents and Ratepayers Association supports the proposal.
- CoCT supports the proposal.
- Graded III C.

#### **DECISION**

The Committee resolved to approve the application.

**TZ**

### **11.8 Proposed Alterations and Additions on Erf 96762, 15 Hardwick Road, Rondebosch, S34-A-A Case No: 21020404TZ0205E**

Thando Zingange introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed

- Graded IIIB
- Inside HPO
- CoCT supports the proposal
- Information received on 17 February 2021.

#### **DECISION**

The Committee resolved to approve the application.

**TZ**

## **12. NEW MATTERS**

### **12.1 Proposed Subdivision on Erf 878 Re, 6 Fairtrees, Durbanville, S38(4)-NID Case No: 20111001SB0215E**

Stephanie Barnardt introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed

- No heritage resources will be impacted on.

**DECISION**

No further studies

SB

**12.2 Proposed Redevelopment on Erf Re- 33683, Erf RE- 5100, Erf Re- 50101, Gordons Bay, S38(8)-HIA**

**Case No:** 20111001SB0215E

Stephanie Barnardt introduced the case.

**HELD OVER:**

Referred to IACom on 10 March 2021.

SB

**12.3 Status Quo Report for Conservation and Adaptive Reuse and Tenanting of the Goldies Warehouse, Erven 9333, 1451, 1452, 1453, 1454, 1455, 1466, 1467, 1468, 1469, 11 Mechau Street, Cape Town, S38(4)-Report**

**Case No:** 14062006GT0626M

Stephanie Barnardt introduced the case.

**HELD OVER:**

Referred to IACom on 10 March 2021.

SB

**12.4 Proposed Additions and Alterations on Erf 244, 8 Daniel Street, Stanford S31-A&A**

**Case No:** 21021508KB0215E

Khanyisile Bonile introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed

- The Committee notes that this application is incomplete.

**FURTHER REQUIREMENTS**

Previous stamped plans by Stanford Heritage Committee dated January 2018 to be submitted to HWC.

Municipality comment on official letterhead to be submitted.

KB

**12.5 Proposed Additions and Alterations on Erf 585, 21 Exner Avenue, Vredehoek, S34-A&A  
Case No:**

Khanyisile Bonile introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed

- The Committee notes that this application is incomplete.

**FURTHER REQUIREMENTS**

Full Section 34 application to be submitted.

KB

**12.6 Proposed Additions and Alterations on Erf 1377, 2 Ludlow Road, Vredehoek, S34-A&A  
Case No:**

Khanyisile Bonile introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed

- Graded IIIB
- Outside HPO
- Greater Vredehoek Action Group did not comment within the 30 day commenting period.

**DECISION**

The Committee resolved to approve the application.

KB

**12.7 Proposed Additions and Alterations on Erf 48642, 24 Kildare Road, Newlands, S34-A&A**

**Case No:** 21021008KB0216E

Khanyisile Bonile introduced the case.

**HELD OVER:**

Referred to BELCom on 24 March 2021.

KB

**12.8 Proposed Additions and Alterations on Erf 77530, 152 Evermonde Road, Plumstead,  
S34-A&A**

**Case No:** 21012006KB0216E

Khanyisile Bonile introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed

- The Committee notes that this application is incomplete.

**FURTHER REQUIREMENTS**

Internal, external and contextual photographs and motivation to be submitted.

**KB**

**12.9 Proposed Redevelopment on Farm 1500 Paarl, HIA, S38(8)-HIA  
Case No: 18102913AS1207E**

Khanyisile Bonile introduced the case.

**HELD OVER:**

Referred to IACom on 10 March 2021.

**KB**

**12.10 Proposed Additions and Alterations on Erf 148039, 17A Balfour Street, Woodstock, S34-A&A  
Case No: 21020801KB0209E**

Khanyisile Bonile introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed

- The Committee notes that this application is incomplete.

**DECISION**

WAAC comments required.

**KB**

**12.11 Proposed Restoration on Farm 168, 3 Middel Street, Wupperthal, S31-Restoration  
Case No: 21021605KB0212E**

Khanyisile Bonile introduced the case.

**HELD OVER:**

Referred to the Wupperthal Sub-Committee meeting.

**KB**

**12.12 Proposed Restoration on Farm 168, 4 Klip Street, Wupperthal, S31-Restoration  
Case No: 21021606KB0212E**

Khanyisile Bonile introduced the case.

**HELD OVER:**

Referred to the Wupperthal Sub-Committee meeting.

**KB**

**12.13 Proposed Additions and Alterations on Erf 512, 3 Kerk Street, Malmesbury, S34-A&A**

**Case No:** 21012705SM0210E

Sandisiwe Matole introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed

- The Committee notes that this application is incomplete.

**FURTHER REQUIREMENTS**

Friends of Blaawuberg Conservation Area (FoBCA) comments required

**SM**

**12.14 Proposed Additions and Alterations on Erf 1871, 5 Du Toit Street, Esterville Paarl, S34-A&A**

**Case No:** 21020809SM0211E

Sandisiwe Matole introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed

- The Committee notes that this application is incomplete.

**FURTHER REQUIREMENTS**

Drakenstein Municipality, DHF& Paarl300 comments are required.

**SM**

**12.15 Proposed Additions and Alterations Erf 2024, 25 Avenue Le Sueur Fresnaye S34-A&A**

**Case No:** 21021005SM0217E

Sandisiwe Matole introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed

- The Committee notes that this application is incomplete.

**FURTHER REQUIREMENTS**

Sea Point for All Comment required.

**SM**

**12.16 Proposed Additions and Alterations on Erf 467, 8 Syringa Road, Bergvliet, S34-A&A**

**Case No:** 21021701SM0217E

Sandisiwe Matole introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed

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

**DECISION**

The Committee resolved to approve the application.

**SM**

**12.17 Proposed Total Demolition on Erf 3581, Montagu Street, Mossel Bay, S34-Total Demolition**

**Case No:** 21012712SM0216E

Sandisiwe Matole introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed

- The Committee notes that this application is incomplete.

**FURTHER REQUIREMENTS**

Proof of ownership & Municipality comment required.

**SM**

**12.18 Proposed Additions and Alterations on Erf 23968, 264 Voortrekker Road, Maitland, S34-A&A**

**Case No:** 21020104SM0216E

Sandisiwe Matole introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed

- Graded IIIB
- CoCT supports the proposal.

**DECISION**

Section 51 letter to be issued.

**SM**

**12.19 Proposed Additions and Alterations on Erf 153231, 66 Alexandra Way, Maitland, S34-A&A**

**Case No:** 20021213SM0217E

Sandisiwe Matole introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed

- Graded IIIC
- Within proposed HPO
- CoCT does not support the proposal

**HELD OVER:**

Referred to HOMs on 1 March 2021 and all parties to be invited.

**SM**

**12.20 Proposed Additions and Alterations on Erf 451, 4 Berg Street, Gordon's Bay, S34-A&A**

**Case No:** 21011501TZ0215E

Thando Zingange introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed

- Graded III B
- Outside HPO
- CoCT and Helderberg Renaissance Foundation support the proposal.

**FURTHER REQUIREMENTS**

1. Plan indicating what work is completed and what work is yet to be done.
2. Photographs to support
3. Plans need to be coloured up correctly.

TZ

**12.21 Proposed Additions and Alterations on Erf 475, 12 Denneboom Avenue, Thornton, S34-A&A**

**Case No:** 21020102TZ0215E

Thando Zingange introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed

- Graded NCW
- CoCT supports the proposal

**DECISION**

The Committee resolved to approve the application.

TZ

**12.22 Proposed Additions and Alterations on Erf 10931, 59 Beach Road, Strand, S34-A&A**

**Case No:** 21011502TZ0215E

Thando Zingange introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed

- Graded III C
- Inside proposed HPO
- CoCT and Helderberg Renaissance Foundation supports the proposal.

**DECISION**

Section 51 letter to be issued.

TZ

**12.23 Proposed Additions and Alterations on Erf 471, 5 Clarendon Road, Pinelands, S34-A&A**

**Case No:** 21020501TZ0217E

Thando Zingange introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed

- Graded III B
- Inside HPO
- CoCT supports the proposal
- Pinelands Ratepayer's & Residents Association supports the proposal

**FURTHER REQUIREMENTS**

Internal, external and contextual photographs to be submitted.

TZ

**12.24 Proposed Additions and Alterations on Erf 125650, 36 Malan Crescent, Brooklyn, S34-A&A**

**Case No:** 21012802TZ0217E

Thando Zingange introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed

- CoCT supports the proposal
- Outside HPO

**FURTHER REQUIREMENTS**

Contextual and streetscape photographs to be submitted.

TZ

**12.25 Erf 177887- RE Ottery HIA**

Thando Zingange introduced the case.

**HELD OVER:**

Referred to APM on 3 March 2021 and IACom on 10 March 2021.

TZ

**12.26 Proposed Additions and Alterations on Erf 85, 12 Forest Drive, Pinelands, S34-A&A**

**Case No:** 20210216ND0216E

Nokubonga Dlamini introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed

- Graded III B
- Within HPO

- CoCT supports the proposal,
- Pinelands Ratepayer's & Residents Association have no objections.

#### **DECISION**

The Committee resolved to approve the application on condition that;

1. The work is monitored by a suitable heritage practitioner and a close-out report be submitted within 30 days of practical completion.
2. Special care needs to be taken with the authentic joinery.

**ND**

#### **12.27 Proposed Additions and Alterations on Erf 516 and 2521, 10 Christina De Wit, Prince Albert, S34-A&A**

**Case No:** 21021011ND0217E

Nokubonga Dlamini introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed

- The Committee notes that this application is incomplete.

#### **FURTHER REQUIREMENTS**

Municipal comments required.

Comments from Prince Albert Cultural Foundation required.

**ND**

#### **12.28 Site Development Areas 5 and 7 (Quinan House)**

**Paardevelei HIA. S38(4)-NID**

**Case No: 20062603ND0630E**

Nokubonga Dlamini introduced the case.

#### **HELD OVER:**

Referred to IACom on 10 March 2021.

**ND**

#### **12.29 Proposed Additions and Alterations on Erf 954, 19 Bain Street, Wellington**

**Case No: 20072303ND0804E**

Nokubonga Dlamini introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed

- DHF does not support the proposal.
- Graded III C
- Inside special character protected area overlay zone.
- Municipality supports the proposal.

#### **HELD OVER:**

Referred to HOMs on 8 March 2021.

**ND**

**12.30 Proposed Additions and Alterations on Erf 28477, 4 Mount Street, Mowbray, S34-A&A**

**Case No:** 21012704ND0212E

Nokubonga Dlamini introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed

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

**DECISION**

The Committee resolved to approve the application.

**ND**

**12.31 Proposed Additions and Alterations on Erf 65175, 10 Gouldbourne Road, Kenilworth, S34-A&A**

**Case No:** 21011503ND0211E

Nokubonga Dlamini introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed

- CoCT approved the application
- The structure is outside HPO
- HOMs graded NCW

**DECISION**

Section 51 letter to be issued.

**ND**

**12.32 Proposed Additions and Alterations on Erf 71668, 8 Ophir Road, Plumstead, S34-A&A**

**Case No:** 21012704ND0212E

Nokubonga Dlamini introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed

- The structure is outside HPO
- Graded NCW
- CoCT supports the proposal

**DECISION**

The Committee resolved to approve the application.

**ND**

**12.33 Proposed Additions and Alterations on Erf 17956, 4 Baker Square, Somerset West, S38-HIA**

**Case No:** 20052306ND0619E

Nokubonga Dlamini introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed

- This application is still under investigation.

**ND**

**13. OTHER MATTERS**

13.1 None

**14. ADOPTION OF RESOLUTIONS AND DECISIONS**

The Committee adopted the resolutions and decisions.

**15 CLOSURE: 11:42**

**16 DATE OF NEXT MEETING**

**1 March 2021**

Chairperson signature.....

Date...1 March 2021.....

Secretary signature: A.Brown

Date: 1 March 2021

APPROVED