

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

**Held on Thursday, 1 October 2020, HOMS MEETING VIA MICROSOFT TEAMS,
scheduled for 09:00**

1. OPENING AND WELCOME

The Chairperson, Ms Colette Scheermeyer, officially opened the meeting at 09:00 and welcomed everyone present. Ms Scheermeyer had to leave the meeting at 10:25 and Ms Waseefa Dhansay continued to chair the meeting.

2. ATTENDANCE

Members

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

Members of Staff

Ms Nosiphiwo Tefeni (NT) (secretary)
Ms Nokubonga Dlamini (ND)
Ms Colette Scheermeyer (CS)
Ms Sandisiwe Matole (SM)
Mr Thando Zingange (TZ)
Ms Stephanie Barnardt (SB)
Ms Khanyisile Bonile (KB)
Mr Olwethu Dlova (OD)
Ms Zikhona Sigonya (ZS)
Ms Waseefa Dhansay(WD)

Legal Advisor

Ms Penelope Meyer(PM)

Visitors

None

Observers

None

3. APOLOGIES

None

Absent

None

4. APPROVAL OF AGENDA

4.1 Dated 1 October 2020.

The items relevant to the meeting were noted as those assigned in the case allocation for the meeting of 1st October 2020.
RC moved to adopt the agenda and SM supported.

5. Approval of Minutes of the Previous Meetings

- 5.1 Minutes from 21 September 2020 and 1 October 2020 to be approved at the meeting of 5 October 2020.

6. Disclosure of conflict of interest

- 6.1 None

7. Confidential matters

- 7.1 None

8. Standing Item

8.1 Site inspections taken

- 8.1.1 CS reported that although site inspections were possible and there is a protocol in place, site inspections are only to be done if all other possible options had been exhausted.

8.2 Proposed Site Inspections

- 8.2.1 None

8.2 Site Inspection Reports

- 8.2.1 None

8.3 Preparation for the upcoming coming committee meetings

- 8.3.1 APM committee meeting 7 October 2020
- 8.3.2 IACom meeting 9 October 2020

8.4 Interim and Close Out Reports

- 8.4.1 None

8.5 Incomplete Applications

- 8.5.1 None

9. Administrative Matters

- 9.1.1 HOMS FILES

RC reported that the .msg type file takes a long time to download, word -or PDF is preferable.

Case Officers were requested to check the file types before uploading files.

10. Appointments

- 10.1 Item 11.1
- 10.2 Item 11.2

MATTERS TO BE DISCUSSED

11. Matters Arising

- 11.1 Proposed Alterations and Additions, Erf 45701, 1A Duke Road, Rondebosch, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/ RONDEBOSCH /ERF 45701

Case No 20042104SB0526E

Application documents were tabled.

SB introduced the case. Ms Claire Abrahamse, heritage consultant representing the applicant, was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- The building has not been graded and is not in an HPO. The heritage consultant recommends a grading of III B, and the committee supports this grading.
- CoCT had concerns with the initial application and requested the involvement of a heritage consultant in the application.
- HOMS previously required the submission of a heritage statement, and the heritage statement was tabled.
- Ms Abrahamse stated that the applicant's architect had accepted the recommendations contained in the heritage statement and amended the plans accordingly.

DECISION

The Committee resolved to approve the proposal in as revised drawing number 19-45701-01-K, 19-45701-02-K, 19-45701-03-J dated October 2020. An architect with suitable heritage experience must be appointed to oversee the work complies with the recommendations as contained in Annexure A to the heritage statement by Clare Abrahamse dated August 2020 which architect must provide a close-out report within 30 days of practical completion.

SB

- 11.2 Proposed Alterations and Additions, Erf 46018, Corner Stanley Road and Lovers Walk, Rondebosch, CT S34-Total demolition

HM/ CAPE TOWN METROPOLITAN/ RONDEBOSCH / ERF 46018

Case No: 19112803SB1129E

Application documents were tabled.

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded III B and is located in an HPO.
- CoCT and Rustenburg Valley Residents Association supported the application.
- The matter was referred from BELCom to HOMS to deal only with the boundary wall.

DECISION

The committee resolved to approve the proposal as it meets BELCom's requirements.

SB

- 11.3 Proposed Alterations and Additions, Erf 818, 54 Waterkant Street, Cape Town CBD, CT.S34-A&A

HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN CBD / ERF 818

Case No: 20061809KB0817E

Application documents were tabled.

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded IIIA inside an HPO
- CoCT and CIBRA has no objection
- The applicant tabled revised plans received on 25 September in response to the committee's further requirements.

DECISION

The Committee resolved to approve the application. An architect with suitable heritage experience must be appointed, which architect must provide a close-out report within 30 days of practical completion.

KB

- 11.4 Proposed alterations and additions Erf 2743, 3 Camps Bay Drive, Camps Bay.S34-A&A

HM/ CAPE TOWN METROPOLITAN / CAMPS BAY / ERF 2743

Case No: 19110613KB1107E

Application documents were tabled. Revised documents received on 16 September 2020.

KB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded IIIC outside an HPO
- CoCT did not support, CIBRA supported in principle
- Impact of the extraction duct on the elevation was still a concern.

FURTHER REQUIREMENTS

The committee requires the design of the extraction duct canopy to be refined. The applicant to be invited to attend once the revised design is submitted.

KB

- 11.5 Proposed alterations and additions on Erf 3916, 15 Septimus Street, Paarl, Drakenstein, Cape WinelandsS34-A&A

HM/ CAPE TOWN WINELANDS/ DRAKENSTEIN/ PAARL / ERF 3916

Case No: 20070605ND0706E

Application documents were tabled.

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded III C.
- Drakenstein Municipality responded on 02 September 2020 and has no objection.
- Paarl 300 did not object.
- Applicant appears not to have furnished the full previous requirements and must still supply plans showing proposed work and completed work, as well as photographs.

HELD OVER

Under investigation.

ND

- 11.6 Proposed Alterations and Additions, Erf 48903, 20 Finsbury Avenue, Newlands, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/NEWLANDS / ERF 48903

Case No: 20072907ND0811E

Application documents were tabled.

Further documents received 21 September 2020

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded NCW and not within an HPO
- CoCT had no objection.
- Newlands Residents Association did not support the current design and recommended a heritage consultant be appointed. Consider IIIA or IIIB grading would be applicable. They requested that they be informed when the matter was tabled.

COMMENT

Held over to enable all parties to be invited to the HOMS meeting on 5 October 2020.

ND

- 11.7 Proposed Additions and Alterations, Erven 19157 and 19158, Corner Haarlem and Main Street, Paarl, Drakenstein, Cape Winelands. S34-A&A

HM/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL /ERVEN19157 and 19185

Case No: 20081706ND0907E

Application documents were tabled.

ND introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded NCW,
- Further information supplied on 16 September 2020.
- Drakenstein Municipality had no objection. Paarl 300 and DHF have no objections.

DECISION

The application is approved as not impacting on heritage resources.

ND

- 11.8 Proposed widening of a section of Spine Road between the N2 bridge and Old Faure Road on Erf 41964 Farm Eersriv 981/RE, Farm Eersriv 981/18/RE, Farm Drift Sands 544/RE, Spine Road, Blue Downs, CT. S38(8)-NID
HM/ CAPE METROPOLITAN / BLUE DOWNS/ ERF 41964 FARM EERSRIV 981/RE, FARM EERSRIV 981/18/RE, FARM DRIFT SANDS 544/RE
Case No: 20040906SM0819E

Application documents were tabled.

SM introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Submitted on 23 September 2020.
- There is no reason to believe that the proposed road widening will impact heritage resources.

DECISION

No further studies in terms of section 38 of the NHRA.

SM

- 11.9 Proposed Alterations and Additions, Erf 63772, 2 Sunningdale Road, Kenilworth. S34-A&A
HM/ CAPE METROPOLITAN / KENILWORTH / ERF 63772
Case No: 20071512SM0723E

Application documents were tabled.

SM introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded III B and in a proposed HPO.
- CoCT does not support the application.
- As there were concern raised by the CoCT the commite was unable to take a deciosn on the matter.

HELD OVER

Referred to BELCom on 15 October 2020

SM

- 11.10 Proposed Additions and Alterations, Erf 557, 19 Avenue Normandie, Fresnaye, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN / FRESNAYE / ERF 557
Case No: 20080706TZ0806E

Application documents were tabled.

TZ introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded "potential IIIIC" not in an HPO
- CoCT and Sea Point, Fresnaye and Bantry Bay Ratepayers Association had no objection
- Sea Point For All recommended that the front façade of the building be preserved.

DECISION

HWC cannot condone illegal work. A letter in terms of S51 of the NHRA be sent to the applicant.

TZ

11. 11 Proposed Alterations and Additions, Erf 2368, 2 Reezicht Street, Pinelands, CT.S34-A&A

HM/ CAPE TOWN METROPOLITAN/PINELANDS / ERF 2368

Case No: 20071411TZ0827E

Application documents were tabled.

TZ introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded NCW and not in an HPO.
- CoCT had no objection

DECISION

The application is approved as having no impact on heritage resources.

TZ

- 11.12 Proposed Total Demolition, Erf 743, 26 La Croix Avenue, Fresnaye, CT. S34-Total Demolition

HM/ CAPE TOWN METROPOLITAN / FRESNAYE/ ERF 743

Case No: 20062404TZ0827E

Application documents were tabled.

TZ introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded NCW outside an HPO.
- CoCT, Sea Point For All and Sea Point, Fresnaye and Banty Bay Ratepayers Association had no objection

DECISION

The application is approved as the building has insufficient heritage significance to warrant retention

TZ

- 11.13 Proposed Alterations and Additions, Erf 2392, 19 Firdale Road, Gardens, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/ GARDENS/ ERF 2392

Case NO: 20031102TZ0608E

Application documents were tabled.

TZ introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is not yet graded outside of an HPO.
- Additional documents were received on 27 September
- CoCT and CIBRA had no objection.

DECISION

The application is approved.

TZ

- 11.14 Proposed Alterations and Additions, Erf 1238, 5 Wattle Grove Road, Pinelands, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/PINELANDS / ERF 1238

Case NO: 2008217TZ0903E

Application documents were tabled.

TZ introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded NCW not in an HPO
- CoCT does not support the application.

HELD OVER

To the meeting on 5 October 2020 to allow all parties to attend.

TZ

- 11.15 Proposed Additions and Alterations, Erf 14994, 11 Ravenscraig Street, Woodstock, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/ WOODSTOCK/ ERF 14994

Case No: 20060902TZ0803E

Application documents were tabled.

TZ introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded "potential IIIC" inside HPO
- CoCT, Woodstock Aesthetics Advisory Committee and Woodstock Residents and Ratepayers Association had no objection

DECISION

The application is approved as it does not negatively impact on Heritage Resources.

TZ

12 New Matters

- 12.1 Proposed enlargement of the dam from its current capacity of approximately 400 000m³ to a maximum capacity of approximately 2.3mm³ on Farm 353/1; Farm 344/1; RE/591 & Farm 439 Ptn of Farm Groot Heksrivier; Ptn of Farm Hexrivier, RE of Farm Kweekkraal & Farm Klein Brakfontein, Citrusdal, Cedeberg, West Coast .S38(4)-NID
HM/ WEST COAST / CEDEBERG / CITRUSDAL / FARM 353/1; FARM 344/1; RE/591 & FARM 439 PTN OF FARM GROOT HEKSRIEVER; PTN OF FARM HEXRIVIER, RE OF FARM KWEEKKRAAL & FARM KLEIN BRAKFORTEIN
Case No:17071214WD0712E

NID Application documents were tabled.

SB introduced the case.

HELD OVER

Referred to APM committee 7 October 2020.

SB

- 12.2 Proposed 1. The aquaculture facility itself comprising various indoor and outdoor ponds, 4 small single-storey homes for key personnel, and pipelines to and from the sea through the dunes 2. 6 wind turbines in a row along the southern boundary of the property to the east of the railway line on Farm Bottlefontein (a Portion of Portion 6 of Farm 11) Melkbosfontein) , Steynville, Piketberg, Bergriwer Municipality. S38(8)-HIA
HM/ WEST COAST/ SWARTLAND/ BERGRIVER / PIKETBERG / FARM BOTTLEFORTEIN
Case No: 19040313SB0331E

Application documents were tabled.

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

It was considered that APM and IACom were best suited to consider the HIA.

HELD OVER

Referred to APM on 7 October and IACom on 14 October 2020

SB

- 12.3 Proposed construction of a new Kanaal Dam, Kamantieloop on Ptn 12/139, Oudtshoorn, Cape Winelands.S38(4)-NID
HM/ CENTRAL KAROO/ OUDTSHOOREN / PTN 12/139
Case No: 20051204SB0916E

Application documents were tabled.

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Located in a very transformed landscape, no heritage resources identified.

- There is no reason to believe that the proposed construction of a new Kanaal Dam will impact heritage resources.

DECISION

No further studies in terms of S38 of the NHRA required.

SB

- 12.4 Proposed 750MW Oya PV Project and 400MW Yemaya PV Project on Farm RE 155 and Ptn 1/156, Glencairn, Witzenberg, Cape Winelands.S38(8)-NID
HM/ CAPE WINELANDS / DRAKENSTEIN/ WITZENBERG / FARM RE 155 AND PTN 1/156,
CASENo: 20091504SB0917E

Application documents were tabled.

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- There was a previous application which required
- Since there is reason to believe that the proposal will impact heritage Resources an HIA is required.

DECISION

HOMs requires an HIA consisting of an archaeological, palaeontological study and a visual impact assessment on the cultural landscape.

SB

- 12.5 Proposed subdivision on Erven 2388 and 2389 (Portion of Erf 939), The Hazendal Winery, Bottelary Road, Hermanus, Overstrand, Overberg. S38(4)-NID
HM/ OVERBERG / OVERSTRAND, / HERMANUS / ERVEN 2388 AND 2389 (PORTION OF ERF 939)
Case No: 20052706SB0917E

Application documents were tabled.

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- RS advised that Heritage overlay zones had been gazetted for Overstrand Municipality.
- There is no reason to believe that the proposed subdivision will impact heritage resources.

DECISION

No further studies in terms of section 38 of the NHRA

SB

- 12.6 Proposd Removal of tramlines on Cape Town CBD Tramlines: Darling Street, Cape Town CBD. S35-Removal of tramlines
HM/ CAPE TOWN METROPOLITAN / CAPE TOWN CBD/ CAPE TOWN CBD TRAMLINES
Case No 20072202SB0917E

Application documents were tabled.

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:
There are possible archaeological issues as the work will take place in an archaeologically sensitive area

HELD OVER

Referred to APM on 7 October 2020

- 12.7 Proposed rezoning and subdivision along with the erection of a dwelling on Ptn of Erf 5, Riebeeck Kasteel, Swartland. S38(4)-NID
HM/WEST COAST/ SWARTLAND/ RIEBEECK KASTEEL/ PTN OF ERF 5
Case No: 20082406SB0918E

Application documents were tabled.

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Small development within the Urban edge.
- There is no reason to believe that the proposed rezoning, subdivision and erection of dwellings will impact heritage resources.

DECISION

No further studies required as heritage resources will not be impacted.

SB

- 12.8 Proposed development of the Pienaarspoort Wind Energy Facility 1 on Rem Farm Bruwelsfontei, Farm 249, Touwsrivier. S38(8)-NID
HM/ CAPE WINELANDS/ BREEDE VALLEY / TOUWSRIVIER / FARM 249
Case No: 20092103SB0921E

Application documents were tabled.

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Since there is reason to believe that the proposal will impact heritage resources an HIA is required

DISCUSSION

HOMs requires an HIA consisting of an archaeological, palaeontological study and a visual impact assessment on the cultural landscape.

SB

- 12.9 Proposed development of the Pienaarspoort Wind Energy Facility 2 on Farms Drinkwaterskloof 251 (RE) and Melkbosch Kraal 250 portion 1, RE 251 and 250/1, Touwsrivier. S38(8)-NID

HM/ CAPE TOWN METROPOLITAN / TOUWSRIVIER / RE 251 AND 250/1
Case No: 20092104SB0921E

Application documents were tabled.

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Since there is reason to believe that the proposal will impact heritage resources an HIA is required

DISCUSSION

HOMs requires an HIA consisting of an archaeological, palaeontological study and a visual impact assessment on the cultural landscape.

SB

12. 10 Proposed Mixed-Use Urban Node on Re 1/697, Farm 1/1113, Ptn of Erf Re 353, Erf 1449 and 1450, De Hoop Nature Reserve, Malmesbury. S.38(8)-HIA
HM/ WEST COAST / LANGEBAAN / RE 1/697, FARM 1/1113, PTN OF ERF RE 353, ERF 1449 AND 1450
Case No: 19110103SB1106E

Application documents were tabled.

SB introduced the case.

HELD OVER

Referred to APM on 7 October and IACom on 14 October 2020

SB

12. 11 Pre-Application Basic Assessment Report, Proposed Mykonos sewer pump station raising main, Langebaan,
HM/ WEST COAST/ LANGEBAAN / ERVEN 10512 & 3671
Case No: 20021704SB0313E

Application documents were tabled.

SB introduced the case.

HELD OVER

Referred to APM on 7 October 2020

SB

12. 12 Pre-Application Basic Assesment Report, Proposed Swartland Junction mixed use Development, Malmsbury,
HM/ WEST COAST/ SWARTLAND / MALMESBURY /
Case No: 19110103SB1106E

Application documents were tabled.

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:
HWC comments dated 22 November 2019 still stand.

SB

- 12.13 Revised EA Comment, Farm 517, 517/1, 618,518/1, 521/4, 522/3, 522/4, Kuils River
HM/ CAPE TOWN METROPOLITAN/ KUILS RIVER / FARM 517, 517/1, 618,518/1, 521/4, 522/3, 522/4
Case No: N/A

Application documents were tabled.

SB introduced the case.

DISCUSSION

Amongst other things, the following was discussed:
Amendment to an already approved HIA. Question as to whether any further studies will be required.

COMMENT

That the applicant be advised that there is no further action required by HWC and that the recommendations contained in the HWC comment dated 30 January 2008 are still applicable.

SB

- 12.14 Proposed Alterations and Additions, Erf 46212, 214 Main Road, Rondebosch
HM/ CAPE TOWN METROPOLITAN/ RONDEBOSCH / ERF 46212
Case No 20082612SM0911E

DISCUSSION

Amongst other things, the following was discussed:

- Graded III B
- CoCT supported the application with conditions.
- The committee did not believe that the application was not a minor works application.

COMMENT

A full S34 application to be submitted including comments from I & AP's.

SM

14 OTHER MATTERS

- 14.1 None

15. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions.
SM move to adopt and KB supported

16 CLOSURE


The meeting adjourned at: 11.22

17 DATE OF NEXT MEETING:

5 October 2020

Chairperson's Signature.....

Date:

Secretariat's Signature..... 

Date: 5.10.2020

APPROVED