

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING (HOMS)
HELD ON THURSDAY, 6 AUGUST, HOMS MEETING VIA MICROSOFT TEAMS,
SCHEDULED FOR 09:00**

1. OPENING AND WELCOME

The Chairperson, Ms Waseefa Dhansay(WD). officially opened the meeting at 9:00 and welcomed everyone present.

2. ATTENDANCE

Members of HOMS Committee

Mr Rashaad Carlsen(RC)
Mr Raymond Smith(RS)
Mr Dennis Belter (DB)Member from BELCom
Ms Nosiphiwo Tafeni (NT) (secretary)
Ms Stephanie Barnardt (SB)
Ms Sandisiwe Matole (SM)
Ms Waseefa Dhansay(WD)
Ms Nokubonga Dlamini (ND)
Mr Thando Zingange (TZ)
Mr Olwethu Dlova(OD)

Visitors

None

Observers

None

3. APOLOGIES

Ms Khanyisile Bonile
Ms Colette Scheermeyer
Ms Cathy-Ann Potgieter
Ms Penelope Meyer

Absent

None

4. APPROVAL OF AGENDA

4.1 Dated 6 August 2020.

The items relevant to the meeting were noted as those assigned in the case allocation for the meeting of 6 August 2020.

5 **APPROVAL OF MINUTES AND MATTERS ARISING FROM PREVIOUS MEETING**

5.1 There were two meetings minutes that were approved, 27 July 2020 and 31 July 2020.

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

8.3 **Preparation for the upcoming coming committee meetings**

8.3.1 IACom scheduled for 12 August 2020

8.3.2 BELCom scheduled for 13 August 2020

8.4 **Interim and Close Out Reports**

8.4.1 Progress Report on Rem of Ptn 12 of Farm 653, Rem of Ptn of Farm Vergenoegd, off Baden, Powell Drive, Consent use application for the existing tourist activities, Somerset West, CT . Section 38(4)-New residence
HM/ CAPE TOWN METROPOLITAN/ SOMERSET WEST/ REM OF PTN 12 OF FARM 653, REM OF PTN OF FARM VERGENOEGD

Case No:16112213WD1123E

The progress report dated 29 July 2020 compiled by Urban Concepts is noted.
WD

9 **Administrative Matters**

9.1 Proposed Alterations and Additions, Erf 54715, 18 Highwick Avenue, Claremont:
Section 34

HM/ CAPE TOWN METROPOLITAN/ CLAREMONT/ERF 54715

Case No: 20070204TZ0720E

It is noted that the matter has been withdrawn from the BELCom meeting of the 13 August 2020 and is to be re-tabled at HOMs on the 14 August 2020.

TZ

10. Appointments

10.1 None

MATTERS TO BE DISCUSSED

11. Matters Arising

11.1 Proposed Alterations and Additions, Erf 2675, 27 Rigley Road, Vredehoek, CT.S34-A&A **HM/ CAPE TOWN METROPOLITAN/ VREDEHOEK /ERF 2675**

Case No 19101702SB1029E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded III C;
- The site is located outside a HPO;
- CoCT and the Greater Vredehoek Heritage Action Group supports the proposal;
- CIBRA has objected;
- The committee has concerns regarding the work that has commenced and the impact to heritage resources however is unable to make an assessment thereon.

FURTHER REQUIREMENT

The committee requires a detailed report outlining the unauthorised work on site including dated images and plans. Once submitted the matter will be refer to BELCom.

SB

11.2 Proposed Partial demolition, Erf 4053, Wickboom Lane (Road weight relaxation) Simonstown, CT.

HM/ CAPE TOWN METROPOLITAN/ SIMONSTOWN /ERF 4053

Case No 18080806SB0813E

SB introduced the item

Mr Dennis Belter from BELCom was present and took part in the discussion.

COMMENT

- The various engineering reported dated 2017 and 2019 contradicts itself in terms of the existing status of the structures and the potential impacts to the heritage resources;
- Both reports however stated that the retaining walls are adequate for the traffic load.
- The vibration of slow-moving traffic is not an issue. The motivation however uses the example of current transgressions of the weight limit, reports of garbage trucks etc. This is infrequent – We are now assessing the risk of intense load at a high frequency.
- There has been no motivation interims of the pressure bulk point to rationalise the road weight relaxation;

- The road currently shows signs of deterioration beyond acceptable with the infrequent load transgressions, I can only deduce that this will be exacerbated by the proposed traffic. Services located close to surface often result in burst pipes, this is a reality and more frequent events could be expected.
- EAS makes a statement that neither they nor their insurer can accept responsibility without undertaking a detailed investigation, similarly HOMS cannot make the decision without that detailed investigation.
- The city should be adopting preventative measures, these measures should ensure that no damage occurs.
- Pre-empt the problem, do not wait for collapse to happen i.e.: rebuild the road to suit the traffic, it is after all only 30 meters long. This way all loading can be directed away from the heritage resource.
- It would ideally be suited that instead of the weight relaxation the road itself be redesigned and repurpose to carry the to transfer the load to below the footings of the impacted buildings.

SB

11.3 Proposed Alterations and Additions, Erf 3480, 35 Bosman Street, Stellenbosch, Cape Winelands, S34-A&A

HM/CAPE WINELANDS/ DRAKENSTIN/ STELLENBOSCH / ERF 3480

Case No: 20071408ND0716E

ND introduced the item

- COMMENT Stellenbosch Municipality comments required.

ND

11.4 Proposed Alterations and Additions, Erf 66637, 4 Durban Road, Wynberg, CT. S27-A&A

HM/ CAPE TOWN METROPOLITAN/ WYNBERG /ERF 66637

Case No: 20052903SM0615E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Confirmation was received from the applicant that the CoCT and Wynberg Residence Association did not comment within the 30-day commenting period an onsite notice was placed;
- The site is a PHS within a HPO;
- The proposal will not negatively impact a heritage resource.

DECISION

The committee resolved to approve the proposal.

SM

11.5 Proposed Alterations and Additions, Erf 47027, 6 Glade Road, Rondebosch, CT S34-A&A

HM/ CAPE TOWN METROPOLITAN/ RONDEBOSCH /ERF 47027

Case NO: 20071604SM0717E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded III B and it falls inside a HPO.
- CoCT supports the proposal.

DECISION

The committee approve the application with the following conditions:

1. A suitably qualified architect with heritage experience is to monitor the work including ensuring the that interior and exterior heritage fabric is not impacted upon
2. A closeout report to be submitted to HWC within 30 days of completion

SM

- 11.6 Proposed Alterations and Additions, Erf 4461, 3 Plein Kleinschmidt Street, Paarl, Drakenstein, Cape Winelands S34-A&A
HM/CAPE WINELANDS/ DRAKENSTIN/ PAARL / Erf 4461

Case No:20071002SM0713E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded III C and is located within the Drakenstein Special Character Area Overlay Zone;
- Drakenstein Municipality supports the proposal;
- DHF had concerns regarding discrepancies on the plan and the photographs;
- Paarl 300 did not comment within the 30-day commenting period;
- HOMS believes the additional double garage negatively affects the street interface on Kleinschmidt Close as it is within the Drakenstein Special Area;
- The coping detail on the parapet wall should be expressed in a plaster band and not tiles.

COMMENT

The committee resolved to refer the matter to BELCom 26 August 2020.

SM

- 11.7 Proposed Alterations and Additions, Erf 488, 13 Voor Street, Pniel, Stellenbosch S.49-
Appeal
HM/CAPE WINELANDS/ DRAKENSTIN/ STELLENBOSCH / ERF 488

Case No:19040205AS0403E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Additional information submitted as per Appeals committee requirements

Comment

Matter has been referred to Appeals committee on the 19 August 2020.

12 New Matters

- 12.1 Proposed development of primary dwelling (< 500m²), additional dwelling (80m²) together with an access road and associated engineering services and infrastructure, Ptn 9/257 Misgunst an de Gouritz Rivier, Mossel Bay, Eden. S38(8)-NID
HM/EDEN/ MOSSEL BAY/ PTN 9/257 MISGUNST ANN DE GOURITZ RIVIER

Case No:20072309SB0729E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The application is for the development of a new dwelling, access road and associated infrastructure;
- The site is located on undisturbed dunes, it is likely that archaeological resource may be impacted upon;
- Due to the site proximity to the coastline HOMs is of the view that SARHA's MUCH unit will need to provide comment;
- Since there is a reason to believe that the proposed development I will impact heritage resources.

DECISION

HOMs requires an HIA consisting of an archaeological foot survey, comments from I&AP's including SAHRA MUCH unit.

SB

- 12.2 Proposed sand mine, Farm 227, George, Eden. S38(8)-NID
HM/EDEN/ GEORGE / FARM 227

Case No 20072902SB0729E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The proposed sand mine is not locating within a highly cultural sensitive landscape.
- The site is located within a low palaeontological and archaeological area;
- There is no reason to believe that the proposed sand mine will impact negatively on heritage resources.

DECISION

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

SB

- 12.3 Proposed Graafwater powerline Farm 357, Clanwilliam, Cederberg. S38(8)-NID
HM/ WEST COAST/ CEDERBERG / CLANWILLIAM / FARM 357

Case No 20072705SB0730E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The proposed Graafwater powerline is located within a low cultural sensitive landscape;
- Although the site is in a highly sensitive cultural area, HOMs believes that the power line will not have a negative impact on heriatge resources;
- There is no reason to believe that the proposed Graafwater powerline will impact negatively on heritage resources.

DECISION

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

SB

12.4 Proposed telecommunications mast, Ptn 42/428, Plettenberg Bay, Bitou. S38(4)-NID
HM/ BITOU / PLETTENBERG BAY / PTN 42/428

Case No 20073009SB0731E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The proposed telecommunications mast is located within a low cultural sensitive landscape;
- There is no reason to believe that the proposed telecommunications mast will impact negatively on heritage resources.

DECISION

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

SB

12.5 Proposed Total Demolition, Erf 1744, 48 van der Stel Street, Stellenbosch, Cape Winelands. S34-Total Demolition
HM/CAPE WINELANDS/ DRAKENSTIN/ STELLENBOSCH / ERF1744

Case No: 20072708ND0729E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Stellenbosch Interest Group supports the proposal.
- Stellenbosch Municipality did not comment within the 30-day commenting period.

COMMENT

The matter is under investigation to clarify if the site falls within the Stellenbosch Heritage Special Area and referred to next week HOMs meeting to be held on 14 August 2020.

ND

- 12.6 Proposed Alterations and Additions, Erf 3521, 30 Upper Bosman Street, Paarl, Drakenstein, Cape Winelands. S34- A&A.
HM/CAPE WINELANDS/ DRAKENSTIN/ PAARL / ERF 3521

Case No: 20072104ND0729E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW.
- Drakenstein Municipality Supports the proposal.
- The application is incomplete. Paarl 300 and Drakenstein Heritage Foundation comments are required.

DECISION

Paarl 300 and Drakenstein Heritage Foundation comments are required.

ND

- 12.7 Proposed Alterations and Additions, Erf 19962, 4 Steenbras Street, Brooklyn, CT S34-A&A
HM/ CAPE TOWN METROPOLITAN/ BROOKLYN /ERF 19962

Case NO: 20072005ND0729E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The application is incomplete

FURTHER REQUIREMENT

CoCT comments required from the City of Cape Town's Heritage branch, Ms Sonja Warnich Stemmet or Pat Titmuss

ND

- 12.8 Proposed Alterations and Additions, Erf 85898, 6 Craig Road, Lakeside, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN/ LAKESIDE /ERF 85898

Case NO: 20062908ND0729E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW, it falls outside HPO;
- The Coco supports the proposal.
- The application is incomplete, Muizenberg Historical Society comments required.

COMMENTS

Muizenberg Historical Society comments required.

ND

- 12.9 Proposed Alterations and Additions, Erf 1025, 191 Upper Buitenkant Street, Vredehoek, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN/ VREDEHOEK /ERF 1025

Case NO: 19112810ND0730E

introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The committee has agreed that the proposal can be treated as a minor work.
- The site is graded IIIC and is outside a HPO.
- CoCT and CIBRA supports the proposal.
- The proposal will not impact negatively on the heritage resource.

DECISION

The committee resolved to approve the application.

ND

- 12.10 Proposed Alterations and Additions, Erf 2603, 3 Mareolaa Way, Pinelands, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN/ PINELANDS /ERF 2603

Case NO: 20071504ND730E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The application is incomplete

FURTHER REQUIREMENTS

CoCT comments required.

ND

- 12.11 Proposed Addition to existing Structure, Erf: 848, Long Place, Pinelands, CT, S.34-Addition to existing Structure
HM/ CAPE TOWN METROPOLITAN/ PINELANDS /ERF 848

Case NO: 20070311ND0805E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIC and it is inside a HPO.
- PRRA and CoCT supports the proposal.
- The proposal will not impact negatively on the heritage resource.

DECISION

The committee resolved to approve the proposal.

ND

- 12.12 Proposed Alterations and Additions, Erf 60953, 109 Range Road, Kenwyn, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN/ KENWYN /ERF 60953

Case NO: 20072002SM0730E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The committee resolve to approve the proposal.

SM

- 12.13 Proposed Alterations and Additions, Erf 3050, 3 Arundel Gardens Leeuwndal Crescent Oranjezicht, CTS34-A&A
HM/ CAPE TOWN METROPOLITAN/ ORANJEZICHT /ERF 3050

Case NO: 20031006SM0730E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The application is minor works application;
- The site is graded NCW, and it is outside a HPO;
- CoCT supports the proposal;
- The proposal will not impact a heritage resource.

DECISION

The committee resolve to approve the proposal.

SM

- 12.14 Proposed Alterations and Additions, Erf 71934, 27 Lympleigh Road, Plumstead, CT S34-A&A
HM/ CAPE TOWN METROPOLITAN/ PLUMSTEAD /ERF 71934

Case No: 20072909SM0730E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The committee resolve to approve the proposal.

SM

- 12.15 Proposed Alterations and Additions, Erf 665021, 11 Abingdon Road, Kenilworth. S34-A&A
HM/ CAPE TOWN METROPOLITAN/ KENILWORTH /ERF 65021

Case No: 20072709SM0730E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW, and it is inside a HPO;
- CoCT support the proposal;
- The proposal will not impact a heritage resource.

DECISION

The committee resolve to approve the proposal.

SM

12.16 Proposed Additions, Erf: 50969, 29 St Davids Road, Claremont, CT. S.34-Additions
HM/ CAPE TOWN METROPOLITAN/ CLAREMONT /ERF 50969

Case No: 20072311SM0805E

introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW and it is outside a HPO;
- CoCT supports the proposal
- The application is incomplete

DECISION

Greater Lynfrae Civic Association comments required.

SM

12.17 Proposed Alterations and Additions, Erf 11575, 9 Luttrell , Fishhoek S3f4-A&A
HM/ CAPE TOWN METROPOLITAN/ FISHHOEK/ERF:11575

Case No: 20051913SM0723E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The application is incomplete.

DECISION

CoCT comments required

SM

12.18 Proposed Alterations and Additions, Erf 188, 15 Burger Street, De Rust, Prince Albert.
S34-A&A
HM/ CENTRAL KAROO/ PRINCE ALBERT / DE RUST /ERF 188

Case No: 20072307TZ0729E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The application is incomplete
- Simon Van Der Stel Heritage Foundation and De Rust Heritage Association Comments required.

DECISION

De Rust Heritage Association and Simon Van De Stel comments are required.

TZ

12.19 Proposed Alterations and Additions, Erf 378, Children's Way, Bergvliet, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/ BERGVLIET /ERF 378

Case No: 20030906TZ0729E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The committee resolved to approve the proposal.

TZ

12.20 Proposed Alterations and Additions, Erf 629, 3 Bellevue Street, Sea Point, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/ SEA POINT /ERF 629

Case No: 19111904TZ0729E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIC;
- Falls outside HPO
- CoCT and Sea Point, Fresnaye and Bantry Bay Rate Payers Association did not comment within the 30 day commenting period;
- Sea Point for All supports the proposal ;
- The proposal will not impact negatively on the heritage resources.

DECISION

The committee resolved to approve the proposal.

TZ

12.20 Proposed Maintenance, Erf 908 and 841, 61 Childrens Way, Bergvliet Primary School, Bergvliet, CT. S34-Maintenance

HM/ CAPE TOWN METROPOLITAN/ BERGVLIET /ERF 908 & 841

Case NO: 20050601TZ0729E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The committee resolved to approve the proposal.

TZ

12.21 Proposed Alterations and Additions, Erf 771, 16 Derry Street, Vredehoek, CT.S34-A&A
HM/ CAPE TOWN METROPOLITAN/ VREDEHOEK /ERF 771

Case NO: 20063005TZ0731E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The application is incomplete

DECISION

Comments from City of Cape Town, City Bowl Ratepayers and Association and Greater Vredehoek Action Group comments are required, internal and streetscape photographs required.

TZ

12.22 Proposed Alterations and Additions, Rem of Erf 2367, 15 Argyle Road, Camps Bay. CT.
S34-A & A
HM/ CAPE TOWN METROPOLITAN/ CAMPS BAY / REM OF ERF 2367

Case No: 20071403TZ

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIc and it is located outside a HPO
- CoCT and Camps Bay Clifton Residents and Ratepayers Association supports the proposal, however, has noted concern regarding the west elevation window character;
- The proposal will not impact negatively on the heritage resource.

DECISION

The committee resolved to approve the application.

TZ

13. **OTHER MATTERS**


13.1 None

14. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions.

15 CLOSURE:13:15

16 DATE OF NEXT MEETING: 14 August 2020



Chairperson's Signature.....

Date:



Secretariat's Signature.....

Date: 18.8.2020

APPROVED