

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

**Held on Monday, 6 July 2020, HOMS MEETING VIA MICROSOFT TEAMS, Cape
Town scheduled for 09:00**

1. OPENING AND WELCOME

The Chairperson, Ms Colette Scheermeyer, officially opened the meeting at 09:00 and welcomed everyone present.

2. ATTENDANCE

Members

Ms Lular Milandri (LM)
Mr Peter Buttgens (PB)

Members of Staff

Ms Nosiphiwo Tefeni (NT) (secretary)
Dr Mxolisi Dlamuka (MD)
Ms Waseefa Dhansay (WD)
Ms Cathy-Ann Potgieter (CP)
Ms Stephanie Barnardt (SB)
Ms Khanyisile Bonile (KB)
Mr Thando Zingange (TZ)
Ms Sandisiwe Matole (SM)
Mr Jonathan Windvogel (JW)
Ms Nokubonga Dlamini (ND)
Ms Aneeqah Brown (AB)
Mr Olwethu Dlova(OD)

Visitors

Mr Rowen Ruiters(11.1)

Observers

None

3 APOLOGIES

Absent

None

4. APPROVAL OF AGENDA

4.1 Dated 6 July 2020.

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

5. Approval of Minutes of the Previous Meetings

5.1 None

6. Disclosure of conflict of interest

6.1 12. 2 PB

7. Confidential matters

7.1 None

8. Standing Item

8.1 Site inspections

8.1.1 Proposed Site Inspection

8.1.1.1 None

8.2 Site Inspection Reports

8.2.1 None

9 Administrative Matters

9.1 None

10. Appointments

10.1 Item 11.1

MATTERS TABLED

11. Matters Arising

11.1 Proposed Partial Demolition on Erf: 1505, 20 Rhine Road , Sea Point, CT. S34-A
HM/ CAPE TOWN METROPOLITAN / SEA POINT / ERF 1505

Case No: 20032419JW0331E

JW introduced the item.

Mr Rowen Ruiters was present and took part in the discussion.

FURTHER REQUIREMENTS

The applicant needs to consider the building and massing of the proposal - 16 Rhine Road is a suitable example thereof.

JW

11.2. Proposed Additions and Alteration on Erf: 5374, 36 Alexander Street Stellenbosch, Cape Winelands, S34-A&A
HM/ CAPE WINELANDS/ STELLENBOSCH / ERF 5374

Case No: 20010804LB0115E

KB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The applicant and I&APs were invited to attend the meeting, however, were not present and the committee decided to continue with the application;
- The committee supports the comment of the I&APs as the replacement of timber with aluminium negatively impact the heritage resource.

FURTHER REQUIREMENTS

The committee requires revised proposal indicating the reuse and refurbishment with timber. Corrugated iron should be used but not painted.

KB

- 11.3 Proposed Alterations and Additions on Erf: 15113 and 15114, corner Pastorie Avenue and van der Lingen Street, Paarl, Drakenstein, Cape Winelands, S34-A&A

HM/CAPE WINELANDS/ DRAKENSTEIN / PAARL / ERF 15113 AND15114

Case No: 20022801KB0424E

KB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Drakenstein Municipality did not comment within the 30-days commenting period;
- Drakenstein Heritage Foundation support the proposal, however there was a concern with regards to visual impact on the Old Pastorie;
- Paarl 300 supports the proposal however they raised a concern about the use of *Clearvu*;
- HWC does not approve the proposed boundary treatment with *Clearvu* fencing as the proposed materiality will negatively impact on the IIIA heritage resource and its immediate context, i.e visual impact on the Old Pastorie;
- Information received 2.7.2020;
- The revise proposal meets HOMs requirements;
- The proposal will not impact negatively on heritage resource.

DECISION

The committee resolved to support the proposal.

KB

- 11.4 Proposed Alterations and additions on Erf 2743,33 The Drive, Camps Bay, CT.S34-A&A

HM/ CAPE TOWN METROPOLITAN /CAMPS BAY/ ERF 2743

Case No: 20050402KB0504E

DISCUSSION

Amongst other things, the following was discussed:

- The application is incomplete.

FURTHER REQUIREMENTS

HOMs requires the east elevation illustrating size and placement of extraction canopy and ventelation grill .

KB

- 11.5 Proposed Alterations and additions on Erf 51833, 24 Sanatorium Road, Claremont, CT. S34A&A
HM/ CAPE TOWN METROPOLITAN / CLAREMONT / ERF 51833

Case No: 20030603ND0619E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- CoCT supports the proposal;
- The proposal will not impact a heritage resource.

DECISION

The committee resolved to support the proposal.

ND

- 11.6 Proposed Alterations and Additions on Erf: 236, 2 Quick Street, Stanford, CT. S31-A&A
HM/ OVERBERG/ OVERSTRAND / STANFORD / ERF: 236

Case No: 19031119HB0401E

WD introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW;
- Overstrand Heritage and Asthetics Committee supports the proposal;
- Stanford Heritage Committee cannot support illegal work;
- HWC does not condone illegal work.

DECISION

The committee resolved to issue a S51 letter

WD

12 New Matters

- 12.1 Proposed upgrading of the bridge on Distillery Road Bridge, Stellenbosch, Cape Winelands. S38(8)-NID
HM/ CAPE WINELANDS / DRAKENSTEIN / STELLENBOSCH / DISTILLERY ROAD BRIDGE

Case No: 20060106SB0622E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Distillery Road Bridge is in need of repair, rehabilitation and upgrade.
- Bridge was construct 1691;
- It was noted that significant archaeological resource associated with the Stellenbosch Archaeological Reserve PHS at Bosman's Crossing may be impacted;
- Separate section 35 application must be submitted to HWC for approval prior to any work undertaken in the archaeological sensitive area;
- Separate 34 application for any alternation, addition, demolition of structure older than 60 year must be submitted to HWC for approval;
- Since there is no reason to believe that the proposed upgrading of the bridge on Distillery Road Bridge will negatively impact on heritage resource in terms of S38.

DECISION

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

SB

- 12.2 Proposed Stellenbosch Waste Transfer Facility on Farm RE 279 Stellenbosch, Cape Winelands. S38(8)-NID
HM/ CAPE WINELANDS / STELLENBOSCH / FARM RE 279

Case No: 20050704SB0622E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The committee could not resolve as previously the committee required no further studies but insight of the VIA and alternative 3 with the new NID application, the committee could not come to agreement if an HIA is needed as there visual concerns.

COMMENT

The committee resolved to refer the application to IACom on the 8.7.2020

SB

- 12.3 Proposed redevelopment on Erf 1942 Nautica Suite, V&A Waterfront, CT. S38(8)-NID
HM/ CAPE TOWN METROPOLITAN / V&A WATERFRONT/ ERF 1942

Case No: 20062206SB0623E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The increase in height could intrude into the arc of fire view;

- Since there is a reason to believe that the proposal will impact negatively on heritage resources.

DECISION

HIA required consisting of a visual impact assessment.

SB

- 12.4 Proposed redevelopment of Farm 9320 and 9321, Aan de Wijnlanden, off Baden Powell Drive, Eerste River, Cape Town.S38(4)-NID
HM/ CAPE TOWN METROPOLITAN / EERSTE RIVER / FARM 9320 AND 9321

Case No: 20062310SB0623E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- There are no structures older than 60 years on the sites;
- Since there is no reason to believe that the proposed redevelopment of the site will negatively impact on heritage resource. In terms of S38.

DECISION

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

SB

- 12.5 Proposed retail and redevelopment on Farm 9602, Ceres, Witzenburg. S38(8)-NID
HM/ WITZENBURG / CERES / FARM 9602

Case No: 20062209SB0624E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The development site is located within the town of Ceres on the urban edge;
- Since there is no reason to believe that the proposed retail redevelopment will negatively impact on heritage resource.

DECISION

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

SB

- 12.6 Proposed Additions & Alteration on Erf 26340, 8 Ivy Street, Observatory, CT. S34-A&A
HM/CAPE TOWN METROPOLITAN/ OBSERVATORY /ERF 26340

Case No: 20061904KB0622E

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIA;
- Observatory Civic Association, internal photographs, POA and application required.

COMMENT

The application was incomplete.

KB

- 12.7 Proposed Additions & Alteration on Erf 45560, 21-25 Main Road, Rondebosch, CT.S34-A&A
HM/CAPE TOWN METROPOLITAN/RONDEBOSCH /ERF 45560

Case No: 20051312KB0624E

KB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Work has already commenced;
- Heritage resources has not negatively being impacted up on
- HWC does not condone illegal work.

DECISION

The committee resolved to issue a S51 letter.

KB

- 12.8 Proposed Additions & Alteration on Erf 9639,14 Cummings Street,Wellington, Drakenstein. S34-A&A(minor works)
HM/ CAPE WINELANDS/ DRAKENSTEIN/ WELLINGTON / ERF 9639

Case No: 20062307KB0625E

KB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIA;
- The proposal will not impact a heritage resource.

DECISION

The committee resolved to approve the proposal.

KB

- 12.9 Proposed industrial development on Farm 1/1279, Paarl. S38(8)-NID
HM/CAPE WINELANDS / DRAKENSTEIN / PAARL / FARM 1/1279

Case No: 20060517KB0625E

KB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Since there is a reason to believe that the proposed industrial development on Farm 1/1279, Paarl will impact negativley heritage resources.

FURTHER REQUIREMENTS

HIA required consisting of the visual impact on the cultural landscape and historical study.

KB

- 12.10 Proposed Minor Works on Erf 725, 317 Beach Road, Sea Point, CT.S34-Minor Works
HM/CAPE TOWN METROPOLITAN/ SEA POINT /ERF 725

Case No: 20062208ND0622E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIIC;
- The proposal will not impact a heritage resource.

DECISION

The committee resolved to approve the proposal.

ND

- 12.11 Proposed Additions & Alteration on Erf 3582, 45 Jan Van Riebeek Road, Ruyterwacht, S34-A&A
HM/CAPE TOWN METROPOLITAN/ RUYTERWACHT /ERF 3582

Case No: 20022804ND0622E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded NCW;
- CoCT supports the proposal;
- The proposal will not impact a heritage resource.

DECISION

The committee resolved to approve the proposal.

ND

- 12.13 Proposed subdivision on Erf 8382, 71 Peach Road, Fish Hoek, CT. S38(4)-NID
HM/CAPE TOWN METROPOLITAN/ FISHHOEK /ERF 8382

Case No: 19112514ND0622E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- There is no reason to believe that the proposed subdivision will negatively impact on heritage resource.

DECISION

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

ND

- 12.14 Proposed development of a berm on an established Farm 21353, Off Cecilia Street, Paarl, Drakenstein, Cape Winelands.S38(8)-NID
HM/CAPE WINELANDS / DRAKENSTEIN / PAARL / FARM 21353

Case No: 20061807ND0622E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- There is no reason to believe that the proposed development of a berm already established will negatively impact on heritage resources.

DECISION

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

ND

- 12.15 Proposed Additions & Alterations on Erf 75, 27 Hiddingh Road, Bergvliet, CT.S34-A&A
HM/CAPE TOWN METROPOLITAN/ BERGVLIET /ERF 75

Case No: 20061503ND0624E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW;
- CoCT supports the proposal;
- The proposal does not impact a heritage resource.

DECISION

The committee resolved to support the proposal.

ND

- 12.16 Proposed subdivision on Erf 1494 , Hermanus, Overberg, S38(4)-NID
HM/OVERBERG/ OVERSTRAND/ HERMANUS / ERF 1494

Case No: 2002201SM0623E,

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- There is no reason to believe that the proposed subdivision, will negatively impact on heritage resources.

DECISION

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

SM

- 12.17 Proposed consolidation on Erven 2164, 2165, 2166 and 2167 80 Shortmarket Street and 78 Loop Street, Cape Town CBD. S38(4)-NID
HM/CAPE TOWN METROPOLITAN/ CAPE TOWN / ERVEN 2164, 2165, 2166 AND 2167

Case No: 20062304SM0623E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- There is no reason to believe that the proposed consolidation will negatively impact on heritage resources.

DECISION

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

SM

- 12.18 Proposed Additions & Alteration on Erf 61,1 Nobel Way, Meadowridge, CT. S34-A&A
HM/CAPE TOWN METROPOLITAN/ MEADOWRIDGE /ERF 61

Case No: 20061801SM0623E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW;
- CoCT supports the proposal;
- The proposal does not impact a heritage resource.

DECISION

The committee resolve to support the proposal.

SM

- 12.20 Proposed redevelopment of the site on Erf 13893, 8 Croft Road, Constantia, CT. S38(4)-NID
HM/CAPE TOWN METROPOLITAN/ CONSTANTIA / ERF 13893

Case No: 20061011SM624E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- There is no reason to believe that the proposed redevelopment of the site will negatively impact on heritage resource. In terms of S38, however the applicant will have to submit a S34 application.

DECISION

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

SM

12.21 Proposed Additions & Alteration on Erf 1062, 165 High Level Road, apartment 3, Sea Point. S34-A&A

HM/CAPE TOWN METROPOLITAN/ SEA POINT / ERF 1062

Case No: 20061505SM0624E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The application is incomplete.

COMMENT

CoCT ,Sea Point For All and Sea Point Fresnaye Bantry Bay Ratepayers Association comments required.

SM

12.22 Proposed Additions & Alteration on Erf 613, 14 Fagan Street, Audas Estate, Somerset West, CT.S34-A&A

HM/ CAPE TOWN METROPOLITAN / SOMERSET WEST/ ERF 613

Case No: 20061010TZ0624E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The application is incomplete.

COMMENT

Helderberg Renaissance Foundation comments required.

TZ

12.23 Proposed road widening Koeberg Escape Route, Charel Uys Drive Road Reserve, Atlantis, CT. S38(4)-NID

HM/ CAPE TOWN METROPOLITAN / ATLANTIS / KOEBERG ESCAPE ROUTE

Case No: 20060807TZ0622E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- There is no reason to believe that the proposed clearance of vegetation will negatively impact on heritage resource. However, should the proposal deviate to what has been put forward to HWC, the applicant has to notified HWC.

DECISION

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

TZ

12.24 Proposed Minor Works on Erf: 65323, 24 Highwick Drive, Kenilworth, CT.S34-Minor Works

HM/ CAPE TOWN METROPOLITAN / KENILWORTH / ERF 65323

Case No: 20061708TZ0622E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The application is incomplete.

COMMENT

City of Cape Town comments required.

TZ

12.25 Proposed housing development Farm 81/29, Steyn's Nusery, Stellenbosch, Cape Winelands. S38(4)-NID

HM/ CAPE WINELANDS / DRAKENSTEIN / STELLENBOSCH / FARM 81/29

Case No: 20061010TZ0624E

TZ introduced the item.

DISCUSSION:

Amongst other things, the following was discussed:

- There is a reason to believe that heritage resources may be impacted, HIA is required.

FURTHER REQUIREMENTS

HIA is required consisting of visual impact assessment on the cultural landscape.

TZ

14 OTHER MATTERS

14.1 None

15. ADOPTION OF RESOLUTIONS AND DECISIONS


The Committee adopted the resolutions and decisions.
SM moved to adopt and TZ supports.

16 CLOSURE

The meeting adjourned at: 11:47

17 DATE OF NEXT MEETING:

9 July 2020

Chairperson's Signature..... 

Date: 18/08/2020

Secretariat's Signature... 

Date: 18 August 2020

APPROVED