

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING
HELD ON FRIDAY, 10 JULY 2020, HOMS MEETING VIA MICROSOFT TEAMS, SCHEDULED
FOR 09:00**

1. OPENING AND WELCOME

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

2. ATTENDANCE

Members

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

Members of Staff

Ms Nosiphiwo Tafeni (NT) (secretary)
Mr Jonathan Windvogel (JW)
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)
Ms Nokubonga Dlamini (ND)
Ms Aneeqah Brown (AB)
Mr Olwethu Dlova (OD)

Visitors

Mr Brendan Straub (BS)
Mr Matt Pretorius (MP)

Mr David St Clair (DsC)

Observers

None

3. APOLOGIES

Ms Colette Scheermeyer
Ms Penelope Meyer

Absent

None

4. APPROVAL OF AGENDA

4.1 Dated 10 July 2020.

The items relevant to the meeting were noted as those assigned in the case allocation for the meeting of 10 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

8. Standing Item

8.1 Site inspections

8.1.1 Proposed Site Inspection

8.2 Site Inspection Reports

9 Administrative Matters

9.1 Reminder of Erf 1 Swellendam, Proposed Total Demolition
The letter dated 6 July 2020 prepared by the Municipal Manager was tabled for noting.

10. Appointments

10.1 Item 11.1

10.2 Item 11.2

MATTERS TO BE DISCUSSED

11. Matters Arising

11.1 Proposed minor revision construction of a new building with basement level for parking on erven 3370, 3381 & 3382, 15,18 & 20 Main Road, Paarl.
HM/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL/ ERVEN 3370, 3381 & 3382

Case No: 16110809KR1116E

Mr Brendan Straub and Mr David St Clair was present and took part in the discussion.

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The IACom committee approved the application in December 2019;
- Applicant has request for the amendment of the current Record of Decision (RoD) to include the minor revision;
- The committee was of the opinion that the minor revision would not have a negative impact;
- There is no reason to believe that the proposed minor revision to the approved development will negatively impact on heritage resource.

DECISION

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

SB

- 11.2 Proposed Additions & Alteration on Erf 89909, 8 Clairvaux Road, Kalk Bay, Cape Town.
S34 A&A
HM/ CAPE TOWN METROPOLITAN / KALK BAY / ERF: 89909

Case No: 20032622SB0615E

Mr Matt Pretorius was present and took part in the discussion.

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The property is graded Not Conservation Worthy;
- The CoCT and Kalk Bay-St James Ratepayers & Residents Association (KBSJORRA) supports the proposal;
- HOMs requires clarity on the heritage design informants which contextualises the proposal;
- The report submitted sufficiently addressed the previous concerns.

DECISION

The committee resolved to approve the proposal, as the proposal will not impact a heritage resource.

SB

- 11.3 Proposed Additions to existing structure on Erf:1785, 31 Saddle road, Vredehoek
HM/ CAPE TOWN METROPOLITAN/VREDEHOEK/ ERF 1785

Case No: 19103101KB0630E

KB introduced the item

DECISION

The committee resolved to issue a S51 letter as it HWC does not condone illegal work.

KB

- 11.4 Proposed Additions & Alteration on Erf: 115912, 4 Erica Street, Woodstock, CT. S34A&A
HM/CAPE TOWN METROPOLITAN/ WOODSTOCK/ERF: 115912

Case No: 20031105SM0619E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

1. The site is graded IIIB;
2. CoCT and Woodstock Aesthetics Advisory Committee supports the proposal;
3. HWC support the proposal with condition that the muntin's portico windows are removed.

DECISION

The committee resolved to approve the proposal as the proposal will not impact negatively on heritage resource.

SM

12 New Matters

- 12.1 Proposed development of a block of flats on Erven 29 and 30, 3 Victoria Road, Clifton, CT. S38(8)-NID
HM/ CAPE TOWN METROPOLITAN / CLIFTON / ERVEN 29 AND 30

Case No: 20062508SB0625E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The proposed development is in close proximity to the highwater mark, however due to the steep slope of the site, it is unlikely archaeological resources remained *in situ*;
- There is no reason to believe that the proposed development of a block of flats will negatively impact on heritage resource.

DECISION

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

SB

- 12.2 Proposed redevelopment of the site on Portion 4 of Farm 585, Portion 6 of Farm 585, Portion 11 of Farm 585, Portion 17 of Farm 585, Southern Right Farms, Hermanus, Overstrand, Overberg S38(8)-HIA (BAR Commenting period)
HM/ OVERBERG / OVERSTRAND / HERMANUS/ PORTION 4 OF FARM 585, PORTION 6 OF FARM 585, PORTION 11 OF FARM 585, PORTION 17 OF FARM 585

Case No: 19120618AS1213E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- HOMs committee was of the opinion that IACom committee would have the necessary expertise to approve the recommendation of the consultant or add additional conditions prior to approval;
- The comment period ends the 30 August 2020.

COMMENT

The committee resolved to refer the application to IACom 12.8.2020

SB

- 12.3 Proposed Additions & Alteration on ERF 892, No 62 Kloof Nek Road Tamboerskloof, CT. S34-A&A
HM/CAPE TOWN METROPOLITAN/ TAMBOERSKLOOF/ ERF 892,

Case No: 20061803KB0625E

KB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded Not Conservation Worthy;
- CoCT supports the proposal.

DECISION

The committee resolved to approve the proposal as it will not affect a heritage resource.

KB

- 12.4** Proposed Additions & Alteration on ERF RE 822, 27 Hafele Street, Durbanville, CT. S34-A&A
HM/CAPE TOWN METROPOLITAN/ KRAAIFONTEIN/ RE ERF 822

Case No: 20012912KB0625E

KB introduced the item

COMMENT

The committee requires photographs indicating which work has commenced.

KB

- 12.5** Proposed rezoning Farm 32/811, Farm Kunneburg, Paarl, Drakenstein, Cape Winelands. S38(4)-NID
HM/CAPE WINELANDS/ DRAKENSTEIN/ PAARL/ FARM 32/811

Case No: 20062506KB026E

KB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

KB

- 12.6** Proposed Minor works on Erf: 96660, Newlands Brewery, 3 Boundary Road, Newlands, CT. S34-Minor works
HM/ CAPE TOWN METROPOLITAN / NEWLANDS/ ERF 96660

Case No: 20062305KB0626E

KB introduced the item

COMMENT

The committee requires I&AP comments as HOMs does not deem the work to be minor works.

KB

- 12.7** Proposed Additions & Alteration on ERF: 29170, Flat 1, 12 Richmond Court, Richmond Road. Mowbray, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN / MOWBRAY / ERF 29170

Case No: 20030308KB0629E

KB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded III C;
- CoCT and Rosebank & Mowbray Planning & Aesthetics Committee supports the proposal.

DECISION

The committee resolved to approve the proposal as the proposal will not impact negatively on a heritage resource.

KB

**12.8 Proposed Additions & Alteration on ERF: 479, 94 Main Road, Greyton, CT. S34-A&A
HM/CAPE TOWN METROPOLITAN/GREYTON /ERF 479**

Case No: 19090603KB0630E

KB introduced the item

COMMENT

The committee requires Greyton Civic Society comments.

KB

**12.9 Proposed Additions & Alteration on Erf: 178427, 345 Lower Main Road. Observatory,
CT. S34-A&A
HM/CAPE TOWN METROPOLITAN/ OBSERVATORY /ERF 178427**

Case No: 20062512ND0630E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is grade III C;
- CoCT supports the proposal.

DECISION

The committee resolved to approve the application as the proposal will not impact negatively on the heritage resource.

ND

**12.10 Proposed Additions & Alteration on ERVEN1081, 1083 and 1085, 12 Voortrekker Street,
Swellendam.S34-A&A
HM/ SWARTLAND / SWELLENDAM / ERVEN 1081, 1083 AND 1085**

Case No: 20062504ND0630E

ND introduced the item

COMMENT

The committee requires a full set of building plans and photographs.

ND

- 12.11** Proposed Site Development Areas 5 and 7 (Quinan House) on Erven:17958 and 17959, Somerset West, CT. S38(4)-NID
HM/CAPE TOWN METROPOLITAN/ SOMERSET WEST/ERVEN 17958 and 17959

Case No: 20062603ND0630E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- There is reason to believe that the proposed site development will impact on heritage resources.

DECISION

HIA required consisting of an urban analysis and a visual impact assessment and impact to the surrounding heritage resource namely the PHS.

ND

- 12.12** Proposed addition to a roof structure and pool Erf 117, 5 Heerengracht, Cape Town CBD.CT
HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ERF 117

Case No: 20052801ND0626E

ND introduced the item

COMMENT

The committee requires City Bowl Ratepayers Association comments

ND

- 12.12** Proposed housing development on Erf: 595, Greyton, Theewaterskloof.S38(8)-NID
HM/ OVERBERG/ THEEWATERSKLOOF/ ERF 595

Case No: 19052710SM0626E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- There is reason to believe that the proposed housing development will impact on heritage resources.

DECISION

HIA required consisting of townscape analysis and visual impact on the cultural landscape and an archaeological foot survey including public participation.

SM

- 12.13** Proposed Additions & Alteration on Erf 89765, 32 Gatesville Road, Kalk Bay, CT. S34-A&A

Case No: 20061808SM0629E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIIC;
- The proposal is minor work.

DECISION

The committee resolved to support the proposal as the proposal will not impact negatively on the heritage resource.

SM

**12.14 Proposed Additions & Alteration on Erf 22923, 39 2nd Street, Maitland, CT, S34-A&A
HM/CAPE TOWN METROPOLITAN/ MAITLAND /ERF 22923**

Case No: 20061705TZ0630E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed

- The site is graded NCW.

DECISION

The committee resolved to issue a S51 letter. HWC cannot condone illegal work.

TZ

**12.15 Proposed various upgrades to the Strand Road (R44) / Adam Tas Road / Alexander Street Intersection, Stellenbosch (Road Reserves) Stellenbosch, Cape Winelands.S38(4)-NID
HM/ CAPE WINELANDS/ STELLENBOSCH/ STRAND ROAD (R44) / ADAM TAS ROAD / ALEXANDER STREET INTERSECTION, STELLENBOSCH (ROAD RESERVES)**

Case No: 20062609TZ0630E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- There is no reason to believe that the proposed various upgrades to the Strand Road (R44) / Adam Tas Road, Alexander Street Intersection, Stellenbosch (Road Reserves) will negatively impact on heritage resource.

DECISION

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

TZ

12.16 Proposed Additions & Alteration on Erf 1806, 104 Adderley Street, Oudtshoorn, S34-A&A

Case No: 19101405TZ0701E

TZ introduced the item

FURTHER REQUIREMENTS

A brief Heritage statement outlining the contextual surrounds of the site and street - morphology and context.

TZ

**12.17 Proposed Additions & Alteration on Erf 8864, 36 Nova Constantia Road, Constantia, CT. S34-A&A
HM/CAPE TOWN METROPOLITAN/ CONSTANTIA/ ERF 8864**

Case No:20021406TZ0701E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIB;
- City of Cape Town supports the proposal.

DECISION

The committee resolved to approve the proposal with the following conditions: New fenestration must be of a different timber to the existing. The proposal will not negatively impact the heritage resource.

TZ

14 OTHER MATTERS

14.1 None

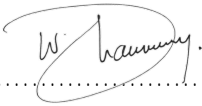
15. ADOPTION OF RESOLUTIONS AND DECISIONS

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

16 CLOSURE

The meeting adjourned at: 11:35

17 DATE OF NEXT MEETING: 13 July 2020

Chairperson's Signature.....

Date:

Secretariat's Signature........

Date: 18 August 2020