

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING
HELD ON FRIDAY, 13 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 Laura Milandri (LM)
Mr Petter Buttgens (PB)

Members of Staff

Ms Nosiphiwo Tefeni (NT) (secretary)
Ms Sandisiwe Matole (SM)
Ms Colette Scheermeyer (CSc)
Ms Penelope Meyer (PM)
Mr Jonathan Windvogel (JW)
Ms Nokubonga Dlamini (ND)
Ms Cathy-Ann Potgieter (CP)
Ms Stephanie Barnardt (SB)
Ms Khanyisile Bonile (KB)
Mr Thando Zingange (TZ)
Ms Aneeqah Brown (AB)

Visitors

None

Observers

None

3. APOLOGIES

Ms Waseefa Dhansay (WD)

Absent

None

4. APPROVAL OF AGENDA

4.1 Dated 13 July 2020.

The items relevant to the meeting were noted as those assigned in the case allocation for the meeting of 13 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

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

9 Administrative Matters

9.1 None

10. Other Committee Referrals

11. Appointments

11.1 None

MATTERS TO BE DISCUSSED

11. Matters Arising

11.1 Final Report on a Proposed Development PTN 10 & 11 of the Cape farm 431 and Cape farm 1141, Blaauwberg Nature Reserve, Melkbosstrand
HM/ CAPE TOWN METROPOLITAN/ MELKBOSSTRAND/ PTN 10 & 11 OF THE CAPE FARM 431 AND CAPE FARM 1141

Case No: 130725TS33/130730TS01E

SB introduced the item

COMMENT

The committee resolved to refer to application to APM 5.8.2020

SB

- 11.2 Proposed alterations and additions on Erf 53822, 62 Harfield Road, Claremont, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN/ CLAREMONT / ERF 53822

Case No: 20040205ND0603E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The property is graded Not Conservation Worthy;
- CoCT supports the proposal;
- HOMs supports the heritage statement (May 2020) and the identification of the area as having significance;
- HOMs does not support the design in its current form as it does not respond to the heritage indicators identified in the heritage statement and needs to be redesigned;
- Information received 2.7.2020. HOMs is satisfied with the design revision and supports the proposal.

DECISION

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

ND

- 11.3 Proposed alterations and additions on Erven 1064 & 1086, Groot Constantia, Constantia, CT, S34-A&A
HM/ CAPE TOWN METROPOLITAN/CONSTANTIA/ ERVEN 1064 & 1086

Case No:20040207ND0615E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- HOMs supports the alterations to the Bertrems building but it has reservations with regards to the production cellar.

DECISION

The committee resolved to refer the matter to BELCom 29.7.2020

ND

- 11.4 Proposed alterations and additions on Erf 2382, 2 Fifth Avenue, Hermanus, Overstrand, Overberg S34-A&A
HM/ OVERBERG / OVERSTRAND / HERMANUS / ERF 2382

Case No:20021926TZ0225E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Overstrand Heritage Aesthetics Committee supports the proposal;
- The application is incomplete.

FURTHER REQUIREMENTS

1. Additional photographs (contextual and streetscape) required.
2. HOMs requires the datasheet from the Overstrand Heritage Survey and background information regarding the building's heritage value.
3. HOMs also requires that the plans be amended to omit work that has already been completed as approved by the 2016 permit.
4. Only work now proposed must be coloured up.

TZ

- 11.5 Proposed alterations and additions on Erf 1034, 19 Woodside Drive, Pinelands, CT.S34-A&A
HM/CAPE TOWN METROPOLITAN / PINELANDS / ERF 1034

Case No:20022609TZ0302E

TZ introduced the airtime

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded III C;
- The site is not within the HPO;
- CoCT support the proposal;
- Pinelands Ratepayers and Residents Association supports the proposal;
- Proposal will not negatively impact on heritage resources.

DECISION

The committee resolved to approve the proposal.

TZ

- 11.6 Proposed alterations and additions on Erf 31894, 36 Sawkins Road, Mowbray, CT.S34-A&A
HM/CAPE TOWN METROPOLITAN / MOWBRAY / ERF 31894

Case No:20051102TZ0603E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIC;
- The site is located inside a HPO;
- CoCT supports the proposal;
- The proposal will not negatively impact the heritage resource.

DECISION

The committee resolved to approve the proposal.

TZ

- 11.7 Proposed alterations and additions on Erf 26071, 47 Lytton Street, Observatory, CT. S34-A&A

HM/CAPE TOWN METROPOLITAN / OBSERVATORY / ERF 26071

Case No: 20020508TZ0304E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIC;
- The property is located within a HPO;
- CoCT and Observatory Civic Association supports the proposal;
- The proposal will not negatively impact the heritage resource.

DECISION

The committee resolved to approve the proposal.

TZ

- 11.8 Proposed Restoration , alterations and additions on Erf 13665, 40 Somerset Street, Worcester, Breede Valley, Cape Winelands. S34- Restoration and A&A

HM/ CAPE WINELANDS / BREEDE VALLEY / WORCESTER /ERF 13665

Case No: 18120618HB0227E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded a PHS

DECISION

The committee resolved to refer to BELCom 17.7.2020

TZ

12 New Matters

- 12.1 Proposed extension on Erf: 35947 Le Parc Residential Estate, Paarl, Drakenstein, Cape Winelands.S38(4)-NID
HM/ CAPE WINELANDS / DRAKENSTEIN / PAARL / ERF 35947

Case No: 20061907SB0701E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- It was noted that proposed subdivision into 28 portions, to form an extension of the previously approved Le Parc Residential Development on the neighbouring erf;
- No further updates on VIA studies are necessary since this is a relatively small portion of land compared to the entire Le Parc;
- Since there is no reason to believe that the proposed residential development will negatively impact on heritage resource.

DECISION

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

SB

- 12.2 Proposed residential development Farm 292 Jagersvlakte, Grabouw, Theewaterskloof.S38(8)-NID
HM/ THEEWATERSKLOOF / GRABOUW / FARM 292 JAGERSVLAKTE

Case No: 20200703SB0703E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Although the proposed development will result in a change of land use, the proposed development will be in-line with the surrounding land uses which supports similar activities;
- Since there is no reason to believe that the proposed Le Parc Residential Estate will negatively impact on heritage resource.

DECISION

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

SB

- 12.3 Proposed housing development on Erven 12647 and 12648, 182 Parel Vallie Road, Somerset West, Cape Town.S38(4)-NID
HM/ CAPE TOWN METROPOLITAN / SOMERSET WEST / ERVEN 12647 AND 12648

Case No: 20062403SB0706E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The tree groves are the only identified heritage resources;
- There is no reason to believe that the proposed housing development will negatively impact on heritage resource.

DECISION

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

SB

- 12.4 Proposed re-development of the site portion 29/916 and 63/916, Strand, Cape Town. S38(8)-NID
HM/ CAPE TOWN METROPOLITAN / CLIFTON / PTN 29/916 AND 63/916

Case No: 20070202SB0706E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The surrounding area mostly rural and vacant. The proposed development introduces a built element onto a rural;
- The built structures on site, could not be established with the information provide;
- There is a reason to believe that the proposal re-development of the site will impact negatively on heritage resources.

DECISION

HOMs committee requires an HIA consisting of visual impact on the cultural landscape including a heritage statement of the buildings.

SB

- 12.5 Proposed alterations and additions on Erf 31021, 3 Upper Alma Road, Rosebank, CT.S34-A&A

HM/ CAPE TOWN METROPOLITAN / ROSEBANK/ ERF 31021

Case No:20051203KB0701E

KB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIB;
- The application is incomplete.

COMMENT

HOMs requires comments from Rosebank & Mowbray Planning & Aesthetics Committee Association Committee.

KB

- 12.6 Proposed alterations and additions on Erf 12092 RE, 1 Ravenscraig Road Woodstock, CT.S34-A&A

HM/ CAPE TOWN METROPOLITAN / WOODSTOCK / ERF 12092 RE

Case No 20062205KB0702E

KB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The application is deemed to be incomplete.

COMMENT

HOMs requires comments from Woodstock Aesthetics Advisory Committee.

KB

- 12.7 Proposed alterations and additions on Erf 1641,21 Bellair Road, Vredehoek, CT.S34-A&A

HM/ CAPE TOWN METROPOLITAN / VREDEHOEK / ERF 1641

Case No:20061508KB0703E

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIB;
- CoCT supports the proposal;
- The application is deemed to be incomplete.

COMMENT

HOMs requires comments from City Bowl Ratepayers Association and Greater Vredehoek Heritage Action Group.

KB

- 12.8 Proposed alterations and additions on Erf 7286, 97 Sir Lowery Road, Woodstock, CT.S34-A&A
HM/ CAPE TOWN METROPOLITAN / WOODSTOCK/ ERF 7286

Case No 20062604KB0703E

KB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIB;
- CoCT supports the proposal;
- The site is located outside the Woodstock Aesthetics Advisory Committee commenting area.

FURTHER REQUIREMENTS

The applicant to confirm if the existing timber floors will remain and if these are original.

KB

- 12.9 Proposed alterations and additions on Erven 2422, 2421, 7664 and 2363, 7 Hospital Street, Somerset West, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN / SOMERSET WEST / ERVEN 2422, 2421, 7664 AND 2363

Case No:20062511ND0702E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded Not Conservation Worthy;
- CoCT supports the proposal;
- The property is located outside a HPO;
- The proposal will not impact a heritage resource.

DECISION

The committee resolved to approve the proposal.

ND

- 12.10 Proposed alterations and additions on Erf 6364, 21 Highwick Avenue, Claremont, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN / CLAREMONT/ Erf 6364

Case No: 20051904ND0703E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW;
- CoCT supports the proposal;
- The property is located outside the HPO;
- The proposal falls outside the Upper Claremont and Residents and Ratepayers Association commenting area;
- HOMs support the total demolition of the outbuilding;
- The proposal will not impact a heritage resource.

DECISION

The committee resolved to approve the proposal.

- 12.11 Proposed alterations and additions on Erf 64502,6 Bell Road, Kenilworth, CT. S34-A&A **ND**
HM/ CAPE TOWN METROPOLITAN /KENILWORTH/ERF 64502

Case No: 20032415ND0703E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIC ;
- The site falls outside the HPO;
- CoCT and Harfield Village Association supports the proposal;
- The proposal will not impact negatively impact the heritage resource.

DECISION

The committee resolved to approve the proposal.

ND

- 12.12 Proposed alterations and additions on Erf 10782, 9 Banks Road, Fish Hoek, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN / FISHHOEK/ ERF 10782

Case No: 20062207ND0706E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Case officer to invite the interested and affected parties.

DECISION

Refer to HOMs meeting 20.7.2020.

ND

- 12.13 Proposed alterations and additions on Erf 416,10 Du Toit Street, Stanford, Overstrand, Overberg.S31-A&A
HM/ OVERBERG / OVERSTRAND / STANFORD/ ERF 416

Case No:20070217SM0702E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded III C;
- The comments from Overstrand Municipality is required.

COMMENT

The application is incomplete.

SM

- 12.14 Proposed alterations and additions on Erf 64146, 30 Salisbury Road, Kenilworth. S34-A&A
HM/ CAPE TOWN METROPOLITAN / KENILWORTH / ERF 64146

Case No 20062602SM0702E

SM introduced the item

COMMENT

- Exterior, more internal and streetscape photographs required to confirm the grading and decide whether to request for re-use of the windows.

SM

- 12.15 Proposed alterations and additions on Erf 361, 68 Parel Vallei Road Somerset West, CT.S34-A&A
HM/ CAPE TOWN METROPOLITAN / WUPPERTHAL / ERF 361

Case No 20062314SM0706E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The property is graded a Not Conservation Worthy;
- CoCT and Helderberg Renaissance Foundation supports the proposal;
- The proposal will not impact a heritage resource.

DECISION

The committee resolved to approve the application.

SM

- 12.17** Proposed alterations and additions on Erf 50613, 13 Clare Park Avenue Rondebosch, CT.S34-A&A
HM/ CAPE TOWN METROPOLITAN / RONDEBOSCH/ ERF 50613

Case No 20070307SM0706E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The application is deemed to be incomplete.

DECISION

HOMS requires Greater Lynfræ Civic Association comments required.

SM

- 12.18** Proposed alterations and additions on Erf 1187, Drostdy Museum, Swellengebrel Street, Swellendam.S27-A&A
HM/ CAPE TOWN METROPOLITAN / SWELLENDAM/ ERF 1187

Case No20061908TZ0702E

TZ introduced the item.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a PHS;
- Swellendam Heritage support the proposal.

FURTHER REQUIREMENTS

HOMs requires a plan showing the extent of the proposed work to the dam.

TZ

- 12.19** Proposed fence on PTN 8/851 Farm Ronwe, Paarl. S38(4)-NID
HM/ CAPE TOWN WINELANDS/ DRAKENSTEIN / PAARL / PTN 8/851 FARM RONWE

Case No 20061901TZ0703E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

TZ

14 OTHER MATTERS

14.1 None

15. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions.
SB adopt and KB supports

16 CLOSURE

The meeting adjourned at: 12:02

17 DATE OF NEXT MEETING:

16 July 2020

Chairperson's Signature.....

Date:

Secretariat's Signature.....

Date:

APPROVED