

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING
Held on Monday, 13 September 2021, HOMS MEETING VIA MICROSOFT
TEAMS, scheduled for 08:30**



1. OPENING AND WELCOME

The Chairperson, Ms Waseefa Dhansay officially opened the meeting at 8:30 and welcomed everyone present.

2. ATTENDANCE

Members

None

Members of Staff

Ms Aneeqah Brown (AB) (secretary)
Ms Waseefa Dhansay (WD) (Assistant Director)
Ms Stephanie Barnardt (SB) (Heritage Officer)
Ms Anita Shologu (AS) (Intern Admin support)
Ms Muneerah Solomon (MS) (Case officer)
Ms Xola Mwandle (XM) (Case officer)
Ms Ayanda Mdludlu (AM) (Case Officer)
Ms Khanyisile Bonile (KB) (Heritage Officer)

Legal Advisor

Ms Penelope Meyer (PM)

Visitors

None

Observers

None

3. Apologies

None

Absent

None

4. Approval of Agenda

4.1 13 September 2021. MS moves to adopt the agenda and KB seconds that.

5. Approval of Minutes of the Previous Meeting

5.1 17 August 2021. Held over to next meeting.

5.2 19 August 2021. Held over to next meeting.

5.3 6 September 2021. Held over to next meeting.

6. Disclosure of conflict of interest

6.1 None

7. Confidential matters

7.1 None

8. Standing Items

8.1 Site inspections undertaken

8.1.1 Item 11.12

8.2 Proposed Site Inspection

8.3 Site Inspection Reports

8.3.1 None

8.4 Preparation for the upcoming coming committee meetings

8.4.1 BELCom 14 September 2021

8.5 Interim and Close out Reports

8.5.1 None

8.6 Incomplete Applications

9. Administrative Matters

9.1 HOMs feedback

10. Appointments

**Item 11.1 Proposed additions and alterations on Erf 1823 & Ptn of Erf 217 New Union Street, Napier, S34-A&A
Case No: 21081610SB0816E**

SB

**Item 11.6 Proposed additions and alterations on Erf 47721, 4 Lea Road, Rondebosch, S34-A&A
Case No: 21071501XM0813E**

XM

MATTERS TO BE DISCUSSED

11. MATTERS ARISING

**11.1 Proposed additions and alterations on Erf 1823 & Ptn of Erf 217 New Union Street, Napier, S34-A&A
Case No: 21081610SB0816E**

INCOMPLETE APPLICATION:

All internal, external, and contextual images required.

SB

11.2 Proposed additions and alterations on Erf 85147, 3 Stanley Road, Claremont, S34-A&A
Case No: 21081202MS0813E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Outside HPO
- CoCT does not support the proposal.
- Greater Lynfrae Civic Association supports the proposal.

HELD OVER:

Referred to BELCom on 29 September 2021 given the objections by the CoCT.

MS

11.3 Proposed additions and alterations on Erf 5763, 77 Molteno Road, Richmond Estate, S34-A&A
Case No: 21081901MS0823E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 7 September 2021.
- Graded NCW
- Outside HPO
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

MS

11.4 Proposed additions and alterations on Erf 467, 107 Brand Street, Strand, S34-A&A
Case No: 21082602MS0826E

INCOMPLETE APPLICATION:

CoCT comments required.

MS

11.5 Proposed additions and alterations on Erf 19506, Duplex 7 Unit 213, Paardevlei Lifestyle Estate, Somerset West, S34-A&A
Case No: 21050703MS0825E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The application does not trigger Section 34 and would fall under a Section 38 process.
- There is an existing scheme approved within a Section 38 HIA process.
- The motivation as supplied does not provide suitable heritage grounds in terms of assessment to heritage resources based on the approved scheme.

FURTHER REQUIREMENTS

1. The current proposal for the amendment of the SDP needs to be motivated for in terms of heritage design indicators which have deviated from the existing approved HIA submission.

2. The revised scheme needs to be assessed by a suitable qualified architect or planner with heritage expertise.

MS

**11.6 Proposed additions and alterations on Erf 47721, 4 Lea Road, Rondebosch, S34-A&A
Case No: 21071501XM0813E**

Ms Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Applicant informed case officer they are unable to join.
- Information received on 10 September 2021.
- Graded III B
- Outside HPO
- CoCT did not support the proposal.

HELD OVER:

Referred to BELCom on 29 September 2021 given the objection by the CoCT.

XM

**11.7 Proposed additions and alterations on Erf 17299, 110A Main Road, Paarl, S34-A&A
Case No: 21030215AM0519E**

Ms Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 6 September 2021.
- Ungraded
- Within Paarl special character area overlay zone.
- Drakenstein Municipality supports the proposal.
- Paarl300 supports the proposal.
- Drakenstein Heritage Foundation supports the proposal.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

XM

**11.8 Proposed Total Demolition on Erf 11204, 40 Frere Street, Woodstock, S34-A&A
Case No: 21081903KB0819E**

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Outside HPO
- CoCT supports the proposal but requires a replacement structure.
- Woodstock Aesthetic Advisory Committee did not comment within 30-day commenting period.
- Woodstock Residents and Ratepayers Association does not support the proposal.

- HOMS does not see any heritage merits in terms of the existing structure being retained nor requirements for a replacement structure. Given the objection, the matter is referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 29 September 2021, given the objection, the matter is referred to BELCom for their expertise.

KB

**11.9 Proposed additions and alterations on Erf 11865, 11 Lille Street, Paarl S34-A&A
Case No: 21080509KB0820E**

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded NCW
- Outside Paarl special character area overlay zone.
- Drakenstein Heritage Foundation supports the proposal.
- Drakenstein Municipality supports the proposal.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

KB

**11.10 Proposed additions and alterations on Erf 2380, 127 Main Street, Paarl S27-A&A
Case No: 21072005KB0720E**

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 30 August 2021
- Graded PHS
- Paarl300 supports the proposal.
- Drakenstein Municipality supports the proposal.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

KB

**11.11 Proposed additions and alterations on Erf 97884 16 Oak Avenue, Newlands, S34-A&A
Case No: 19100801KB1010E**

Ms Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Comments of Newlands Ratepayers Association were submitted on 9 September 2021.
- Matter is held over to retrieve full application documentation.

KB

11.12 Proposed additions and alterations on Erf 94460, Block A, Longkloof Studio's, Darter Road Gardens, S34 A&A Minor Works
Case No: 21082304MS0825E

Ms Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIA
- Inside HPO
- Site inspection was undertaken on 6 September 2021.
- See attached site inspection report.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

12. NEW MATTERS

12.1 Proposed consolidation of three erven for construction of a new apartment block on Erven 848, 849, 850, 2, 4 & 6 Windell Street, Durbanville, S38(4)-NID
Case No: 21081203SB0830E

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Since there is no reason to believe that heritage resources will be impacted.

DECISION

The Committee resolved that no further studies are required.

SB

12.2 Proposed mining activities in phases and rehabilitation on Farm Vette Rivier 240, Riversdale, S38(8)-NID
Case No: 21082502SB0827E

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Low paleo sensitivity
- Since there is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

SB

12.3 Proposed subdivision on Erven 97 & 98 Cnr Arlington Crescent Fairmead Drive, Bokkershoogte, Somerset West, S38-NID
Case No: 21081112SB0830E

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Within urban footprint
- The site is within blue/green area on the SAHRIS palaeo-map

DECISION

The Committee resolved that no further studies are required.

SB

12.4 Proposed minor works on Erf 284, Raithby Vredenburg Farm Winery Road, Stellenbosch, S34-A&A

Case No: 21080503SB0827E

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

SB

12.5 Proposed expansion of an existing sand mine on Farm Buffelsdrift 306, George, S38(8)-NID

Case No: 21081002SB0830E

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is within the grey area of the SAHRIS Map.

DECISION

The Committee resolved that no further studies are required.

SB

12.6 Proposed additions and alterations on Ptn 10 of Farm 1674, Boschendal Farm, Stellenbosch, S27-A&A (minor works)

CaseNo:21082704SB0831E

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

SB

12.7 Proposed repairs to bridges & culvert structures, Central Karoo, S38(8)-NID

Case No: 21071208SB0831E

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The proposed work is within the road reserve.
- The consultant's recommendation has been considered

FUTHER REQUIRMENTS

Applicant to provide a motivation and reasoning behind why an HIA has been requested from the applicant's side in terms of impact on heritage resources for the proposed work to be undertaken.

SB

12.8 Proposed additions and alterations on Erf 2455, Cnr Craddock & Victoria Street, George, S34-A&A

Case No: 21091013SB0830E

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Simon van der Stel Foundation (Southern Cape) and George Municipality did not comments within the 30-day commenting period.

DECISION

The Committee resolved to approve the application.

SB

12.9 Proposed total demolition of a structure older than 60years on Ptn 2 of Farm 436, Botrivier School, S34-TD

Case No: 21080307SB0827E

Ms Stephanie Barnardt introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The committee noted that the structure is not worth retention as held on heritage significance.

DECISION

The Committee resolved to approve the application as there are insufficient heritage to warrant retention.

SB

13. OTHER MATTERS

- 13.1** Concerns regarding conservation bodies charging applicants a fee for their formal comment and it was noted by the Committee to be addressed at with HWC management .

14. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions. SB moves to adopt the decisions and resolutions and MS seconds.

- 15 CLOSURE:** 09:50

16 DATE OF NEXT MEETING

21 September 2021

Chairperson.....*W. Trautman*.....

Date:..... 5 October 2021.....

Secretariat: A Brown

Date: 5 October 2021

Attached site inspection report:

HERITAGE WESTERN CAPE SITE INSPECTION REPORT

HM/ Cape

Erf and Address: Erf 94460, Block A, Longkloof Studio's, Darter Road Gardens

Registered owner: Robert Rynkiewicz of Paramount Property Fund Ltd

Suggested Grading: IIIA

Nature of Application: Site Inspection

Date of site visit: 9 September 2021

HWC Representative/s: Muneerah Solomon (HWC Graduate Intern) Jonathan Windvogel (HWC Officials)

Met on Site by: Smita Waghmarae

Locality Map:

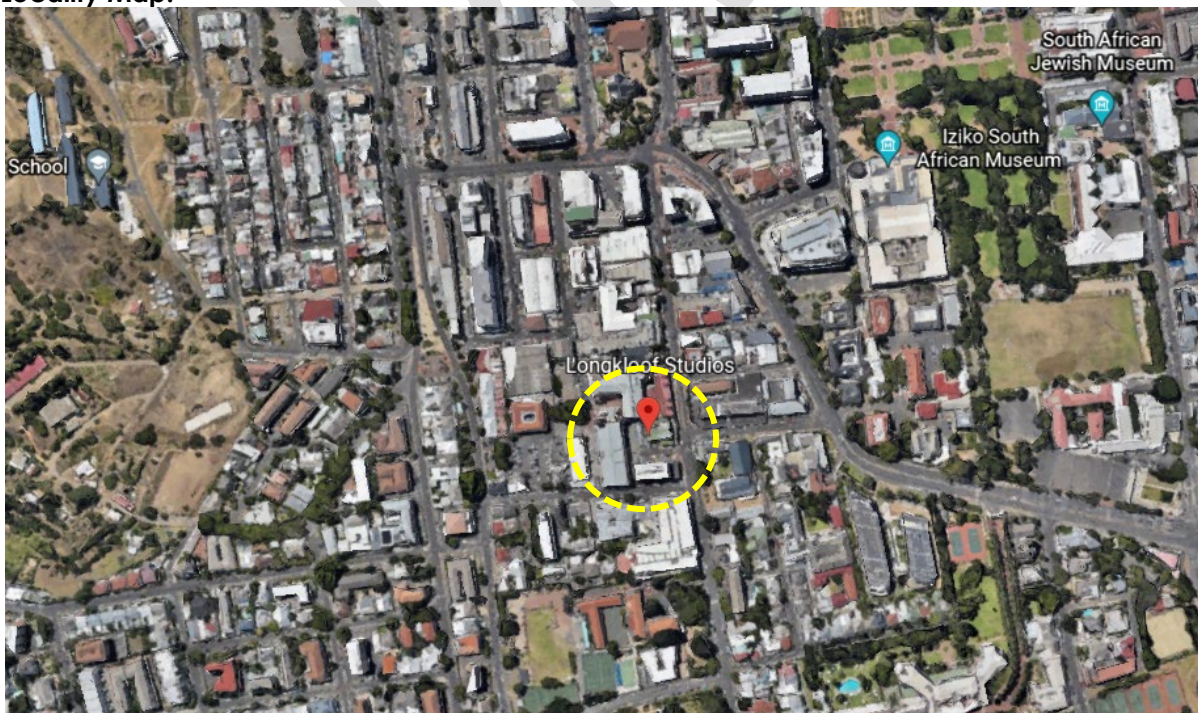


Figure 1. Longkloof Studios

Reason for Site Inspection:

Heritage Western Cape (HWC) Heritage Officer Committee meeting held on 6 September 2021; the committee resolved to undertake a site inspection on the respective matter as it is graded a IIIA. It is noted that work has begun hence the decision to take on the inspection in order to find out whether any heritage significance has been affected or impacted on.

Findings and Discussion:

With reference to the figure above, the site is located within a Heritage Protected Overlay Zone (HPOZ) and immediately exudes sufficient IIIA significance upon arrival. This HPO status as well as grading has contributed to the protection and preservation of the context of the area in order to warrant any alteration both internally and externally.

The minor works proposal consists of internal alterations of the and will include a demolition of drywall partitioning/shopfronts and flooring. The new construction includes drywall partitioning, shopfronts, fixtures, shopfitting, furniture and fittings. Lastly, the proposed minor work also comprises of minor upgrades of the existing ablution and kitchen facilities. These alternations will not affect or change any existing structure, brickwork, or the external façade.

Recommendations:

After scrutinising the proposed minor works plan with Ms. Smita Waghmarae and experiencing the property in loco, Block A, Longkloof Studio's, Darter Road Gardens, HWC members who undertook the site inspection noted that the proposed work has not yet started. The original fabric that gives the building a grade IIIA status has not been affected or altered. It was then agreed upon to issue the applicant with a S34 Minor Works permit in order for the work to begin.

Report prepared by: Muneerah Solomon

Date: 10 September 2021

Annexure A: photographs of site inspection



Figure 1.



Figure 2.

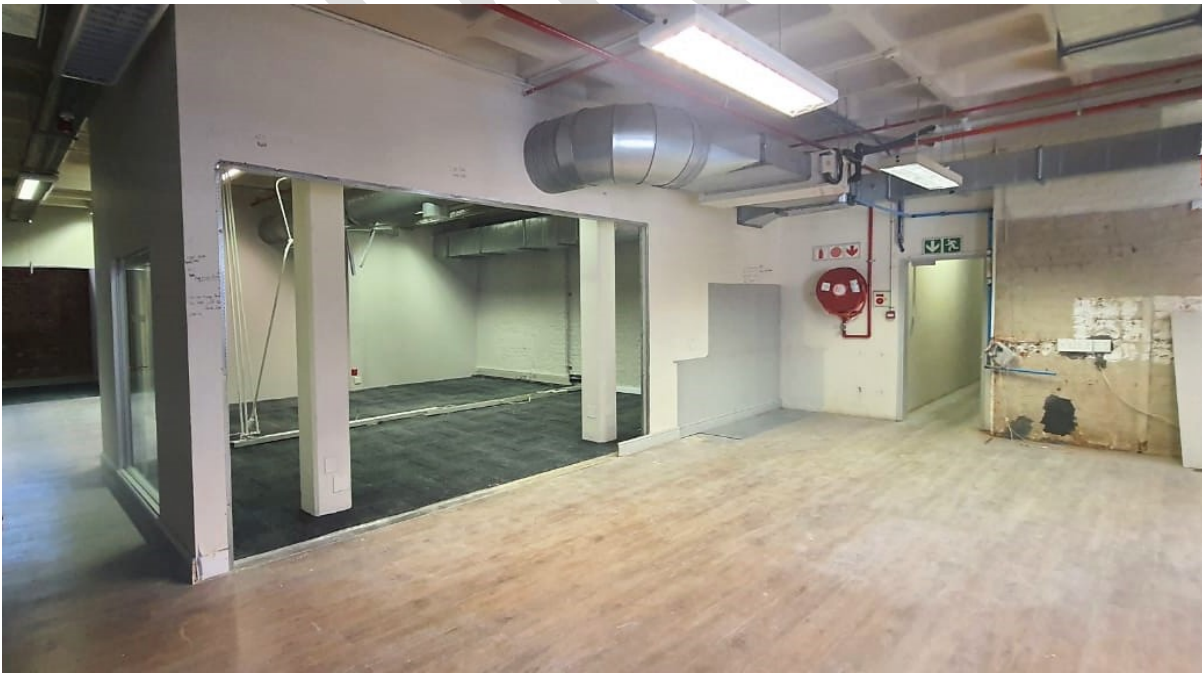


Figure 3.



Figure 4.

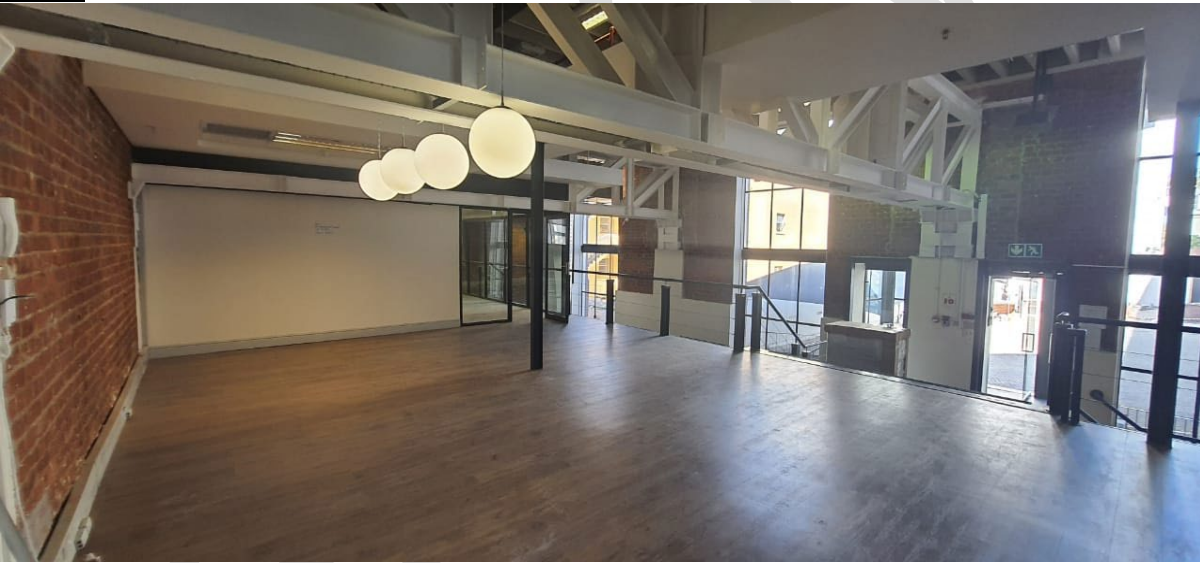


Figure 5.

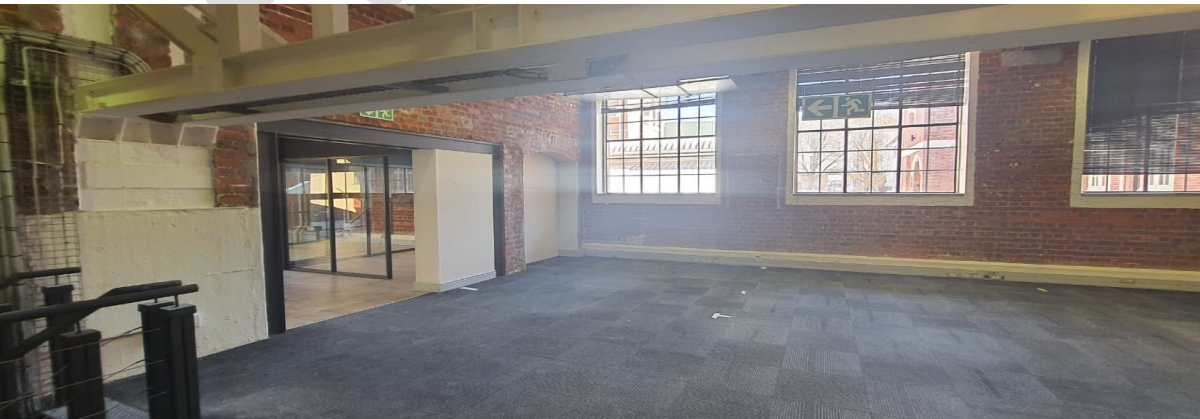


Figure 6.



Figure 7.

APPROVED