

**APPROVED MINUTES OF THE MEETING OF  
HERITAGE WESTERN CAPE,  
HERITAGE OFFICERS MEETING  
HELD ON FRIDAY, 16 JULY 2020, HOMS MEETING VIA MICROSOFT TEAMS,  
SCHEDULED FOR 09:00**

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**1. OPENING AND WELCOME**

The Chairperson, Mr Jonathan Windvogel, 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 Penny Meyer(PM)  
Ms Nokubonga Dlamini (ND)  
Mr Olwethu Dlova(OD)

**Visitors**

None

**Observers**

None

**3. APOLOGIES**

Ms Colette Scheermeyer

**Absent**

None

**4. APPROVAL OF AGENDA**

**4.1 Dated 16 July 2020.**

The items relevant to the meeting were noted as those assigned in the case allocation for the meeting of 16 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 None

**10. Appointments**

10.1 None

**MATTERS TO BE DISCUSSED**

**11. Matters Arising**

11.1 Proposed alterations and additions on Erf 1143, 4 Luckhoff Street, Durbanville Primary School, Durbanville, CT. S34-A&A

**HM/ CAPE TOWN METROPOLITAN / DURBANVILLE / ERF 1143**

**Case No:** 20040302SM0511E

SM introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- The property is graded IIIC;
- The site located outside a HPO;
- Durbanville Heritage Society supports the proposal;
- CoCT comment is noted.

**DECISION**

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

- 11.2 Proposed alterations and additions on Erf 1062, 165 High Level Road, apartment 3, Sea Point, CT. 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 site is graded IIIB;
- The site is located outside a HPO;
- The application was previously incomplete;
- CoCT, Sea Point For All and Sea Point Fresnaye Bantry Bay Ratepayers Association comments were required;
- The information was received 8.7.2020;
- CoCT, Sea Point For All and Sea Point Fresnaye Bantry Bay Ratepayers and Residence Association supports the proposal;
- HWC supports the proposal with the condition that care is taken of the existing internal joinery during construction;
- The proposal will not impact negatively on the heritage resources.

### DECISION

The committee resolved to support the proposal.

SM

- 11.3 Proposed Additions on Erf: 7008, Church Street, Goodwood, CT. S34-Additions (Minor works)  
**HM/CAPE TOWN METROPOLITAN /GOODWOOD / ERF 7008**

**Case No:** 20061205TZ0619E

TZ introduced the item

### DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIB;
- The site is located outside a HPO;
- The application was previously incomplete, and the committee had further requirements;
- HOMs is of the opinion the application is not a minor work and therefore requires the submission of a full S.34 application;
- HOMs requires comments from the CoCT;
- The information received 10.7.2020;
- CoCT supports the proposal.

### DECISION

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

TZ

- 11.4 Proposed alterations and additions on Erf 613, 14 Fagan Street, Audas Estate, Somerset West, CT. S34-A&A  
**HM/CAPE TOWN METROPOLITAN / SOMERSET WEST / ERF 613**

**Case No:** 20060519TZ0622E

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIC;
- The site is outside a HPO;
- The application was previously incomplete, Helderberg Renaissance Foundation comments were required,
- The information was received 9.7.2020.
- CoCT and Helderberg Renaissance Foundation supports the proposal.

#### **DECISION**

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

**TZ**

## **12 New Matters**

- 12.1 Proposed rerouting of power lines on Farm 414 La Rhone, Darheen, Tulbagh, Witzenberg.S38(4)-NID  
**HM/ WITZENBERG / TULBAGH/ DARHEEN FARM 414**

**Case No:** 20070612SB0707E

SB introduced the item

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The power line needs to be re-routed due under netting which encroaches on the safety of the power line;
- There is no reason to believe that the proposed residential development will negatively impact on a heritage resource.

#### **DECISION**

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

**SB**

- 12.2 Proposed housing development on Portion of Erven 40791, Erf 67151 and Erf 67152, Khayelitsha, CT. S38(8)-NID  
**HM/ CAPE TOWN METROPOLITAN / KHAYELITSHA / PORTION OF ERVEN 40791, ERF 67151 AND ERF 67152**

Case No: 20051103SB0707E

SB introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Proposed re- development of the site to improve living conditions;
- There is no reason to believe that the proposed housing development will negatively impact on a heritage resource.

**DECISION**

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

**SB**

12.3 Proposed Penhill Greenfields development on Welmoed Estate, Off Riebeeck road near Blackheath, Eerste River, CT. S38(4)-NID

**HM/ CAPE TOWN METROPOLITAN / EERSTE RIVER / WELMOED ESTATE**

**Case No:** 20040705SB0707E

SB introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Current position will impact on the open land and edge of the Stellenbosch winelands cultural landscape;
- There is reason to believe that the proposed Penhill Greenfields development will impact negatively on heritage resources.

**DECISION**

HOMs requires an HIA consisting of a visual impact assessment

**SB**

12.4 Proposed new house and entertainment unit of the site Portion 6/496, Hessequa, Eden. S38(8)-NID

**HM/ EDEN / HESSEQUA / PTN 6/496**

**Case No:** 20070607SB0707E

SB introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- It was noted that Blombos Cave, which is a declared PHS and is located approximately 10km east of the proposed development. It is likely that archaeological resources will be impacted;
- The development is close to the coastline;
- The proposed development introduces a modern built element onto a rural and undeveloped site. HOMs committee had concerns around the possible visual impact;

- There is a reason to believe that the proposal new house and entertainment unit will impact negatively on heritage resources.

#### **FURTHER REQUIREMENTS**

HOMs requires an HIA consisting visual impact assessment and an archaeological impact assessment as well as comment from SAHRA Maritime Underwater Cultural Heritage Unit.

**SB**

- 12.5 Proposed New water supply pipeline and replacement of infrastructure on Farm 168, Wupperthal. S38(8)-NID

#### **HM/ WEST COAST/ CEDEBERG/ WUPPERTHAL/ FARM 168**

**Case No:** 20052511SB0706E

SB introduced the item

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The replacement pipeline and new reservoir for supplying Wupperthal with potable water, will not change the character of the site as using existing route;
- There is no reason to believe that the proposed water supply pipeline and replacement of infrastructure will negatively impact on heritage resources.

#### **DECISION**

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

**SB**

- 12.6 Proposed alterations and additions on Erf 14887, 72 Upper Melbourne Road, Walmer Estate, CT. S34-A&A

#### **HM/ CAPE TOWN METROPOLITAN / WALMER ESTATE/ ERF 14887**

**Case No:** 20061002KB0707E

KB introduced the item

#### **DISCUSSION**

Amongst other things, the following was discussed:

- The application is deemed to be incomplete.

#### **COMMENT**

The committee requires a completed application form, interior photographs and comments from Walmer and University Estate Conservation Action Group.

**KB**

- 12.7 Proposed alterations and additions on Erf 22012, 10 Vercueil Street, Paarl, Drakenstein, Cape Winelands.S34-A&A  
**HM/ CAPE WINELANDS / DRAKENSTEIN / PAARL /ERF 22012**

**Case No:** 20070707KB0707E

KB introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- HWC does not condone illegal work.

**DECISION**

The committee resolved to issue a S51 letter as the work has already been executed.

**KB**

- 12.8 Proposed alterations and additions on Erf:76242, 13 Frankfort Street, Parow, CT. S34-A&A  
**HM/ CAPE TOWN METROPOLITAN / PAROW / ERF 76242**

**Case No:**20070102KB0702E

KB introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- The application is deemed to be incomplete.

**COMMENT**

The committee requires a completed application form, internal, external and streetscape photographs as well as the CoCT comments and a motivation.

**KB**

- 12.9 Proposed alterations and additions on Erf 4686, 12 Montagu Street, Ruyterwacht, CT. S34-A&A  
**HM/ CAPE TOWN METROPOLITAN / RUYTERWACHT / ERF 4686**

**Case No:**20070206KB

KB introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- The application is incomplete.

**COMMENT**

The committee requires internal, external and streetscape photographs, stamped plans, including locality plan, title deed and a motivation.

**KB**

- 12.10 Proposed alterations and additions on Erf 3916, 15 Septimus Street, Paarl, Drakenstein, Cape Winelands.S34-A&A

**HM/ CAPE WINELANDS / DRAKENSTEIN / PAARL/ ERF 3916**

Case No: 20070605ND0706E

ND introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- The application is deemed to be incomplete.

**COMMENT**

Plans indicating the proposed work in colour as well as work already completed, photographs of the proposed and of completed work, as well as comments from the Drakenstein Heritage Unit.

**ND**

- 12.11 Proposed alterations and additions on Erf 13856, 3 Oasis Road, Elsie's River, CT. S34-A&A

**HM/ CAPE TOWN METROPOLITAN / ELSIE'S RIVER / ERF 13856**

**Case No:** 20070613ND0706E

ND introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- The building is graded III C;
- The site is located outside a HPO;
- CoCT supports the proposal.

**DECISION**

The committee resolved to approve the proposal as it will not negatively impact a heritage resources.

**ND**

- 12.12 Proposed alterations and additions on Erf 173903 Portion of 47067,64 Rouwkoop Road, Rondebosch, CT. S34-A&A

**HM/ CAPE TOWN METROPOLITAN / RONDEBOSCH / PTN 47067/173903**



**Case No:** 20070309ND0706E

ND introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- The building is graded III C;
- The site is located inside a HPO;
- CoCT and Greater Lynfræ Civic Association supports the proposal.

**DECISION**

The committee resolved to support the proposal as it will not negatively impact a heritage resource

**ND**

12.13 Proposed alterations and additions on Erf 177022, 21 Loader Street, De Waterkant, CT. S34-A&A permit extension

**HM/ CAPE TOWN METROPOLITAN / DE WATERKANT/ ERF 177022**

**Case No:** 20070609ND0706E

ND introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded III C;
- The site is located outside a HPO;
- The application is a minor works application,

**DECISION**

The committee resolved to support the proposal as it will not negatively impact a heritage resource

**ND**

12.14 Proposed development of a site Ptn 130 farm no 918, South of Sir Lowry Pass Road, Somerset West, CT. S38(8)

**HM/ CAPE TOWN METROPOLITAN / SOMERSET WEST / PTN 130 FARM NO 918**

**Case No:**20070709ND0707E

ND introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Since there is no reason to believe that the proposed old age home will negatively impact on a heritage resource.

**DECISION**

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

**ND**

- 12.15 Proposed subdivision on Erf 1194, 11 Timber Way, Bergvleit, CT. S38(8)-NID  
**HM/ CAPE TOWN METROPOLITAN / BERGVLEIT / Erf 1194**

**Case No:**20070615ND0707E

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**

- 12.16 Proposed alterations and additions on Erf 793, 24 Link Drive, Pinelands, CT.  
S34-A&A  
**HM/ CAPE TOWN METROPOLITAN / PINELANDS/ ERF: 793**

**Case No:**20070705ND0707E

ND introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded Not Conservation Worthy;
- The site is located outside a HPO;
- CoCT and Pinelands Ratepayers and Residents Association supports the proposal.

**DECISION**

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

**ND**

- 12.17 Proposed alterations and additions on Erf 46642, 5&7 Toll Road, Rondebosch.  
CT. S34 A&A  
**HM/ CAPE TOWN METROPOLITAN / RONDEBOSCH / ERF 46642**

**Case No:** 20070604SM0707E

SM introduced the item

## **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIC;
- The site is located outside a HPO;
- CoCT supports the proposal.

## **DECISION**

The committee resolved to support the proposal as it has insufficient heritage significance to warrant retention.

**SM**

12.18 Proposed alterations and additions on Erf 3350, 111 Church Street, Strand, CT.  
S31-A&A

**HM/ CAPE TOWN METROPOLITAN / STRAND/ ERF 3350**

**Case No:**20051304SM0707E

SM introduced the item

## **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded NCW;
- The site is outside a HPO;
- CoCT and Helderberg Renaissance Foundation did not comment within the 30-day commenting period.

## **DECISION**

The committee resolved to support the proposal as it will not impact a heritage resource.

**SM**

12.19 Proposed alterations and additions on Erf 90459, 145 Ottery Road, Wynberg.  
S34-A&A

**HM/ CAPE TOWN METROPOLITAN / WYNBERG / ERF 90459**

**Case No** 20070209SM0707E

TZ introduced the item

## **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIC;
- The site is inside a proposed HPO;
- CoCT supports the proposal.

### **DECISION**

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

**SM**

- 12.20 Proposed alterations and additions on Erf 17825, 71 Berg Road, Fish Hoek, CT. S34-A&A

### **HM/ CAPE TOWN METROPOLITAN / FISH HOEK/ERF:17825**

**Case No** 20070601M0707E

### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded NCW;
- The site is located outside an HPO;
- CoCT supports the proposal,

### **DECISION**

The committee resolved to support the proposal as it will not impact a heritage resource.

**SM**

- 12.21 Proposed alterations and additions on Erf 1742, 239 High Level Road, Sea Point, CT. S34-A&A

### **HM/ CAPE TOWN METROPOLITAN / SEA POINT/ ERF 1742**

**Case No** 20061504M

SM introduced the item

### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIC;
- The site is located outside the HPO;
- CoCT and Sea Point Fresnaye Bantry Bay Ratepayers and Residents Association supports the proposal.

### **DECISION**

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

**SM**

- 12.22 Proposed 98470, 90 Milner Road, subdivision and consolidation, Rondebosch, CT. S38(4)-

### **HM/ CAPE TOWN METROPOLITAN / RONDEBOSCH / ERF 98470**

**Case No:**20070306TZ0708E

TZ introduced the item.

**DISCUSSION**

Amongst other things, the following was discussed:

- There is no reason to believe that the proposed subdivision and consolidation will negatively impact on heritage resources;
- The alteration will need to have a S.34 application submitted.

**DECISION**

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

**TZ**

12.23 Proposed alterations and additions on Erf 2333, Noetzie Beach, Knysna, EdenS34-A&A

**HM/ EDEN / KNYSNA / ERF 2333**

**Case No** 20070704TZ0708E

TZ introduced the item.

**DISCUSSION**

Amongst other things, the following was discussed:

- The application is deemed to be incomplete.

**COMMENT**

The committee requires comments from the Simon van De Stel Foundation

**TZ**

12.24 Proposed alterations and additions on Erf 95144, Michaelies School of Fine Art, Hiddingh Campus, UCT, Gardens, CT.S.34-A&A minor works

**HM/ CAPE TOWN METROPOLITAN / GARDENS / ERF 95144**

**Case No:**20052703TZ0708E

TZ introduced the item.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is a Grade II;
- The proposal is a minor works application;
- A close out report to be submitted within 60 days after practical completion of the work;
- The proposal will not impact a heritage resource.

**DECISION**

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

**TZ**

- 12.25 Proposed alterations and additions on Erf 161179, 29 Ottery Road, Wynberg, CT. S34-A&A  
**HM/ CAPE TOWN METROPOLITAN / WYNBERG / ERF 161179**

**Case No:** 20070208TZ0708E

TZ introduced the item.

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

The committee resolved to support the proposal as it will not impact a heritage resource.

**TZ**

- 12.26 Comment on interim HIA. Wittedrift Retirement Village on Erven 103, 104 and section of Rotterdam Road, S38 (8) BAR – Comment on interim HIA  
**HM/ BITOU/ WITTERDRIFT/ ERVEN 103,**

**Case No:**19090401AS0927E

**COMMENT**

Refer to IACom 12.8.2020

**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 TZ supports

**16 CLOSURES**

The meeting adjourned at: 11:14

- 17 DATE OF NEXT MEETING: 20 July 2020**

Chairperson's Signature.....

Date:

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

Date: 18 August 2020

APPROVED