

**APPROVED MINUTES OF THE MEETING OF  
HERITAGE WESTERN CAPE,  
HERITAGE OFFICERS MEETING**  
**Held on Friday, 21 August 2020, HOMS MEETING VIA MICROSOFT TEAMS,  
scheduled for 09:00**

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**1. OPENING AND WELCOME**

The Chairperson, Ms Colette Scheermeyer, 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 Tefeni (NT) (secretary)  
Ms Nokubonga Dlamini (ND)  
Ms Colette Scheermeyer  
Ms Penelope Meyer( PM)  
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)

**Visitors**

None

**Observers**

None

**3. APOLOGIES**

Ms Waseefa Dhansay (WD)

**Absent**

None

**4. APPROVAL OF AGENDA**

**4.1 Dated 21 August 2020.**

The items relevant to the meeting were noted as those assigned in the case allocation for the meeting of 21 August 2020.  
RC move to adoptd the agenda and ND supports.

**5. Approval of Minutes of the Previous Meetings**

5.1 None

**6. Disclosure of conflict of interest**

6.1 RC item 12.14 19 Grimsby Road camps bay

**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 None

**MATTERS TABLED**

**11. Matters Arising**

11.1 Proposed "Borrow Pits to be used for the Upgrade of the N1 between Monument River and Doornfontein" Lainsburg, Central Karoo. S38(8)-HIA  
**HM/ CENTRAL KAROO / LAINSBURG / MONUMENT RIVER AND DOORNFONTEIN**

Case No:180525301AS0530E

Application documents were tabled.

SB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed.

- The HIA was endorsed at the meeting of the APM committee on 5 August 2020 with a requires for minor edits to be done to the document.

**COMMENT**

The revised HIA will be circulated to the APM committee via email for endorsement.

**SB**

- 11.2 Proposed Alterations and Additions, Erf 7642 13 Frankfort Street, Parow, CT.S34-A&A  
**HM/ CAPE TOWN METROPOLITAN/ PAROW /ERF 7642**

Case No: 20070102KB0709E

Application documents were tabled.

KB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed.

- The building is graded III C, and it is located within a proposed HPO;
- The CoCT supports the proposal;
- The previously requested information was received on 29 July 2020;
- The proposal will not negatively impact the heritage resource.

**DECISION**

The committee resolved to approve the proposal

**KB**

- 11.3 Proposed Alterations and Additions, Erf 85898, 6 Craig Road, Lakeside, CT.S34-A&A  
**HM/ CAPE TOWN METROPOLITAN / LAKESIDE / ERF:85898**

Case No: 20062908ND0729E

Application documents were tabled.

ND introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed.

- The building is graded NCW, it is located outside a HPO;
- CoCT supports the proposal;
- The previously requested comment of the Muizenberg Historical Society was received 17 August 2020;
- The MHS supports the proposal;
- The proposal will not impact a heritage resource.

**DECISION**

The committee resolved to approve the proposal.

**ND**

- 11.4 Proposed Alterations and Additions, Erf 55812, 1 Chamberlain Road, Claremont, CT. S34-A&A  
**HM/ CAPE TOWN METROPOLITAN/ CLAREMONT /ERF:55812**

Case No: 20042810ND0603E

Application documents were tabled.

ND introduced the case.

## DISCUSSION

Amongst other things, the following was discussed.

- 
- The previously requested revised plans indicating illegal work and proposed work has been submitted. The information was received on the 13 August 2020.
- The committee is satisfied with the clarity provided and agrees with the new proposed work, however HWC cannot condone the illegal portion of the work as indicated on the plans;
- The committee is in general support of the intent of the applicant to remedy the fire damage to the building which has affected the original IIIB grading of the building, which is now graded IIIC;
- Phase 2 of the proposed work will not negatively impact the heritage resource.

## DECISION

HWC cannot condone illegal work and accordingly cannot approve the already completed work on a portion of the attic conversion, with reference to drawing no H-1003 .

The committee resolved to approve the proposal insofar as it relates to new work. The following conditions apply:

1. Work must be over seen by an architect with experience in heritage buildings of this style and period to oversee design decisions affecting reinstatement .
2. A close out report must be submitted within 60 days of practila completion of the work.

ND

## 12 New Matters

- 12.1 Proposed Proposed proposed telecommunications mast Erf 166 Phisantekraal Boedery,Durbanville, CT.S38(8)-NID  
**HM/ CAPE TOWN METROPOLITAN/ DURBANVILLE /ERF 166**

Case No: 220080602SB0812E

Application documents were tabled.

SB introduced the case.

## DISCUSSION

Amongst other things, the following was discussed:

- There is no reason to believe that the proposed telecommunications mast Erf 166 Phisantekraal Boedery,Durbanville will negatively impact on heritage resource.

## DECISION

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

SB

- 12.2 Proposed Upgrade Of Divisional Road DR1284 and Related Storm Water Infrastructures (Culverts), From Km 0.00 To Km 3.70, Within The Road Reserve, Caledon, Theewaterskloof.S38(8)-NID  
**HM/ THEEWATERSKLOOF / CALEDON / DR1284**

Case No: 20081109SB0812E

Application documents were tabled.

SB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- There is no reason to believe that the proposed Upgrade Of Divisional Road DR1284 and Related Storm Water Infrastructures (Culverts), From Km 0.00 To Km 3.70, Within The Road Reserve, Caledon, Theewaterskloof will negatively impact on heritage resource.

#### **DECISION**

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

**SB**

- 12.3 Proposed security upgrades Erven15350 and RE 14298, Tygerberg Hospital, Parow, CT.S38(4)-NID

#### **HM/ CAPE TOWN METROPOLITAN/ PAROW / ERVEN15350 AND RE 14298**

Case No:20081211SB083E

Application documents were tabled.

SB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- There is no reason to believe that the proposed security upgrades Erven15350 and RE 14298, Tygerberg Hospital, Parow will negatively impact on heritage resource.

#### **DECISION**

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

**SB**

- 12.4 Proposed additional bulk services for power infrastructure on Farm 129/3, Farm 1112 and Farm 1139RE, Port of Saldanha, Saldanha Bay. S38(8)-NID

#### **HM/ BITOU / SALDANHA BAY / FARM 129/3, FARM 1112 AND FARM 1139RE**

Case No:20080314SB0813E

Application documents were tabled.

SB introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- There is no reason to believe that the proposed additional bulk services for power infrastructure on Farm 129/3, Farm 1112 and Farm 1139RE, Port of Saldanha, Saldanha Bay will negatively impact on heritage resource.

#### **DECISION**

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

**SB**

- 12.5 Proposed expansion of a chicken Farm Ptn 3/881 Farm Morgenwagt, Malmesbury, Swartland. S38(8)-NID  
**HM/ SWARTLAND / MALMESBURY / FARM PTN 3/881 FARM MORGENWAGT**

Case No:20081210SB0814E 14/2/4/1F5/16/0007/20

Application documents were tabled.

sb introduced the case.

#### **DISCUSSION**

Amongst other things, the following was discussed:

- There is no reason to believe that the proposed expansion of a chicken Farm Ptn 3/881 Farm Morgenwagt, Malmesbury, Swartland will negatively impact on heritage resource.

#### **DECISION**

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

**SB**

- 12.6 Proposed PV facility on Re of Farm 155 and Ptn 1 of Farm 156, Witzenberg, Cape Winelands. S38(8)-HIA  
**HM/ CAPE WINELANDS / WITZENBERG / PTN 9/257 MISGUNST ANN DE GOURITZ RIVIER**

Case No: 20070908SB0727E

#### **COMMENT**

The HIA is referred to the next meetings of the Archaeology Paleontology and Meteorites Committee on the 2.9.2020 and the Impact Assessment Committee on the 9.9.2020

**SB**

- 12.7 Proposed Alterations and Additions, Erf 5213, 5 Wickboom Lane, Simons Town, CT.S34-A&A  
**HM/ CAPE TOWN METROPOLITAN/ SIMONS TOWN / ERF 5213**  
Case No:20070310KB0812E

#### **DISCUSSION**

Amongst other things, the following was discussed.

- The main building is graded III B and the garages are III C, it is located inside a HPO;
- Simons Town Architectural Advisory Committee and Simons Town Civic Association supports the proposal. These comments were provided prior to deviations to the plans;
- CoCT does not support the proposal and has issued a stop works order on the developer. It is noted the CoCT has instituted legal action;
- The committee notes with concern the illegal work undertaken and recommends to the CEO of HWC that a stop works order be issued.

#### **FURTHER REQUIREMENTS**

Given the illegal work, the committee requires the following:

- A heritage statement must be prepared by a consultant with suitable heritage expertise to analyse the impact of the illegal work on the

heritage resource and to recommend any possible remedial action.  
This report must be submitted to Heritage Western Cape within 60 days

**KB**

12.8 Proposed Alterations and Additions, Erf 44547, 32 4th Road, Rondebosch, CT.  
S34-A&A

**HM/ CAPE TOWN METROPOLITAN/ RONDEBOSCH / ERF 44547**

Case No: 20080702KB0812E

Application documents were tabled.

**DISCUSSION**

Amongst other things, the following was discussed.

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

**DECISION**

The committee resolved to approve the proposal.

**KB**

12.9 Proposed Alterations and Additions, Erf 39,16 Church Street, De Doorns. S34-A&A

**HM/ CAPE TOWN METROPOLITAN/ DE DOORNS /ERF 39**

Case No: 20081212KB0813E

**COMMENT**

Intenal external and Streetscape photographs

**KB**

12.10 Proposed Alterations and Additions, Erf 481 – 488, De Possel Street, Caledon, Theewaterskloof.S27-A&A(Minor Works)

**HM/ THEEWATERSKLOOF / CALEDON /ERF 481 – 488**

Case No: 20052305KB0813E

Application documents were tabled.

KB introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed.

- The building is graded PHS;
- The application is minor works application;
- The proposal will not negatively impact the heritage resource;

**DECISION**

The committee resolved to approve the proposal. The committee recommends a longer term solution of using a tempered glass which will enhance the aesthetic of the stained glass windows while allowing a greater amount of light to permeate the interior.

**KB**

- 12.11 Proposed Alterations and Additions, Erf 703, 22-24 Van Riebeeck Street, Rawsonville.S34-A&A  
**HM/CAPE WINELANDS/ DRAKENSTIN/ PAARL / ERF 703**

Case No: 20081213KB0813E

**COMMENT**

Interior photographs required

**KB**

- 12.12 Proposed telecommunications mast on Erf 1201, Hermanus, Overstrand.S38(4)-NID  
**HM/ OVERSTRAND / HERMANUS /ERF 1201**

**Case No:** 20081106ND0812E

Application documents were tabled.

ND introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- There is no reason telecommunications mast on Erf 1201, Hermanus, Overstrand will negatively impact on heritage resource.

**DECISION**

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

**ND**

- 12.13 Proposed mixed use development on Erven 32103 and RE 6300, Bellville, CT.S38(4)-NID  
**HM/ CAPE TOWN METROPOLITAN/ BELLVILLE / ERVEN 32103 AND RE 6300**

Case NO: 20070811ND0812E

Application documents were tabled.

ND introduced the case.

**COMMENT**

The committee resolved to refer the matter to BELCom 26.08.2020 for advise.

**ND**

- 12.14 Proposed Alterations and Additions, Erf 1735 19 Grimsby Road, Three Anchor Bay, CT. S34-A&A  
**HM/ CAPE TOWN METROPOLITAN/ THREE ANCHOR BAY /ERF 1735**

Case No: 20062510ND0813E

RC recused himself and left the meeting.



Application documents were tabled.

ND introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed.

- The building is graded III C, it is located in a HPO;
- The CoCT objects to the proposal as work has commenced on site. The CoCT wants mitigation/remedial work to be undertaken;
- The Sea Point, Fresnaye, Bantry Bay Ratepayers and Residents Association indicated it would not comment on the illegal work;
- Sea Point For All did not comment within the 30 day commenting period.

### **COMMENT**

The matter has been referred to the Built Environment and Landscape Committee on the 17.9.2020.

**ND**

12.15 Proposed Alterations and Additions, Erf 98762, 18 Ian Road, Rondebosch, CT.S34-A&A

#### **HM/ CAPE TOWN METROPOLITAN/ RONDEBOSCH /ERF 98762**

Case No: 20200812ND0813E

Application documents were tabled.

ND introduced the case.

### **DISCUSSION**

Amongst other things, the following was discussed.

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

### **DECISION**

The committee resolved to approve the proposal.

**ND**

12.16 Proposed Alterations and Additions, Erf 118905, 22 Durban Road, Wynberg, CT.S34-A&A

#### **HM/ CAPE TOWN METROPOLITAN/ WYNBERG /ERF 118905**

Case No: 20080308ND0813E

Application documents were tabled.

ND introduced the case.

### **COMMENT**

Wynberg Residents and Ratepayers association required

**ND**

- 12.17 Proposed Alterations and Additions, Erf 1837, 57 Pepper Street, Bo-Kaap, CT.S34-A&A  
**HM/ CAPE TOWN METROPOLITAN/ BO-KAAP /ERF: 1837**

Case No: 20072910SM0812E

SM introduced the case.

**COMMENT**

CoCT, Bo-Kaape Youth Movement and Bo-Kaap Civic Association comments required.

**SM**

- 12.18 Proposed Alterations and Additions, Erf 2710, 58 Beaufort Street, Goodwood, CT.S34-A&A  
**HM/ CAPE TOWN METROPOLITAN/ GOODWOOD /ERF 2710**

Case No: 20070301SM0812E

Application documents were tabled.

SM introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed.

- The site is graded NCW, it is located outside HPO;
- The CoCT supports the proposal;
- The proposal will not impact impact a heritage resource.

**DECISION**

The committee resolved to approve the proposal

**SM**

- 12.19 Proposed Alterations and Additions, Erf 401, 4-6 Vredenburg Lane, Cape Town ,CBD.S34-(Minor Works)  
**HM/ CAPE TOWN METROPOLITAN/ WYNBERG /ERF:401**

**Case No:** 20071414SM0812E

Application documents were tabled.

sm introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed.

- The site is graded IIIB, it is located inside a HPO;
- CoCT supports the proposal;
- The application is a minor works application;
- The proposal will not negatively impact the heritage resource.

**COMMENT**

The committee requires internal photographs

**SM**

- 12.20 Proposed Alterations and Additions, Erf 9714, 43 Loader Street, De Waterkant, CT.S34-A&A  
**HM/ CAPE TOWN METROPOLITAN/ DE WATERKANT /ERF 9714**

Case No: 20072709SM0730E

Application documents were tabled.

SM introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed.

**FURTHER REQUIREMENTS:**

1. The case officer to investigate if the work has been commenced on the site
2. The Committee requires date stamped photographs of all areas where the proposed work will take place.

**SM**

- 12.21 Proposed Alterations and Additions, Erf 258,31 Victoria Road,Camps Bay, CT.S34-Total Demolition (permit Extention)  
**HM/ CAPE TOWN METROPOLITAN/ CAMPS BAY /ERF 258**

**Case No:** 20081204SM0812E

Application documents were tabled.

**sm** introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed.

- CoCT and DECOMOMO SA comment wer required and received 19.8.2020

**DECISION**

The Committee approves the permit extension until August 2020 till August 2023.

**SM**

- 12.22 Proposed Alterations and Additions, Erf 410, 22 Silveroak Avenue, Thornton, CTS34-A&A  
**HM/ CAPE TOWN METROPOLITAN/ THORNTON /ERF 410**

**Case No** 20081205TZ0813E

**DECISION**

The committee requires CoCT comments.

**TZ**

- 12.23 Proposed Alterations and Additions, Erf 1498, 6 Barkly Road,Sea Point, CT.S34-A&A  
**HM/ CAPE TOWN METROPOLITAN/ PHILLIPI / ERF:1498**

Case No: 20081301TZ0814E

**COMMENT**

The committee requires comments from SFB .

**TZ**

- 12.24 Proposed Alterations and Additions, Erf 1634, 9 Barkly Road, Sea Point, CTS34-A&A  
**HM/ CAPE TOWN METROPOLITAN/ SEA POINT /ERF 1634**

Case No: 20071312TZ0814E

**COMMENT**

The committee requires Internal , external and streetscape photographs images , SFA and SFB

**TZ**

- 12.25 Proposed Alterations and Additions, Erf 652, 13 Uplands Street, Milnerton, CT.S34-A&A  
**HM/ CAPE TOWN METROPOLITAN/ MILNERTON /ERF 652**

Case NO: 20200206TZ0813E

**COMMENT**

The committee requires Friends of Blaauberg conservation association and internal photographs required.

**TZ**

- 12.26 Proposed subdivision and consolidation Erf 631, 67 Sheffield Road, Phillipi, CT.S38(4)-NID  
**HM/ CAPE TOWN METROPOLITAN/ PHILLIPI / REM OF ERF 631**

Case No: 20070614TZ0813E

Application documents were tabled.

introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed.

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

**DECISION**

No futher studies required in terms of S.38(3) of the NHRA

**TZ**

**14 OTHER MATTERS**

- 14.1 None

**15. ADOPTION OF RESOLUTIONS AND DECISIONS**

The Committee adopted the resolutions and decisions.  
SB and KB move and supported the adoption and the resolution.

**16 CLOSURE**

The meeting adjourned at: 13:15

**17 DATE OF NEXT MEETING:**

**24 August 2020**

Chairperson's Signature.....  .....

Date: 24/08/2020

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

Date: 24.8. 2020

APPROVED