

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING**

Held on Tuesday, 3 May 2022, via Microsoft Teams, scheduled for 08:00



1. OPENING AND WELCOME

The Chairperson, Mr Jonathan Windvogel officially opened the meeting at 08:00 and welcomed everyone present.

2. ATTENDANCE

Members

None

Members of Staff

Ms Nosiphiwo Tafeni (NT) (Secretary)
Mr Jonathan Windvogel (JW) (Acting Assistant Director)
Ms Ceceline Muller (CM) (Senior Heritage Officer)
Mr Robin George (RG) (Heritage Officer)
Ms Corne Nortje (CN) (Heritage Officer)
Ms Natalie Kendrick (NK) (Heritage Officer)
Mr Thando Zingange (TZ) (Heritage Officer)
Ms Stephanie Barnardt-Delport (SB) (Heritage Officer)
Ms Chane Herman (CH) (Heritage Officer)
Ms Khanyisile Bonile (KB) (Heritage Officer)
Ms Ayanda Mdludlu (AM) (Heritage Officer)
Ms Sneha Jhupsee (SnJ) (Heritage Officer)
Ms Muneerah Solomon (MS) (Heritage Officer)
Ms Xola Mwandle (XM) (Heritage Officer)

Legal Advisor

Ms Penelope Meyer (PM)

Visitors

Mr Chris Charlton
Mr Michael Borgstrom
Mr Raymond Bouma
Mr Clive Theunissen

Observers

None

3 Apologies

Ms Aneeqah Brown

Absent

None

4. Approval of Agenda

4.1 3 May 2022. The Committee resolved to approve the agenda. SJ moves to adopt the agenda and XM seconds.

5. Approval of Minutes of the Previous Meeting

5.1 25 April 2022. The Committee resolved to approve the minutes. CM moves to adopt the agenda and SJ seconds.

5.2 28 April 2022. The Committee resolved to approve the minutes. CM moves to adopt the agenda and AM seconds.

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 Re 1897, Blue Downs

8.2 Proposed Site Inspection

8.3 Site Inspection Reports

8.3.1 Re 1897 Blue Downs

8.4 Preparation for the upcoming Committee meetings

8.4.1 APM 4 May 2022

8.5 Interim and Close out Reports

8.6 Incomplete Applications

9. Administrative Matters

10. Appointments

MATTERS TO BE DISCUSSED

11. MATTERS ARISING

11.1 **Proposed additions and alterations on Farm 1815, Weltevrede Farm, Paardeberg, Paarl, S34-A&A Case No: 22021601RG0222E**

Mr Clive Theunissen was present and took part in the discussion.

Mr Robin George introduced the item.

DISCUSSION

- Information received on 22 April 2022.
- Graded IIIC
- Drakenstein Municipality does not support the proposal.
- Drakenstein Heritage Foundation supports the proposal.
- Paarl300 did not comment within the 30-day commenting period.

FURTHER REQUIREMENTS

1. Heritage statement assessing the significance of the buildings on site, including proposed gradings, heritage indicators for proposed additions to the existing warehouse. The heritage statement to be compiled by a suitably qualified heritage practitioner.

RG

11.2 Proposed additions and alterations on Erf 5977, 52 Gertrude Street, Goodwood, S34-A&A Case No: 21092819RG1103E

Mr Robin George introduced the item.

DISCUSSION

- Outstanding information of the proof of payment, proof of ownership, locality plan, consultation from the City of Cape Town and Surveyor General diagram received on 24 April 2022.
- HOMs 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.

RG

11.3 Proposed additions and alterations on RE of ERF 1405, 7 Bosman Avenue, Llandudno, S34-A&A Case no: 22030207CN0404E

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 14 and 22 April 2022.
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Hout Bay Residents and Ratepayers Association supports the proposal.

DECISION

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

CN

**11.4 Proposed additions and alterations on ERF 1833, 11 Elizabeth Avenue, Pinelands, S34-A&A
Case no: 22030203CN0404E**

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 28 April 2022
- 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.

CN

**11.4 Proposed additions and alterations on Erf 9435, 29 Loader Street, De Waterkant, S34-A&A
Case No: 220030915CN0310E**

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 28 April 2022.
- Graded IIIC
- Inside HPO
- CoCT supports the proposal in principle.
- De Waterkant Civic Association supports the proposal.

DECISION

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

CN

**11.6 Proposed total demolition on Erf 993, 32 Geneva Drive, Camps Bay, S34-Total Demolition
Case No: 22022502XM0302E**

Mr Chris Charlton and Mr Michael Borgstrom were present and took part in the discussion.

Ms Xola Mwandle introduced the item.

DISCUSSION

- Information received on 21 April 2022.
- Graded NCW
- Outside HPO
- CoCT supports the proposal on condition that existing stone wall and mature trees be retained.
- Camps Bay Resident and Ratepayers Association supports the proposal.

DECISION

The Committee resolved to undertake a site inspection.

XM

**11.7 Proposed additions and alterations on Erf 14753, 27 Oranje Street, Paarl, S34-A&A
Case No: 20210923XM0331E**

Ms Xola Mwandle introduced the item.

DISCUSSION

- Information received on 20 April 2022
- Graded PHS
- The Committee notes the as-built plans

FURTHER REQUIREMENTS

1. Applicant to obtain comment from conservation body and municipality.
2. Heritage statement analysing the illegal work and the effect on heritage resources. The heritage statement to be compiled by a suitably qualified architect with heritage experience.

XM

**11.8 Proposed additions and alterations on Erf 2755, 11 van Oudtshoorn Road, Swellendam, S27
Case No: 21102604SJ1118E**

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Information received on 28 April 2022.
- Graded PHS
- Referred to BELCom for their expertise.
- BELCom recommendations relating to the record of decision from 22 February 2022 seems to be disregarded on East façade. Clarity required.

HELD OVER:

Referred to BELCom on 12 May 2022.

SJ

**11.9 Proposed additions and alterations on Erf 47196, 4 Glebe Road, Rondebosch, S34-A&A,
Partial Demolition
Case No: 22040812SJ0414E**

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Information received on 28 April 2022.
- Graded IIIC
- Outside HPO
- CoCT supports the proposal.

FURTHER REQUIREMENTS

1. Greater Lynfrae Civic Association comments required.

SJ

12. NEW MATTERS

- 12.1 Proposed additions and alterations on Erf 1070, 2 Marine Flats, 22 Gilmour Hill Road, Tamboerskloof, S34-A&A**
Case No: 22041903CH0422E

Item removed from agenda. Item was heard and concluded on 28 April 2022.

CH

- 12.2 Proposed additions and alterations on Erf 1837, 57 Pepper Street, Bo-Kaap, S34-A&A**
Case No: 20072910CH0422E

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIC
- Inside HPO
- CoCT supports the proposal.

FURTHER REQUIREMENTS

1. Bo Kaap Youth Movement, Bo Kaap Civic Association and SAHRA comment required,
2. More photographs required

CH

- 12.3 Proposed additions and alterations on Erf 3898, Die Fakkel Centre, 22 Oxford Street, Durbanville, S34-A&A**
Case No: 22030208CH0422E

INCOMPLETE APPLICATION

Locality plan, SG diagram, coloured up plans and annotated internal and streetscape photographs required.

CH

- 12.4 Proposed additions and alterations on Erf 117836, 4 Regis Road, Steenberg, S34-A&A**
Case No: 22032915CM0422E

Ms Cecilene Muller introduced the item.

DISCUSSION

- 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.

CM

- 12.5 Proposed additions and alterations on Erf 131733, 8 Blossom Street, Bridgetown, S34-A&A**
Case No: 22040715CM0422E

Ms Cecilene Muller introduced the item.

DISCUSSION

- 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.

CM

12.6 Proposed additions and alterations on Erf 5604, 48 Herbet Street, Bellville, S34-A&A Case No: 22040806CM0422E

Ms Cecilene Muller introduced the item.

DISCUSSION

- Minor works application
- 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.

CM

12.7 Proposed additions and alterations on Erf 1413, 14 Pienaar Road, Milnerton, S34-A&A Case No: 22030105RG0421E

INCOMPLETE APPLICATION

Friends of Blaauwberg comments required.

RG

12.8 Proposed additions and alterations on Erf 151, 39 Plane Avenue, Thornton, S34-A&A Case No: 22040802RG0421E

INCOMPLETE APPLICATION

Full Section 34 application and Proof of Payment required.

RG

12.9 Proposed additions and alterations on Erf 16398, 101 103 Dorp Street, Stellenbosch, S34-A&A Case No: 22031801RG0421E

Mr Robin George introduced the item.

DISCUSSION

- HOMs graded IIIC
- Stellenbosch Municipality supports the proposal.
- Stellenbosch Interest Group supports the proposal.
- Stellenbosch Heritage Foundation supports the proposal.

DECISION

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

RG

12.10 Proposed additions and alterations on Erf 2081, 108 Shortmarket Street, Cape Town, S34-A&A Case No: 22032902RG0421E

INCOMPLETE APPLICATION:

CoCT, Citybowl Resident and Ratepayers Association, Cape Institute For Architecture and DOCOMOMO comments required.

RG

12.11 Proposed additions and alterations on Erf 641, 8 Herte Street, Stellenbosch, S34-A&A Case No: 22040716SJ0419E

Mr Raymond Bouma was present and took part in the discussion.

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Graded II
- Within the historic core of Stellenbosch.
- Stellenbosch Heritage Foundation supports the proposal.
- Stellenbosch Municipality supports the proposal.
- Stellenbosch Interest Group did not support the proposal for various reasons.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELcom on 12 May 2022.

SJ

12.12 Proposed additions and alterations on Erf 881, Corner of Oak and Justice Road, Greyton, S34-A&A Case No: 22030308SJ0419E

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Graded IIIB
- Inside HPO
- Greyton Conservation Society supports the proposal.
- The Committee notes the unauthorised work undertaken by the previous owner.
- The Committee feels that the heritage statement does not address the impacts to the heritage significance of the resource, as a result of the unauthorised work. Also the heritage statement needs to outline the proposed work and the proposed mitigation measures accordingly.
- Referred to BELCom for their expertise

HELD OVER:

Referred to BELCom on 12 May 2022.

SJ

12.13 Rem of Portion 12, Vergenoegd Farm 653, Somerset West, S27-A&A, Partial Demolition and landscaping

Case No: 22042206MS0422E

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Graded II
- CoCT supports the proposal.
- Referred to IACom for their expertise.
- The committee is concerned with the piecemeal approach at the Vergenoegd Estate and is unclear as to what is proposed at the Agterwerf buildings with the provided sketch plans.

HELD OVER:

Referred to IACom on 18 May 2022.

SJ

12.14 Proposed additions and alterations on Erf 1334, 3 Ajax Way, Pinelands, S34-A&A

Case No: 22042211TZ0422E

Mr Thando Zingange introduced the item.

DISCUSSION

- Graded IIIC
- CoCT supports the proposal.
- Pinelands Resident and Ratepayers Association supports the proposal.

DECISION

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

TZ

12.15 Proposed Total demolition of Erf 1416, Hoofweg-Oos, Stillbaai, S34-TD

Case No: 22032203TZ

Mr Thando Zingange introduced the item.

DISCUSSION

- Graded IIIC
- Hessequa Municipality supports the proposal.
- Stillbaai Heritage Conservation Trust supports the proposal.

DECISION

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

TZ

12.16 Proposed Total demolition of Erf 401, 9 Arthurs Road, Sea Point West, S34-TD

Case No: 21101214TZ

Mr Thando Zingange introduced the item.

DISCUSSION

- Graded IIIC
- Inside HPO
- CoCT supports the proposal.
- Seapoint, Fresnaye and Bantry Bay Resident and Ratepayers Association does not support the proposal.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 12 May 2022.

TZ

12.17 Proposed additions and alterations on Erf 10185, 31 Bowler Street, Elsie's River, Goodwood, S34-A&A

Case No: XM0422E

Ms Xola Mwandile introduced the item.

DISCUSSION

- Ungraded
- Outside HPO
- CoCT supports the proposal.

DECISION

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

XM

12.18 Proposed additions and alterations on Erf 340, Main Road 51, Wellington, S34-A&A

Case No: 21111611XM0420E

Ms Xola Mwandile introduced the item.

Mr Clive Theunissen took part in the discussion.

DISCUSSION

- Graded IIIC
- The site falls within Wellington special protected character overlay zone.
- Drakenstein Municipality notes that work has been completed.
- Drakenstein Heritage Foundation has no objections
- The Committee notes that work has been completed.

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

XM

12.19 Proposed additions and alterations on Erf 367 0 1, 148 Castle Street, Cape Town, S34-A&A

Case No: XM0422E

INCOMPLETE APPLICATION

Full Section 34 application, SG diagram, locality plans, internal and external photographs required.

XM

**12.20 Proposed additions and alterations on Erf 780, 8 Symonds Lane, George, S34-A&A
Case No: 20220419XM0420E**

Ms Xola Mwandle introduced the item.

DISCUSSION

- Graded NCW
- George Municipality supports the proposal.
- Simon Van de Stel did not comment within the 30-day commenting period.

DECISION

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

XM

12.21 Proposed additions and alterations on Erf 2210, Fontein Street, Wellington, S34-A-A

INCOMPLETE APPLICATION:

Proof of payment and Drakenstein Heritage Foundation comments required.

TZ

**12.22 Proposed additions and alterations on Erf 1605, Bosonia Street, Kuilsriver, S34-A&A
Case No: 22011710CM0422E**

Ms Cecilene Muller introduced the item.

DISCUSSION

- Minor works application
- 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.

CM

13. OTHER MATTERS

14. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions. CM moves to adopt the decisions and resolutions and RG seconds.

15 CLOSURE: 10:30

16 DATE OF NEXT MEETING

10 May 2022

Chairperson.....

Secretariat: