

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING
Held on Monday, 5 July 2021, HOMS MEETING VIA MICROSOFT TEAMS,
scheduled for 8:30**



1. OPENING AND WELCOME

The Chairperson, Ms Waseefa Dhansay officially opened the meeting at 08:30 and welcomed everyone present.

2. ATTENDANCE

Members

Mr Peter Buttgens (PB)
Mr Raymond Smith (RS)

Members of Staff

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

Legal Advisor

Ms Penelope Meyer (PM)

Visitors

Ms. Liezl van Niekerk (item 11.3)

Observers

None

3. Apologies

Ms Muneerah Solomon

Absent

None

4. Approval of the Agenda

4.1 5 July 2021. RS adopts and PB seconds.

5. Approval of Minutes of the Previous Meeting

5.1 24 June 2021

5.2 28 June 2021

5.3 1 July 2021

6. Disclosure of conflict of interest

7. Confidential matters

8. Standing Items

8.1 Site inspections undertaken.

8.1.1 None

8.2 Site Inspection Reports

8.2 None

8.3 Proposed Site Inspection

8.3.1 Item 12.6

8.4 Preparation for the upcoming coming committee meetings

8.4.1 APM 7 July 2021

8.5 Interim and Close out Reports

8.5.1 None

8.6 Incomplete Applications

Item 12.2 - DHF and Paarl300 comments required.

Item 12.8 - Paarl300 comments required.

Item 12.12 – CoCT comments required.

Item 12.21 – CoCT comments required.

Item 12.23 – Internal, external and streetscape photographs required.

Item 12.25 – CoCT comments required.

Item 12.32 - Camps Bay Ratepayers and Residents comment required.

Item 12.35 – CoCT comments, conservation body comments and contextual photographs required.

Item 12.36 - Photographs required.

9. Administrative Matters

9.1 None

10. Appointments

Item 11.3 **Proposed additions and alterations on Erf 954, 19 Bain Street, Wellington, S34-A&A**
Case No: 21020413ND0211E

Item 11.4 **Proposed additions and alterations on Erf 4779, 466 Main Road, Paarl, S34-A&A**
Case No: 21061007KB0510E

MATTERS TO BE DISCUSSED

11. MATTERS ARISING

11.1 Proposed additions and alterations on Erf 138, 17 Sir George Grey Street, Oranjezicht, S34-A&A

Case No: 21041207XM0413E

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 29 June 2021.
- Graded III B
- Within HPO
- CoCT supports the proposal.
- CIBRA supports the proposal.

DECISION

The Committee resolved to approve the application as not negatively impacting heritage resources

XM

11.2 Proposed additions and alterations on Erf 83, 196 Upper Buitenkant Street, Oranjezicht, S34-A&A

Case No: 21041514XM0419E

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 28 June 2021.
- Graded III A
- Outside HPO
- CoCT supports the proposal.
- CIBRA supports the proposal.

DECISION

The Committee resolved to approve the application as not negatively impacting heritage resources.

XM

11.3 Proposed additions and alterations on Erf 954, 19 Bain Street, Wellington, S34-A&A

Case No: 21020413ND0211E

Ms Xola Mwandle introduced the case.

Ms Liezl van Niekerk (Architect) was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- All parties were invited to the meeting. DHF did not attend, and the Committee agreed to proceed with the application.
- Information received on 30 June 2021.
- Graded III C
- Inside HPO

- Municipality supports the proposal.
- DHF does not support the proposal.

DECISION

The Committee resolved to approve the application as not negatively impacting heritage resources.

XM

**11.4 Proposed additions and alterations on Erf 4779, 466 Main Road, Paarl, S34-A&A
Case No: 21061007KB0510E**

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- All parties were invited. No parties attending the meeting and the Committee agreed to continue with the application.
- Information received on 28 June 2021
- Graded III C
- Municipality supports
- Inside Paarl special character area.
- Paarl300 supports proposal.
- DHF did not support the proposal.

DECISION

The Committee resolved to approve the application as not negatively impacting heritage resources.

KB

**11.5 Proposed additions and alterations on Erf 282, 47 Nieuw Street, Prince Albert, S34-A&A
Case No:20121801KB1218E**

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 28 June 2021.
- Graded III C
- Prince Albert Municipality supports the proposal.

DECISION

The Committee resolved to approve the application as not negatively impacting heritage resources.

KB

**11.6 Proposed additions and alterations on Erf 3386, 55 Princess Margaret Street, Ryterwacht
S34-A&A
Case No: 21061501KB0615E**

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application.
- Information received on 28 June 2021

- Graded NCW

DECISION

The Committee resolved to approve the application as not negatively impacting heritage resources.

KB

11.7 Proposed additions and alterations on Erf 640, Clifford Road, Sea Point, S34-A&A Case No: 18111902KB1128E

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- SFB comments received.

FURTHER REQUIREMENTS

Outstanding information from conservation bodies required i.e. - Simon Van de Stel and SFA comments required.

KB

11.8 Proposed additions and alterations on Erf 536, 10 Mortimer Street, Knysna S34-A&A Case No: 21052609KB0601E

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 28 June 2021.
- Graded NCW.
- Knysna Municipality supports the proposal.
- Simon van de Stel supports the proposal.

DECISION

The Committee resolved to approve the application as not negatively impacting heritage resources.

KB

11.9 Proposed additions and alterations on Erf 15394, 9 Septimus Street, Paarl, S34-A&A Case No: 21021205KB0524E

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 25 June 2021
- Graded III C
- Outside Paarl special character area overlay zone.
- Municipality objects to the proposal.
- DHF objects to the proposal.
- Paarl300 supports the proposal.

HELD OVER:

Referred to HOMs on 19 July 2021.

KB

11.10 Proposed additions and alterations on Erf 2743, 33 The Drive, Camps Bay, S34-A&A
Case No: 20050402KB0504E

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 12 June 2021.
- Graded III C
- Outside HPO
- CoCT supports the revised plan.

DECISION

The Committee resolved to approve the application as not negatively impacting heritage resources.

KB

11.11 Proposed additions and alterations on Erf 1587, 31 Firmount Road, Sea Point, S34-A&A
Case No: 21042011MS0428E

Ms Xola Mwandile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 1 July 2021.
- Graded III C
- Within HPO
- CoCT comments required.
- Conservation body comments not received within 30-day commenting period.

DECISION

The Committee resolved to approve the application as not negatively impacting heritage resources.

MS (XM)

12. NEW MATTERS

12.1 Proposed minor works on Erf 114226, 9 Lancaster Road, Rondebosch, S34-Minor Works
Case No: 21062103KB0622E

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded III B

DECISION

The Committee resolved to approve the application as not negatively impacting heritage resources.

KB

12.2 Proposed additions and alterations on Erf 12980, 15 Rosary Street, Charlston Hill, Paarl S34-A&A

Case No: 21061807KB0621E

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- HOMs graded IIIC
- Drakenstein Municipality supports the proposal.

DECISION

The Committee resolved to approve the application as not negatively impacting heritage resources.

KB

12.3 Proposed minor works on Erf 146914, 27 Hope Street, Cape Town, S34-Minor Works

Case No: 2105907KB0624E

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIA
- Within HPO
- CoCT supports the proposal.
- The Committee notes that work has already been completed.
- HWC cannot condone illegal work.

DECISION

Section 51 letter to be issued.

KB

12.4 Proposed partial demolition on Erf 1524, 5 Graaff Avenue, Milnerton, S34-Partial Demolition

Case No: 21043004KB0624E

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded IIIC.
- CoCT did not comment within 30-day commenting period.

DECISION

The Committee resolved to approve the application as not negatively impacting heritage resources .

KB

**12.5 Proposed minor works on Erf 15790, 14 Burger Street, Wellington, S34-Minor Works
Case No: 21042203KB0624E**

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- HOMs graded NCW.

DECISION

The Committee resolved to approve the application as not negatively impacting heritage resources on condition that;

1. No painting to be done on any stonework.
2. Breathable paint to be utilized given the potential lime materials.

KB

**12.6 Proposed additions and alterations on Erf 19858, 70 Berlyn Street, Paarl, S34-A&A
Case No: 21062312KB0623E**

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Referred to Belcom for the expertise.

HELD OVER

Referred to BELCom on 28 July 2021.

KB

**12.7 Proposed additions and alterations on Erf 2339, 1 Helderzicht Road, Somerset West, S34-A&A
Case No: 21030506KB0623E**

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- HRF supports the proposal.

DECISION

The Committee resolved to approve the application as not negatively impacting heritage resources .

KB

**12.8 Proposed additions and alterations on Erf 24000, 12 Loop Street, Paarl, S34-A&A
Case No: 21062206KB0622E**

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded III C
- Outside special character area overlay zone.
- DHF supports the proposal.
- Drakenstein Municipality supports the proposal.
- Paarl300 did not comment.

DECISION

The Committee resolved to approve the application as not negatively impacting heritage resources.

KB

**12.9 Proposed total demolition on Erf 25245, 155 10th Street Voelklip, Hermanus, S34-TD
Case No: 21062105KB0622E**

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Overstrand Municipality supports the proposal.
- OHAC supports the proposal.

DECISION

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

KB

**12.10 Proposed additions and alterations on Erf 295, 33 Mount Nelson Road, Sea point, S34-A&A
Case No: 21061507KB0622E**

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application.
- Graded NCW
- Outside HPO

DECISION

The Committee resolved to approve the application as not negatively impacting heritage resources .

KB

**12.11 Proposed additions and alterations on Erf 3310, 20 Montrose Avenue, Oranjezicht , S34-A&A
Case No: 21061715KB0622E**

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Within HPO
- CoCT supports the proposal.
- CIBRA does not comment on illegal work.
- The Committee notes that work has already been completed.

- HWC cannot condone illegal work.

DECISION

Section 51 letter to be issued.

KB

12.12 Proposed additions and alterations on Erf 4620, 5 St George's Mall Unit 1, 18 Adderley Street, Cape Town, S34-A&A
Case No: 21062203KB0622E

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded IIIB
- Inside HPO
- CIBRA supports the proposal.
- CoCT did not comment.

DECISION

The Committee resolved to approve the application as not negatively impacting heritage resources.

KB

12.13 Proposed additions and alterations on Erf 55309, 9 Ingle Road, Claremont, S34-A&A
Case No: 21050303KB0621E

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- Outside HPO
- UCRRRA supports the proposal.
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application as not negatively impacting heritage resources.

KB

12.14 Proposed total demolition on Erf 5-RE, 34 Kings Road, Sea Point, S34-Total Demolition
Case No: 21062209KB0622E

HELD OVER

Held over to the HOMs meeting on 19 July 2021. Case officer to undertake a site inspection. All parties to be invited.

KB

12.15 Proposed additions and alterations on Erf 60356, 16 Newent Street, Lansdowne, S34-A&A
Case No: 21062109KB0622E

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application as not negatively impacting heritage resources.

KB

12.16 Proposed additions and alterations on Erf 66923, 11 Benjamin Road, Wynberg, S34-A&A
Case No: 21052001KB0623E

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Outside HPO
- CoCT supports the proposal.
- The Committee notes that work has already been completed.
- HWC cannot condone illegal work.

DECISION

Section 51 letter to be issued.

KB

12.17 Proposed additions and alterations on Erf 975, 26 Woodside Dive, Pinelands, S34-A&A
Case No: 21052611KB0624E

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded IIIC
- Within proposed HPO

DECISION

The Committee resolved to approve the application as not negatively impacting heritage resources .

KB

12.18 Proposed additions and alterations on Erf 22241, 126 9th Street, Kensington, S34-A&A
Case No: 21060705KB0622E

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded NCW
- Outside HPO

DECISION

The Committee resolved to approve the application as not negatively impacting heritage resources.

KB**12.19 Proposed additions and alterations on Erf 25245, Bullies Way, Somerset West S34-A&A****Case No:** 21053107KB0623E

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- Outside HPO
- HRF supports the proposal.
- CoCT supports the proposal.

FURTHER REQUIREMENTS

Clarity to be obtained if work has been completed or not.

KB**12.20 Proposed additions and alterations on Erf 1622, 5 Cheviot Place, Greenpoint, S34-A&A****Case No:** 21050411XM0621E

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- Inside HPO
- Greenpoint Ratepayers and Residents Association
- CoCT did not comment within 30 day commenting period.

DECISION

The Committee resolved to approve the application as not negatively impacting heritage resources .

XM**12.21 Proposed additions and alterations on Erf 163269, 64A Auriga Street, Retreat, S34-A&A****Case No:** 21062308XM0624E

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Inside HPO
- CoCT supports the proposal.
- CIBRA supports the proposal.

DECISION

The Committee resolved to approve the application as not negatively impacting heritage resources on condition that;

1. New Timber work joinery is date stamped.
2. The appointed architect to monitor work as per approved plans and a close out report to be provided and prepared by a heritage architect.

XM

**12.22 Proposed additions and alterations on Erf 245, 1 Jagersfontein Lane, Oranjezicht, S34-A&A
Case No: 21061802XM0624E**

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application as not negatively impacting heritage resources.

XM

**12.23 Proposed additions and alterations on Erf 3083, 10 Grens Road, Ruyterwacht, S34-A&A
Case No: 21061708XM0618E**

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application as not negatively impacting heritage resources.

XM

**12.24 Proposed additions and alterations on Erf 367, 1 Gardenia Street, Thornton, S34-A&A
Case No: 21061714XM0621E**

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application as not negatively impacting heritage resources.

XM

**12.25 Proposed total demolition on Erf 3816, Havenga Street, Bellville, S34-Total Demolition
Case No: 21060906XM625E**

INCOMPLETE APPLICATION:

CoCT Environmental and Heritage Branch comment required.

XM

**12.26 Proposed additions and alterations on Erf 39, 5 Prince Street, Oranjezicht, S34-A&A
Case No: 21061008XM0624E**

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Within HPO
- CoCT supports the proposal
- CIBRA supports the proposal.

HELD OVER:

Referred to HOMs on 19 July 2021. All parties to be invited.

XM

12.27 Proposed additions and alterations on Erf 4509, 31 Birkenhead Street, Ruyterwacht, S34-A&A

Case No: 21061502XM0622E

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal

DECISION

The Committee resolved to approve the application as not negatively impacting heritage resources.

XM

**12.28 Proposed additions and alterations on Erf 45306, 12 Silwood Road, Rondebosch, S34-A&A
Case No: 21052009XM0621E**

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Within HPO
- CoCT supports the proposal.

HELD OVER:

Referred to HOMs on 19 July 2021. All parties to be invited.

XM

12.29 Proposed additions and alterations on Erf 4914, 3 Krige Street, Parow, S34-A&A
Case No: 21042107XM0622E

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application as not negatively impacting heritage resources.

XM

12.30 Proposed additions and alterations on Erf 57677, 23 Mark Road, Claremont, S34-A&A
Case No: 21050304XM0621E

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Outside HPO
- UCCRA supports the proposal.
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application.

XM

12.31 Proposed additions and alterations on Erf 61017, 20 Almar Road, Lansdowne, S34-A&A
Case No: 21060904XM0621E

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application as not negatively impacting heritage resources .

XM

12.32 Proposed additions and alterations on Erf 714, 38 Atholl Road, Camps Bay, S34-A&A
Case No: 21062310XM0624E

INCOMPLETE APPLICATION:

Camps Bay Ratepayers and Residents Association comments required.

XM

12.33 Proposed additions and alterations on Erf 7332, 25 Montreux Street COUNTRAI PAARL, S34-A&A
Case No: 21060811XM0618E

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Ungraded
- In Paarl special character overlay zone
- Paarl300 supports the proposal
- DHF supports the proposal
- Drakenstein Municipality supports the proposal.

DECISION

The Committee resolved to approve the application as not negatively impacting heritage resources .

XM

12.34 Proposed minor works on Erf 786, Grabouw High School, 2 Voortrekker Street, Grabouw, S34- Minor Works
Case No: 21061703XM0622E

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works
- Graded IIIC

DECISION

The Committee resolved to approve the application as not negatively impacting heritage resources .

XM

12.35 Proposed additions and alterations on Erf 938, 15 Trafalgar Square, Sea Point, S34-A&A
Case No: 21061109XM0618E

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application as not negatively impacting heritage resources.

XM

12.36 Proposed additions and alterations on REM of Erf 71283, 42 Ferguson Street, Plumstead, S34-A&A
Case No: 21061402XM0618E

INCOMPLETE APPLICATION

Photographs required

**12.37 Proposed construction of transmission station on Ptn 7 Farm 16 Hamel
Kraal, Laingsburg; NID 38(8)
Case No: 21052101AM0615E**

Ms Ayanda Mdludlu introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Wide but sparse occurrence of Stone Age materials that are likely to be destroyed by the proposed works.
- Rare recording of Stone Age kraals of high significance in the area.
- Historical archaeology is a common occurrence in the area including a small cottage older than 60 years.
- The Karoo region has a high degree of cultural landscape significance; however, high voltage powerlines already exist in the area.
- Palaeosensitivity is high and there is a great probability that fossils will be destroyed by the proposed works.

DECISION

The Committee resolved that an HIA is required consisting with and AIA and PIA.

AM

13. OTHER MATTERS

13.1 None

14. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions.

15 CLOSURE: 11:25

16 DATE OF NEXT MEETING

12 July 2021

Chairperson.....

Date:..... 12 July 2021

Secretariat: A Brown

Date: 12 July 2021