

**APPROVED MINUTES OF THE MEETING OF  
HERITAGE WESTERN CAPE,  
HERITAGE OFFICERS MEETING**  
**Held on Monday, 8 February 2021, HOMS MEETING VIA MICROSOFT TEAMS,  
scheduled for 08:30**

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**1. OPENING AND WELCOME**

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

**2. ATTENDANCE**

**Members**

Mr Rashaad Carlsen (RC)  
Mr Raymond Smith (RM)

**Members of Staff**

Ms Nosiphiwo Tafeni (NT) (secretary)  
Mr Waseefa Dhansay (WD) (Assitant Director)  
Ms Stephanie Barnardt (SB) (Case Officer)  
Ms Khanyisile Bonile (KB) ( Case Officer)  
Ms Sandisiwe Matole (SM) (Case Officer)  
Mr Thando Zingange (TZ) (Case Officer)  
Ms Nokubonga Dlamini (ND) (Case Officer)  
Ms Anita Shologu (AS) (Intern Admin support)  
Ms Xola Mlwandle (XM) (Inter Admin support)

**Legal Advisor**

Ms Penelope Meyer (PM)

**Visitors**

Ms Mareleen Akerman  
Mr Rolf Annas  
Ms Lameez Fortune  
Mr Jacques van Niekerk  
Mr Greg MacFarlane  
Mr Irshaad Wadvalla  
Mr Jonathan Kaplan  
Ms Jeanie Seale  
Mr Anwar Ibrahim  
Mr Ash Shaik

**Observers**

None

**3 APOLOGIES**

**Absent**

None

**4. Approval of Agenda**

**4.1 8 February 2021**

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

**5.1 25 January 2021**

The committee resolved approve the minutes from the meeting held on the 25 January 2021 with SM adopting and KB supporting the adoption of the minutes

**5.2 2 February 2021**

The minutes from the meeting held on the 2 February to be approved in the next HOMs meeting of the 15<sup>th</sup> February 2021.

**6. Disclosure of conflict of interest**

**7. Confidential matters**

**8. Standing Items**

**8.1 Site inspections undertaken**

**8.2 Proposed Site Inspection**

**8.3 Site Inspection Reports**

**8.4 Preparation for the upcoming coming committee meetings**

**8.5 Interim and Close Out Reports**

**8.6 Incomplete Applications**

12.1 **Proposed Additions and Alterations on Erf 32, 1B Forest Drive, Pinelands, S34-A&A** .PRRA comments, internal, external and streetscape photographs and formal CoCT comments required.

12.3 **Proposed Restoration on Ptn 1 of Farm 66, Koelenhof Station, Klipheuwel Road, Stellenbosch** . internal, external and streetscape photographs required.

12.6 **Proposed Total Demo, Erf 8526, Reitz Street, Robertson** . A S34 application form, internal, external and streetscape photographs, POA, Tittle Deed, municipality comments required.

12.8 **Proposed Additions and Alterations on Erf 47196, 4 Glebe Road, Rondebosch, S34-A&A** .GLCA comments required.

**ND**

12.19 **Proposed Additions and Alterations on Erf 2139, 213, 215 & 217 Main Road Paarl, Drakenstein, Cape Winelands.** Paarl 300, Drakenstein Municipality and DHF comments required.

**SM**

12.20 **Proposed Additions and Alterations on Erf 9908, 11 Dennebosch Close, Constantia.** Constanta Ratepayers and Residence Asociation and Friends of Costentia Greenbelt Asociation comments, and streetscape photographs required.

**SM**

12.21 **Proposed Additions and Alterations on Erf 50873, 20 St Andrews Road, Claremont, S34-A&A**  
GLCA comment required. SM

12.27 **Proposed Additions and Alterations on Erf 13355. 230 Victoria Road, Woodstock ,S34-A&A**  
WAAC comments required.

**9. Administrative Matters**

**9.1 None**

**10. Appointments**

Item 11.1  
Item 11.2  
Item 11.3  
Item 12.5  
Item 12.13

**MATTERS TO BE DISCUSSED**

**11. MATTERS ARISING**

**11.1 Proposed Total Demolition on Erf 8664, Harbour Road, Kleinmond, S34-TD**  
**Case No:** 20082414TZ0908E

Thando Zingange introduced the case.

Ms Marlene Ackermann (owner) was present and took part in the discussion

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIC grading within HPO
- Overstrand Heritage Advisory Committee objected but did not attend.
- 4 Structures on the site
- The owner stated that the buildings are badly affected by damp, however the structural engineer's report indicates no structural defects.

**FURTHER REQUIREMENTS**

A heritage report to be submitted to indicate the heritage significance of the existing structures on site as well as the social significance of the site, should the structure be recommended for demolition, heritage indicators be developed to guide the replacement structure.

**TZ**

**11.3 Proposed Total Demolition on Erf 12653, 15 Eden Road, Walmer Estate, S34-A&A**  
**Case No:** 20110901SM1113E

Sandisiwe Matole introduced the case.

Walmer Estate group objected but did not attend. Mr Jacques van Niekerk, Mr Greg MacFarlane and Ms Lameez Fortuin were present and took part in the discussion.

**DISCUSSION**

Amongst other things, the following was discussed:

- Previous permit expired
- Not conservation worthy, situated outside an HPO.

**DECISION**

The committee resolved to approve the application as not negatively impacting the heritage resource

**SM**

**11.4 Proposed Additions and Alterations on Erf 19538, 47 Bosch Street, Paarl, Drakenstein, Cape Winelands S34-A&A**  
**Case No:** 20210111SM0112E

Sandisiwe Matole introduced the case.

Dr Rolf Annas (representing DHF) and Jeanie Seale (owner) were present and took part in the discussion.

**DISCUSSION**

Amongst other things, the following was discussed:

- Not graded and is located outside the conservation area of Paarl
- Already completed some years ago by previous owner.
- Paarl 300 Supported the proposal
- Drakenstein Municipality and DHF objected to the proposal.
- Committee was of the opinion that no heritage resources have been affected.

**DECISION**

HWC cannot condone illegal work. A letter in terms of S51 of the NHRA be issued as there are no impacts on heritage resources.

**SM**

**11.5 Proposed Additions and Alterations on Erf 1017, 4 Kenmore Road, Tamboerskloof, S34-A&A**  
**Case No:** 20092903SM1022E

Sandisiwe Matole introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- CIBRA indicated that work has commenced

**FURTHER REQUIREMENTS**

Applicant to confirm whether work has commenced and provide contextual images.

**SM**

**11.6 Proposed Restoration to existing retaining wall on Erf 1017, Simons Town Naval Base - Retaining Wall, Simons Town, S34-A&A**  
**Case No:** 21012608SB0126E

Stephanie Barnardt introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Referred from previous HOMS meeting, considered minor works.
- Secondary wall being built behind the existing.

**DECISION**

The application is approved subject to the proposed work being monitored by an engineer with heritage experience to prevent any damage to the existing heritage resource. A close-out report to be submitted to HWC within 30 days of practical completion.

**SB**

**11.7 Proposed Additions and Alterations on Erf 20, 37 Caledon Street. Greyton, S34-A&A**  
**Case No:** 20112009KB1202E

Khanyisile Bonile introduced the case.

Held over for written confirmation that work has in fact been completed.

**DISCUSSION**

Amongst other things, the following was discussed:

- The applicant confirmed that the work was completed on 04 February 2020

**DECISION**

HWC cannot condone illegal work. A letter in terms of S51 of the NHRA be sent to the applicant.

**KB**

**11.8 Proposed Total Demolition on Erf 8175, 27 Emily Hobhouse Street, Goodwood, S34-TD**  
**Case No:** 20111606KB1203E

Khanyisile Bonile introduced the case.

Held over for more photographs and City Comment, which were received on 3 February 2021.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIIC outside an HPO
- CoCT has no objection.

**DECISION**

The application be approved as the structure has insufficient heritage significance to warrant retention.

**KB**

**11.9 Proposed Additions and Alterations on Erf 57605, 27 Mark Road, Claremont**  
**Case No:** 20121505KB1221E

Khanyisile Bonile introduced the case.  
The outstanding information was received on 5 February 2021.

**DISCUSSION**

Amongst other things, the following was discussed:

- Held over to ask whether work was done.
- Applicant has indicated that work partially completed.
- Committee cannot approve work already done, the applicant needs to show which work is completed and which is still to be completed.

**FURTHER REQUIREMENTS**

Amended plans be submitted clearly differentiating between the work completed and the proposed work.

**KB**

**11.10 Proposed Additions and Alterations on Erf 1494, 143 Kloof Street, Gardens-S34**  
**Case No:** 20110502ND1111E

Nokubonga Dlamini introduced the case.

CIBRA and outstanding photographs received on 2 February 2021.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIB inside an HPO
- CoCt supports proposal
- CIBRA supports application

**DECISION**

The committee resolved to approve the application as not negatively impacting the heritage resource.

**ND**

**11.11 Proposed Additions And Alterations on Erf 459621, 5 Grotto Road, Rondebosch-S34**

**Case No:** 20102806ND0104E

Nokubonga Dlamini introduced the case.  
Comments from RVRA and contextual photographs received on 02 February 2021

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIB and falls inside an HPO,
- Proposal is supported by CoCT and RVRA

**DECISION**

The committee resolved to approve the application as not negatively impacting the heritage resource

ND

**11.12 Proposed Additions and Alterations on Erf 1646, 22 Inverness Avenue, Pinelands-S34**

**Case No:** 20100905ND1019E

Nokubonga Dlamini introduced the case.

Mr Anwar Ibrahim (architect) and Mr Ash Shaik (owner) were present and took part in the discussion

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIC and located outside the HPO.
- CoCT did not support the design details of stone cladding on the walls, loss of original envelope. But recommended that HWC makes the final decision on the proposal.

**DECISION**

The HOMS committee resolved to have the application approved as I will not have an impact on heritage resources.

ND

**11.13 Proposed Minor Works Erf 26439, Alexandra Road, Pinelands**

**Case No:** 21012506TZ0126E

Thando Zingange introduced the case:

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIA
- Committee to consider whether this is minor works, maintenance and remedial work.
- Monitoring can be required.

**DECISION**

The Committee resolved to approve the application provided that monitoring is of materials used is done by an architect with heritage expertise and a close out report provided within 30 days of practical completion.

TZ

**11.14 Proposed Additions And Alterations on Erf 4377 ,24 William Street, Parow**

**Case No:** 21010408SM0108E

**INCOMPLETE**

CoCT comment and signed S34 application received. CoCT internal comment was not sufficient.

SM

**11.15 Proposed Additions And Alterations on Erf 3283, 147 Loop Street, CT S34 A&A**  
**Case No:** 20082807SM0901E

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded NCW and falls inside HPO
- Addition of a third storey,
- CIBRA objected
- Revised plans with correct NRB plan colouring submitted on 4 February 2021

**DECISION**

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

SM

**11.16 Proposed Additions And Alterations on Erf 68301, 1 Country Club Road**  
**Kenilworth, CT S34-Total Demolition**  
**Case No:** 20073002TZ0831E

Heritage statement provided, no comment on indicators from the City of Cape Town.

**HELD OVER**

Referred to HOMS on 15 February 2021 to allow the City of Cape Town to attend.

TZ

**12. NEW MATTERS**

**12.1 Proposed Additions and Alterations on Erf 32, 1B Forest Drive, Pinelands, S34-A&A**  
**Case No:** 21012503KB0127E

**INCOMPLETE**

PRRA comments, internal, external and streetscape photographs and formal CoCT comments required

KB

**12.2 Proposed Additions and Alterations on Erf 6706, 10 Burbank Street, Denneberg, Paarl, S34-A&A**  
**Case No:** 20122103KB0127E

Khanyisile Bonile introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- NCW suggested outside special character area
- Paarl 300, DHF and Drakenstein Municipality support

**DECISION**

The application is approved as not impacting on heritage resources.

KB



**12.3 Proposed Restoration on Ptn 1 of Farm 66, Koelenhof Station, Klipheuwel Road, Stellenbosch, S34-Restoration**  
**Case No:** 21011114KB0127E

**INCOMPLETE.**

internal, external and streetscape photographs required

**KB**

**12.4 Proposed Additions and Alterations on Erf 4522, 8 Alexander Street, Paarl, S34-A&A**  
**Case No:** 20112612KB0102E

Khanyisile Bonile introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIIC inside special character area.
- DHF, Paarl and Drakenstein Municipality support

**DECISION**

The application is approved as not negatively impacting on heritage resources.

**KB**

**12.5 Proposed Additions and Alterations, Erf 1444, 24 Davenport Road, Vredehoek, S34-A&A**  
**Case No:** 21020115KB0202E

Khanyisile Bonile introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIIC outside theHPO
- Additions, remodelling
- GVHAG does not support.
- City of Cape Town does not support
- Contraversial matter.

**DECISION**

Referred to Belcom on 24 February 2021

**KB**

**12.6 Proposed Additions and Alterations, Erf 8526, Reitz Street, Robertson, S34-A&A**  
**Case No:** KB0203E

**INCOMPLETE**

A S34 application form, internal, external and streetscape photographs, POA, Tittle Deed, municipality comments required.

**KB**

**12.7 Proposed Additions and Alterations on Erf 5989, 59 Fischer Street, Goodwood, S34-A&A**  
**Case No:** 21012109ND0129E

Nokubonga Dlamini introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded NCW and falls outside an HPO
- CoCT supports the proposal
- The site does not fall within an commenting conservation body

**DECISION**

The application is approved as not impacting on heritage resources.

**ND**

- 12.8 Proposed Additions and Alterations on Erf 47196, 4 Glebe Road, Rondebosch, S34-A&A**  
**Case No:** 21011201ND0201E

**INCOMPLETE**

GLCA comments required.

**ND**

- 12.9 Proposed Additions and Alterations on Erf 76826, 108 Rotherfield Road, Plumstead, S34-A&A**  
**Case No:** 21012501ND0129E

Nokubonga Dlamini introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded NCW and does not fall within HPO
- CoCT supports the proposal.

**DECISION**

The application is approved as not impacting on heritage resources.

**ND**

- 12.10 Proposed Additions and Alterations on Erf 76885, 134 Milford Road, Plumstead, S34-A&A**  
**Case No:** 21012701ND0129E

Nokubonga Dlamini introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded NCW and falls outside an HPO
- CoCT supports the application

**DECISION**

The application is approved as not impacting on heritage resources.

**ND**

**12.11 Proposed additions and alterations on Erf 57 Plein Street, Fairfield Estate, Parow  
Case No: 21012805ND0202E**

Nokubonga Dlamini introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded NCW and falls outside an HPO
- CoCT supports the proposal.

**DECISION**

The application is approved as not impacting on heritage resources.

**ND**

**12.12 Farm 372/44, Verdun Farming Estates, 11Kv Powerline line deviation , Verdun Farming Estates, 11Kv Powerline line deviation, Ceres, S38(4)-NID  
Case No: 21012806ND0201E**

Nokubonga Dlamini introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- NID application
- This application is for a 11 kV powerline deviation required for netting on orchards in a farm.

**DECISION**

The Committee resolved that no further studies are required for this application, subject to the application form being completed.

**ND**

**12.13 Proposed Solar package plant on Farm 133, Kuiperskraal, Durbanville, S38(8)-NID(revised)  
Case No: 20082108SB0824E**

Stephanie Barnardt introduced the case.

Mr Jonathan Kaplan (heritage consultant) was present and took part in the discussion.

**DISCUSSION**

Amongst other things, the following was discussed:

- Previous NID, did not disclose heritage status of the structure on the farm.
- CoCT claims that it is a PHS, but this cannot be confirmed either by applicant or HWC officials.
- Committee considers that the proposal will not impact on the structure in any event.

**DECISION**

The committee resolved that no further studies are required.

**SB**

**12.14 Proposed Rezoning, Construction of A Conference Venue, Restaurant, Spa and Associated Infrastructure Erf 50339, 12 Glenhof Road, Claremont: HIA, S38(4)-HIA  
Case No: 19022808HB0524E**

**HELD OVER**

Referred To IACom on 10 February 2021

**SB**

**12.15 Proposed Industrial Development on Ptn 23 of Farm 127, Saldanha Bay, S38(8)-NID  
Case No: 21012708SB0128E**

Stephanie Barnardt introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Consultant recommended no further studies.

**HELD OVER**

To be circulated to the APM committee for input and referred to HOMs on 15 February 2021.

**SB**

**12.16 Proposed Sand Mine on Ptn of ERF 21168, Ptn of Rem of Erf 1212, Strandfontein Village, Mitchells Plain, S38(8)-NID (revised)  
Case No: 21012904SB0201E**

Stephanie Barnardt introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- NID submitted similar to a previous 2018 application.
- Committee considers that the proposal will not impact heritage resource

**DECISION**

The committee resolved that no further studies are required.

**SB**

**12.17 Proposed Movie Studio on Rem of Erf 741, Lourensford, Somerset West, S38(4)-NID  
Case No: 21012607SB0128E**

Stephanie Barnardt introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Additional built elements to Lourensford,
- Close to Vergelegen, but will not have visual impact
- Committee considers that the proposal will not impact heritage resource

**DECISION**

The committee resolved that no further studies are required.

**SB**

- 12.18 Proposed Gravel Mine on De Zoetmelks Rivier, Ptn 27 of Ptn 16 of Farm 277, Riversdale, S38(8)-NID**  
**Case No:** 21012202SB0202E

Stephanie Barnardt introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- Farmhouse 1954, no real impact on the mine
- Barely visible from N2
- Consultant considers low significance, but Fossil finds procedure should be included in the record of decision.

**DECISION**

The committee resolved that no further studies are required.

**SB**

- 12.19 Proposed Additions and Alterations on Erf 2139, 213, 215 & 217 Main Road Paarl, Drakenstein, Cape Winelands, S34-A&A**  
**Case No:** 21012103SM0127E

**INCOMPLETE**

Paarl 300, Drakenstein Municipality and DHF comments required.

**SM**

- 12.20 Proposed Additions and Alterations on Erf 9908, 11 Dennebosch Close, Constantia, S34-A&A**  
**Case No:** 21012511SM0202E

**INCOMPLETE**

Constantia Ratepayers and Residents Association and Friends of Constantia Valley Green Belt comments, and streetscape photographs required.

**SM**

- 12.21 Proposed Additions and Alterations on Erf 50873, 20 St Andrews Road, Claremont, S34-A&A**  
**Case No:** 21000508SM0201E

**INCOMPLETE**

Greater Lynfrae Civic Association comment required

**SM**

- 12.22 Proposed Additions and Alterations on Erf 70547, 5 Selby Road, Plumstead, S34-A&A**  
**Case No:** 20121707SM0127E

Sandisiwe Matole introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded Potential IIC in proposed HPO
- CoCT supports the proposal

**DECISION**

The application is approved as having no negative impact on heritage resources.

SM

**12.23 Proposed Additions and Alterations on Erf 86689, 17 Clevedon Road, Muizenberg, S34-A&A**  
**Case No:** 21011918SM0127E

Sandisiwe Matole introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded III C within HPOZ
- CoCT supports amended plan
- Muizenburg Heritage Society supports.

**DECISION**

The application is approved as having no negative impact on heritage resources.

SM

**12.24 Proposed Additions and Alterations on Erf 11778, 23 Caledon Street. Belville, S34-A&A**  
**Case No:** 20102204SM0202E

Sandisiwe Matole introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded NCW outside an HPO
- CoCT supports the application

**DECISION**

The application is approved as having no negative impact on heritage resources.

SM

**12.25 Proposed Additions and Alterations on Erf 584, 10 Homestead Way, Pinelands, S34-A&A**  
**Case No:** 20111204TZ0203E

Thando Zingange introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIB inside an HPO
- CoCT and Pinelands Residents and Ratepayers Association support the application.

**DECISION**

The application is approved as having no negative impact on heritage resources.

TZ

**12.26 Proposed Additions and Alterations on Erf 979, Rademeyer Street, Outshoorn ,S34-A&A**

**Case No:** 20111713TZ0129E

Thando Zingange introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- No grading given
- Whale Coast Conservation Society has not commented within the time period
- Heritage Oudtshoorn Erfenis supports

**DECISION**

The application is approved as there is insufficient heritage significance to warrant retention of the structure.

TZ

**12.27 Proposed Additions and Alterations on Erf 13355. 230 Victoria Road, Woodstock ,S34-A&A**

**Case No:** 21012606TZ0128E

Thando Zingange introduced the case.

**DISCUSSION**

- Woodstock Residents Association comments must be required and must be referred to BELCom

**HELD OVER:**

Referred to BELCom on 24 February 2021.

TZ

**12.28 Proposed Additions and Alterations on Erf 72831, 79 Pluto Road, Plumstead , S34-A&A**

**Case No:** 20081807TZ0128E

Thando Zingange introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

The application is approved as having no negative impact on heritage resources.

TZ

**12.29 Proposed Additions and Alterations on Erf 98482, 96 Milner Road, Rondebosch, S34-A&A**  
**Case No:** 21012709TZ0201E

Thando Zingange introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIB outside HPO
- CoCT supports the proposal
- Rider plan submitted and the applicant indicated work completed.

**DECISION**

HWC cannot condone illegal work. The committee resolved to send the applicant a letter in terms of S51 of the NHRA

TZ

**12.30 Proposed Additions and Alterations, Farm RE 407, Haarwegskloof, Swellendam, S34-A&A**  
**Case No:** 200113002TZ0202E

Thando Zingange introduced the case.

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIC grading
- No comments received from Swellendam Municipality or Simon Van der Stel Foundation.
- Conversion into a B & B.

**DECISION**

The application is approved as having no negative impact on heritage resources.

TZ

**13. OTHER MATTERS**

**13.1 None**

**14. ADOPTION OF RESOLUTIONS AND DECISIONS**

The Committee adopted the resolutions and decisions.  
KB adopting and SM supporting the adoption

**15 CLOSURE: 11:54**

**16 DATE OF NEXT MEETING 15 February 2021**

Chairperson's Signature.....

Date: 18 February 2021

Secretariat's Signature: A.BROWN

Date: 18 February 2021



APPROVED