

**MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING (Supp HOMS)**
Held on Friday, 26 June, HOMS MEETING VIA MICROSOFT TEAMS, Cape Town
scheduled for 09:00

1. OPENING AND WELCOME

The Chairperson, Ms Waseefa Dhansay (WD), officially opened the meeting at 09:05 and welcomed everyone present.

2. ATTENDANCE

Members

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

Members of Staff

Ms Nosiphiwo Tefeni (NT)
Dr Mxolisi Dlamuka (MD)
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 Nokubonga Dlamini (ND)
Mr Olwethu Dlova (OD)

Visitors

None

Observers

None

3. APOLOGIES

None

Absent

None

4. APPROVAL OF AGENDA

4.1 Dated 26 June 2020.

The items relevant to the meeting were noted as those assigned in the case allocation for the meeting of 26 June 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

7 Confidential Matters

7.1 None

8. Site inspections

8.1 Proposed Site Inspection

8.1.1 None

8.2 Site Inspection Reports

8.2.1 None

9 Administrative Matters

9.1 None

10. Other Committee Referrals

10. Appointments

10.1 Item 11.1 Erf 325, 55 Laoder Street, De Waterkant.

11. Matters Arising

11.1 Proposed Additions & Alteration on Erf 325, 55 Loader street De Waterkant.
S34-A&A

HM/ Cape Town Metropolitan / Waterkant/ Erf:65571

Case No: 19120301LB1206E

DISCUSSION

Amongst other things, the following was discussed.

DECISION

The application was deferred to the next HOMS on the 3.07.2020.

WD

11.2 Proposed Total Demolition on Erf 12914, 34A Spaanschemat River Road,
Constantia. S34-Total Demolitiom

HM/Cape Town Metropolitan/ Constantia / Erf: 12914

Case No: 20052302JW0526E

DISCUSSION

Amongst other things, the following was discussed.

- The site is graded IIIC
- CoCT, FoCVGB and CRRA supports the proposal.
- HOMS requires as per the recommendations by JG Africa, the monitoring of the cracks and settlements for a period of at least 18 months.
- HOMS would like a report on the outcome of said monitoring. Information received 4.6.2020.
- HOMS supports the application for total demolition as the architectural fabric of the building is not significant enough to warrant retention.
- It is noted one member objected.
- Furthermore, there is no emediat heritage context to impose conditions.

DECISION

The committee resolved to approve the total demolition.

KB

- 11.3** Proposed Alterations and Additions, Erf 88622, 15 leighton Road, St James. S34-A&A
HM/Cape Town Metropolitan/ St James / Erf: 88622

Case No:20032402ND0413E

DISCUSSION

Amongst other things, the following was discussed.

- The proposal is graded IIIC.
- CoCT supports the proposal.
- Comments from the conservation body required and recent photographs required.
- Additional information submitted 4.5.2020.
- The formal comments of the KSJRRRA still outstanding additional photographs still required(specifically of areas to be impacted on by the proposed intervention).
- The photographs to be annotated and date stamped.
- Outstanding information received 15.6.2020.
- The proposal will not negatively impact the heritage resource.

DECISION

The committee resolved to approve the proposal.

ND

- 11.4** Proposed Addition of Two Dwellings on Erf 6403, 57 Burg Street, Wellington, Notification of Intent to Develop, S38-NID
HM/ Cape Winelands, / Drakenstein /Wellington / Erf 6403

Case No: 20022425SM0608E

DISCUSSION

Amongst other things, the following was discussed.

- Information received 22.6.2020.

- Since there is no reason to believe that the proposed addition of two dwellings , will negatively impact on heritage resource.

DECISION

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

SM

**11.15 Proposed Alteration on Erf: 655, 9 Keurboom Road, Thornton, CT. S34-A&A
HM/ Cape Town Metropolitan / Thornton / Erf:655**

Case No:

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW
- CoCT supports the proposal.
- Additional information received XXXXX
- The proposal will not impact negatively on heritage resource.

DECISION

The committee resolved to approve the proposal.

WD

**11.16 Proposed Alteration on Erf: Erf 66989, 60 Durban Road, Wynberg, CT. S34-A&A
HM/ Cape Town Metropolitan / Kenilworth/ Erf:655**

Case No: 20052802TZ0615E

DISCUSSION

Amongst other things, the following was discussed:

- Permit holder has requested HOMS to revisit its decision with regards to the use of other material for the roof and timber windows.
- Since HOMS has already made a decision on the matter as noted in the permit issued 8.5.2020.
- HOMS is therefore functus officio and cannot revisit its decision.
- The permit holder may approach the Appeals committee to revisit the matter and provide the necessary motivation for the committee to consider.
- HOMS notes however the permit holder will do so outside the prescribed appeal period.

DECISION

WD

12 New Matters

12.1 Proposed Additions & Alteration on Erf: 9045, Univeristy of Stellenbosch, 52 Ryneveld Street, Stellenbosch, Cape Winelands, S34-Additions (parking boom)

HM/ Cape Winelands, / Stellenbosch, / Erf 9045

Case No: 20022809KB0615E

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded II2
- SIG supports the proposal.
- The proposal will not impact negatively on heritage resource.

DECISION

The committee resolved to approve the proposal

KB

- 12.2.** Proposed Additions & Alteration on Erf: 51467, 5 Buchanan Road, Claremont, CT. S34-A&A

HM/ Cape Town Metropolitan/ Claremont/ Erf 51467

Case No: 20030909KB0615E

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW
- CoCT supports the proposal.
- The proposal will not impact negatively on heritage resource.

DECISION

The committee resolved to approve the proposal

KB

- 12.3.** Proposed Additions & Alteration on Erf: 51477, 14 Buchanan Road, Claremont, CTS34-A&A

HM/Cape Town Metropolitan/ Claremont/ Erf 51477

Case No: 20052807KB0615E

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW
- CoCT supports the proposal.
- The proposal will not impact negatively on heritage resource.

DECISION

The committee resolved to approve the proposal

KB

- 12.4** Proposed mixed use development on Erf: 631/12, Faure, Cape Town S38(8)-NID12.

HM/Cape Town Metropolitan/ Faure/ Erf 631/12,

Case No: 202006KB06015E

DISCUSSION

Amongst other things, the following was discussed:

DECISION

NFS

KB

- 12.5. Proposed dam expansion on Erf: 1597, 10 Derry Street, Vredehoek, CT. S34-A&A
HM/Cape Town Metropolitan/ Vredehoek/ Erf: 1597**

Case No: 20051003ND0615E

DISCUSSION

Amongst other things, the following was discussed:

- CoCT does not support the proposal in its current form.
- Comment from GVHV needs to be clarified as there are two conflicting responses.

DECISION

Referred to Belcom 16.7.2020

ND

- 12.6 Proposed Additions & Alteration on Erf: 27003, Corner St James Street and Station Road, Observatory, CT. S34-A&A
HM/Cape Town Metropolitan/ Observatory/ Erf: 27003**

Case No: 20060515ND0615E

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIC.
- The proposal will not negatively impact a heritage resource

DECISION

The committee resolved to approved the proposal.

ND

- 12.7. Proposed Additions & Alteration on Erf: 78750, 22A Ruchill Road, Diepriver, CT. S34-A&A
HM/Cape Town Metropolitan/ Diepriver/ Erf: 78750**

Case No: 20060804ND0615E

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIC
- Work has commenced

DECISION

The committee resolve to issue a S51 letter.

ND

12.8 Proposed Additions & Alteration on Erf: 13644, 10 Barkley Avenue, Bellville, CT. S34-A&A

HM/Cape Town Metropolitan/ Bellville/ Erf: 13644

Case No: 20060107ND0615E

DISCUSSION

Amongst other things, the following was discussed:

- CoCT supports the proposal.
- The proposal will not impact negatively on the heritage resource.

DECISION

The committee resolved to approve the proposal.

ND

12.9 Proposed Additions & Alteration on Erf: 246, 52 Victoria Road, Clifton, CT, S34-A&A

HM/ Cape Town Metropolitan / Clifton / Erf: 246

Case No: 20052901SM0615E

DISCUSSION

Amongst other things, the following was discussed:

- CBCRA comments or proof of request for comment after the 30 day commenting period has passed and proof of payment, CoCT's E&HM final comment required.

DECISION

Incomplete application

SM

12.10 Proposed second dwelling on Erf: 47239, 4 Locarno Road, Rondebosch, CT. S34-A&A

HM/ Cape Town Metropolitan / Rondebosch/ Erf: 47239

Case No: 20052907SM0615E

DISCUSSION

Amongst other things, the following was discussed:

- The proposal is graded IIIC
- CoCT and GVCA supports the proposal.
- The proposal will not negatively impact the heritage resource.

DECISION

The committee resolved to approve the proposal.

SM

- 12.11** Proposed second dwelling on Erf: 80244, 33 Galway Road, Heathfield, CT.S34-A&A
HM/ Cape Town Metropolitan / Heathfield/ Erf: 80244

Case No: 20060104SM0615E

DISCUSSION

Amongst other things, the following was discussed:

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW
- CoCT supports the proposal.
- The proposal will not impact a heritage resource.

DECISION

The committee resolved to approve the proposal.

SM

- 12.12** Proposed second dwelling on Erf: 128074, 13 Duke Street, Observatory, CT. S34-A&A
HM/ Cape Town Metropolitan / Observatory/ Erf: 128074

Case No: 20060302SM0615E

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded a IIIC
- OCA comments and plans to reflect what was built and what is new in term of the application.

DECISION

Incomplete application

SM

- 12.13** Proposed rezonning on Oude Drostdy Museum, Tulbagh, Witzenburg. S38(4)-NID
HM/ Witzenburg / Tulbagh/ Portion 1 of Cape Farm 1460

Case No: 20032622SB0615E

DISCUSSION

Amongst other things, the following was discussed:

- Since there is no reason to believe that the proposed rezonning, will negatively impact on heritage resource.

DECISION

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

SB

- 12.14** Proposed residential development on Re Erf 89909, 8 Clairoux Road, Kalk Bay, CTS34-A&A

HM/ Cape Town Metropolitan/ Kalk Bay/ Re Erf 89909

Case No: 20031801SB0615E

DISCUSSION

Amongst other things, the following was discussed:

- The CoCT and KBSJORRA supports the proposal.
- HOMS requires clarity on the heritage design informants which contextualises the proposal.

DECISION

Further requirements

SB

**12.15 Proposed residential development on Farm 109533, Charlesville, CT. S38(8)-NID
HM/ Cape Town Metropolitan / Charlesville/ Farm 109533**

Case No: 20052303SB0615E

DISCUSSION

Amongst other things, the following was discussed:

- Since there is no reason to believe that the proposed residential development, will negatively impact on heritage resource.

DECISION

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

SB

**12.16 Proposed Proposed Additions & Alteration on RE Erf:9008, 77 Andries Pretorius
Street, Somerset West, CT,S34-A&A
HM/ Cape Town Metropolitan / Woodstock / Erf: 115911**

Case No: 20052805TZ0615E

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW
- CoCT and HRF supports the proposal.
- The proposal does not negatively impact on heritage significance.

DECISION

The committee resolved to approve the proposal.

TZ

**12.17 Proposed Additions & Alteration on Erf: 1467, 2 Edward Mansions, 48 Exner Avenue,
Vredehoek, CT, S34-A&A
HM/ Cape Town Metropolitan / Fish Hoek, CT/ Erf: 14154**

Case No: 20060801TZ0615E

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW
- HOMS agrees the application can be treated as minor works.

- The proposal will not impact a heritage resource.

DECISION

The committee resolve to approve the proposal.

TZ

**12.18 Proposed development of a storage shed on Farm 31364, Cecilia Street, Paarl, Drakenstein, S38(8)-NID
HM/ Cape Winelands. / Drakenstein, / Paarl / Re Farm 1054**

Case No: 20031206TZ0615E

DISCUSSION

Amongst other things, the following was discussed:

- Since there is no reason to believe that the proposed development of a storage shed, will negatively impact on heritage resource.

DECISION

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

TZ

**12.19 Proposed Additions & Alteration on Re Farm 1054, 7A Blackheath Road, Kenilworth, CT, CT. S34-A&A
HM/ Cape Town Metropolitan / Kenilworth/ Erf:65571**

Case No: 20052802TZ0615E

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIA
- HWC approves the proposal with the condition that proposed work is monitored by a suitably qualified heritage practitioner.
- A close out report of is to be submitted 30 days after practical completion of the work

DECISION

The committee resolve to approve the proposal.

TZ

**12.20 Proposed Alteration on Erf:1837, 40 Beellevue Street, Gardens, CT. S34-A&A
HM/ Cape Town Metropolitan /Gardens / Erf: 1837**

Case No: 200122115WD

DISCUSSION

Amongst other things, the following was discussed:

- CoCT and CIBRA supports the proposal.
- The proposal will not negatively impact the heritage resource.

DECISION

The committee resolved to approve the proposal.

WD

14 OTHER MATTERS

14.1 None

15. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions.

16 CLOSURE

The meeting adjourned at: 12:17

17 DATE OF NEXT MEETING: 29 June 2020

Chairperson's Signature.....

Date:

Secretariat's Signature.....

Date:

APPROVED