

**APPROVED MINUTES OF THE MEETING OF  
HERITAGE WESTERN CAPE,  
HERITAGE OFFICERS MEETING  
HELD ON THURSDAY, 21 JANUARY 2021, HOMS MEETING VIA MICROSOFT TEAMS,  
SCHEDULED FOR 08:00**

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**1. OPENING AND WELCOME**

The Chairperson, Ms Waseefa Dhansay officially opened the meeting at 08:00 and welcomed everyone present.

**2. ATTENDANCE**

**Members**

None

**Members of Staff**

Ms Nosiphiwo Tafeni (NT) (secretary)  
Ms Waseefa Dhansay (WD) (Assistant 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)

**Legal Advisor**

Ms Cathy-Ann Potgieter (CP)

**Visitors**

None

**Observers**

None

**3. APOLOGIES**

**Absent**

None

**4. APPROVAL OF AGENDA**

**4.1 Dated 21 January 2021.**

The items relevant to the meeting were noted as those assigned in the case allocation for the meeting of 21 January 2021.  
SM moved to adopt the agenda and ND supported.

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

5.1 TZ moved to adopt the minutes dated 18 January 2021 and SM supported.

**6. Disclosure of conflict of interest**

None

**7. Confidential matters**

None

## **8. Standing Items**

### **8.1 Site inspections undertaken**

None

### **8.2 Proposed Site Inspection**

None

### **8.3 Site Inspection Reports**

None

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

8.4.1 BELCom Committee meeting 27 January 2021

### **8.5 Interim and Close Out Reports**

8.5.1 Close Out Report - Erf 32707, Athlone Waste Water Treatment Works, Archaeological Monitoring Report, Prepared by ASHA Consulting dated 18 January 2021. The Committee notes the report and supports the findings – lack of heritage significance, no further action is required.

### **8.6 Incomplete Applications**

8.6.1 Proposed Alterations and Additions, Erf 100, 44 Newton Drive, Meadowridge CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/MEADOWRIDGE/ERF 100**

**Case No:** 201112305KB1211E

8.6.2 Proposed Total Demolition, Erf 8175, 27 Emily Hobhouse Street, Town Estate, Goodwood, CT. S34-Total Demolition.

**HM/CAPE TOWN METROPOLITAN/GOODWOOD/ERF 8175**

**Case No:** 20111606KB 1203E

8.6.3 Proposed Additions and Alterations ,Erf 50688, Cape Town CBD. CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ERF 50688**

**Case No:** 20120803ND1211E

8.6.4 Proposed Additions and Alterations, Erf 28915, 16 Malleson Road, Mowbray, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/MOWBRAY/ERF 28915**

**Case No:** 20112512ND1201E

8.6.5 Proposed Alterations and Additions, Erf 29215, 4 Hurley Road, Mowbray,CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/MOWBRAY/ERF 29215**

**Case No:** 20121404ND1224E

8.6.6 Proposed Alterations and Additions , Erf 1094,10 Hockey Road, Pinelands, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/PINELANDS/ERF 1094**

**Case No:** 20120406SM1210E

8.6.7 Proposed Alterations and Additions, Erf 316, 34 Upper Clarens Road, Fresnaye, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/FRESNAYE/ERF 316**

**Case No:** 20113008SM1221E

**9. Administrative Matters**  
The new appeals process to be confirmed

**10. Appointments**  
None

**MATTERS TO BE DISCUSSED**

**11. Matters Arising**

11.1 Deviated approved plans – Erf 88327, 56 Main Road, St James, CT, S34-A&A  
**HM/CAPE TOWN METROPOLITAN/ST JAMES/ERF 88327**  
**Case No:** 19111116SB1112E

SB introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- Plans previously approved, but the applicant diverted therefrom and CoCT therefore is not approving the occupation certificate.
- The Committee notes that the deviation is minor and is unlikely to have a heritage impact.

**COMMENT**

The deviations to the previously approved plan have not impacted heritage resources negatively, however, formal application in terms of S34 should have been submitted prior to commencement of the deviations. HWC cannot approve illegal work. The Committee resolved to issue a S51 letter

**SB**

**12. New Matters**

12.1 Proposed Alterations and Additions, Erf 100, 44 Newton Drive, Meadowridge CT. S34-A&A  
**HM/CAPE TOWN METROPOLITAN/MEADOWRIDGE/ERF 100**  
**Case No:** 201112305KB1211E

**COMMENT**

Incomplete. Formal CoCT comment required

**KB**

12.2 Proposed Alterations and Additions, Erf 4182-RE, 9 Van Imhoffs Way, Kommetjie, CT. S34-A&A  
**HM/CAPE TOWN METROPOLITAN/KOMMETJIE/ERF 4182-RE**  
**Case No:** 20100112KB1211E

KB introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

The Committee resolved to approve the application as it will not impact a heritage resource.

**KB**

- 12.3 Proposed Alterations and Additions, Erf 911, 16 Marmion Road, Oranjezicht, CT. S34-A&A  
**HM/CAPE TOWN METROPOLITAN/ORANJEZICHT/ERF 911**  
**Case No:** 200219122KB1223E

KB introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

The Committee resolved to approve the application as it will not negatively impact the heritage resource.

**KB**

- 12.4 Proposed Total Demolition, Erf 8175, 27 Emily Hobhouse Street, Town Estate, Goodwood, CT. S34-Total Demolition.  
**HM/CAPE TOWN METROPOLITAN/GOODWOOD/ERF 8175**  
**Case No:** 20111606KB 1203E

**COMMENT**

Incomplete. Formal CoCT comment required.

**KB**

- 12.5 Proposed Total Demolition, Erf 6922, 15 Leipoldt Street, Bellville, CT. S34-Total Demolition  
**HM/CAPE TOWN METROPOLITAN/BELLVILLE/ERF 6922**  
**Case No:** 20111002KB1211E

KB introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded NCW and does not fall within a HPO.
- CoCT supports the proposal with the condition that the trees be retained.

**DECISION**

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

**KB**

- 12.6 Proposed Additions and Alterations, Erf 57605, 27 Mark Road, Claremont, CT.S34- A&A  
**HM/CAPE TOWN METROPOLITAN/CLAREMONT/ERF 57605**  
**Case No:** 20121505KB1211E

KB introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIC and does not fall within a HPO.

- UCRRA avers that the work has already been started.

**FURTHER REQUIREMENTS**

The Committee requires written confirmation from the applicant regarding whether the work had been started.

**KB**

- 12.7 Proposed Additions and Alterations, Erf 9751, 139 King Edward Street, Parow, CT. S34-A&A  
**HM/CAPE TOWN METROPOLITAN/PAROW/ERF 9751**  
**Case No:** 20120302KB1208E

KB introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIIC and does not fall within a HPO.
- The Committee noted concern over the fact that the proposed development technically shows demolition, not additions and alterations.

**COMMENT**

Case Officer to clarify the proposal with the applicant.

**KB**

- 12.8 Proposed Additions and Repairs ,Erf 63675, 5 Jongers Avenue, Kenilworth, CT. S34-A&R (Minor Works)  
**HM/CAPE TOWN METROPOLITAN/KENILWORTH/ERF 63675**  
**Case No:** 20121102KB1223E

KB introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

The Committee resolved to approve the application as it will not negatively affect the heritage resource.

**KB**

- 12.9 Proposed Additions, Erf 3036, 15 Dreyer Road, Kommetjie, CT. S34-A  
**HM/CAPE TOWN METROPOLITAN/KOMMETJIE/ERF 3036**  
**Case No:** 20091505ND1201E

ND introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIIC and does not fall within an HPO.
- CoCT supports the proposal.
- Conservation body comment did not comment within the 30-day commenting period.

**DECISION**

The Committee resolved to approve the application as it will not negatively impact the heritage resource

**ND**

- 12.10 Proposed Additions and Alterations, Erf 50688, Cape Town CBD. CT. S34-A&A  
**HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ERF 50688**

**Case No:** 20120803ND1211E

ND introduced the item

**COMMENT**

Incomplete. Internal photographs required.

**ND**

- 12.11 Proposed Additions and Alterations, Erf 28915, 16 Malleson Road, Mowbray, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/MOWBRAY/ERF 28915**

**Case No:** 20112512ND1201E

**COMMENT**

Incomplete. RAMPAC comments required

**ND**

- 12.12 Proposed Additions and Alterations, Erf 23458, 121 Coronation Road, Maitland, CT, S34-A&A

**HM/CAPE TOWN METROPOLITAN/MAITLAND/ERF 23458**

**Case No:** 20112609ND1202E

ND introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

The Committee resolved to approve the application as it will not negatively impact the heritage resource.

**ND**

- 12.13 Proposed Alterations and Additions, Erf 29215, 4 Hurley Road, Mowbray, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/MOWBRAY/ERF 29215**

**Case No:** 20121404ND1224E

**COMMENT**

Incomplete. Local authority comment, application form, annotated photographs, proof of public participation..

**ND**

12.14 Proposed Alterations and Additions, Erf 67616, 17 Waterbury road Plumstead, CT.S34-

**HM/CAPE TOWN METROPOLITAN/PLUMSTEAD/ERF 67616**

**Case No:** 20121101ND1211E

ND introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

The Committee resolved to approve the application as it will not impact a heritage resource.

**ND**

12.15 Proposed Alterations, Erf 14, 18 Main Service Street, Bergvleit. S34-A&A

**HM/CAPE TOWN METROPOLITAN/BERGVLEIT/ERF 14**

**Case No:** 20120707ND1207E

ND introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

The Committee resolved to approve the application as it will not impact a heritage resource.

**ND**

12.16 Proposed Alterations and Additions, Erf 64927, Unit 3 Arena Court Cnrs Arena, Grant & Twilley Street, Kenilworth, CT. S34-A &A

**HM/CAPE TOWN METROPOLITAN/KENILWORTH/ERF 64927**

**Case No:** 20121502ND1222E

ND introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

The Committee resolved to approve the application as it will not impact a heritage resource.

**ND**

12.17 Proposed Partial Demolition and Additions, Erf 131433, 19 Fourteenth Avenue, Athlone, CT. S34-Partial Demo &A

**HM/CAPE TOWN METROPOLITAN/ATHLONE/ERF 131433**

**Case No:** 20120710SM1207E

SM introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

The Committee resolved to approve the application as it will not impact a heritage resource.

**SM**

- 12.18 Proposed Additions, Erf 307, 301 Beach Road, Sea Point, CT. S34-A  
**HM/CAPE TOWN METROPOLITAN/SEA POINT/ERF 307**  
**Case No:** 20112311SM1207E

SM introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- The Committee resolved to treat the application as one for minor works.
- The site is graded NCW and does not fall within a HPO.

**DECISION**

The Committee resolved to approve the application as it will not impact heritage resources.

**SM**

- 12.19 Proposed Alterations and Additions , Erf 1094,10 Hockey Road, Pinelands, CT.  
S34-A&A  
**HM/CAPE TOWN METROPOLITAN/PINELANDS/ERF 1094**  
**Case No:** 20120406SM1210E

**COMMENT**

Incomplete. The title deed, power of attorney, SG diagrams, PRRA comment, formal building plans outstanding.

**SM**

12. 20 Proposed Alterations and Additions, Erf 316, 34 Upper Clarens Road, Fresnaye, CT. S34-A&A  
**HM/CAPE TOWN METROPOLITAN/FRESNAYE/ERF 316**  
**Case No:** 20113008SM1221E

**COMMENT**

Incomplete. Formal S34 application form required.

**SM**

12. 21 Proposed Alterations and Additions, Erf 22889, 65 Third Street, Kensington, CT .  
S34-A&A  
**HM/CAPE TOWN METROPOLITAN/KENSINGTON/ERF 22889**  
**Case No:** 20110401SM1207E

SM introduced the item



### **DISCUSSION**

Amongst other things, the following was discussed:

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

### **DECISION**

The Committee resolved to approve the application as it will not impact heritage resources.

**SM**

12.22 Proposed Alterations and Additions, Erf 1294, 28 Frank Ave , Vredehoek, CT, S34-A&A

#### **HM/CAPE TOWN METROPOLITAN/VREDEHEOK/ERF 1294**

**Case No:** 20112309SM1209E

SM introduced the item

### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded NCW and falls within a HPO.
- CoCT supports the proposal.
- Greater Vredehoek Heritage Action Group supports the proposal.

### **DECISION**

The Committee resolved to approve the application as it will not impact heritage resources.

**SM**

12.23 Proposed Alterations and Additions, Erf 341, 26 Vuurply Crescent, Thornton, CT. S34-A&A

#### **HM/CAPE TOWN METROPOLITAN/THORNTON/ERF 341**

**Case No:** 20120106SM1207E

SM introduced the item

### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee is of the opinion that the site is graded NCW.
- CoCT supports the proposal.

### **DECISION**

The Committee resolved to approve the application as it will not impact heritage resources.

**SM**

12.24 Proposed Alterations and Additions, Erf 870, 17 Varsity Street, Tamboerskloof, CT. S34-A&A

#### **HM/CAPE TOWN METROPOLITAN/TAMBOERSKLOOF/ERF 870**

**Case No:** 20111605SM1209E

SM introduced the item

### **DISCUSSION**

Amongst other things, the following was discussed:

- The Committee is of the opinion that the site is graded NCW, and does not fall within a HPO.

- The Committee notes that this is an application for minor works.

### **DECISION**

The Committee resolved to approve the application as it will not impact heritage resources.

**SM**

12.25 Proposed Alterations and Additions, Erf 14398, 13 Silverhill Crescent, Kenilworth, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/KENILWORTH/ERF 14398**

**Case No:** 20120805TZ1214E

TZ introduced the item

### **DISCUSSION**

Amongst other things, the following was discussed:

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

### **DECISION**

The Committee resolved to approve the application as it will not negatively impact the heritage resource.

**TZ**

12.26 Proposed Alterations and Additions, Erf 2240, Adderley Street, Oudtshoorn. S34-A&A

**HM/CENTRAL KAROO/OU DSTHOORN/ERF 2240**

**Case No:** 20112006TZ1202E

TZ introduced the item

### **DISCUSSION**

Amongst other things, the following was discussed:

- Heritage Oudtshoorn Erfenis supports the proposal.
- The applicant confirmed that the work had been completed.

### **DECISION**

HWC cannot condone illegal work. The Committee resolved to issue a S51 letter.

**TZ**

12.27 Proposed Alterations and Additions, Erf 1002, 21 Darling Street, Hout Bay, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/HOUT BAY/ERF 1002**

**Case No:** 20121802TZ1221E

TZ introduced the item

### **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded NCW and does not fall within a HPO.
- Hout Bay Residents and Ratepayers Association supports the proposal.
- CoCT supports the proposal.

### **DECISION**

The Committee resolved to approve the application as it will not impact a heritage resource.

**TZ**

12.28 Proposed Alterations and Additions, Erf 1667, 1 Mountbatten Ave, Pinelands, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/PINELANDS/ERF 1667**

**Case No:** 20052909TZ1209E

TZ introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded NCW and does not fall within a HPO.
- CoCT supports the proposal.
- Pinelands Residents and Ratepayers Association supports the proposal.

**DECISION**

The Committee resolved to approve the application as it will not impact a heritage resource.

**TZ**

12.29 Proposed - Alterations and Additions, RE Erf 66526, 2 Main Road, Wynberg, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/WYNBERG/RE ERF 66526**

**Case No:** 20120105TZ0112E

TZ introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIA and falls within a HPO.
- The application is an emergency application and does not require comments from Interested and affected parties

**DECISION**

The Committee resolved to approve the application on the following conditions:

1. The work be overseen by a suitably qualified architect with heritage experience.
2. A close-out report be submitted to HWC within 30 days of practical completion.

**TZ**

12.30 Proposed Alterations and Additions, Erf 2053, 2 Bernhardi Street, Paarl. S34-A&A

**HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 2053**

**Case No:** 20120806TZ1209E

TZ introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIC
- Paarl 300 supports the proposal.
- Drakenstein Heritage Foundation did not comment within the 30-day commenting period
- Drakenstein Municipality does not support the proposal.

**HELD OVER**

The Committee resolved to refer the matter to HOMs on 1<sup>st</sup> February 2021. Case Officer is to invite all the parties.

**TZ**

12.31 Proposed Alterations and Additions, Erf 88572, 11 Pentrich Road. St James, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/ST JAMES/ERF 88572**

**Case No:** 20120702TZ1209E

TZ introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIA and falls within a HPO.
- The Committee notes that the application is for minor works.

**DECISION**

The Committee resolved to approve the application as it will not negatively impact the heritage resource.

**TZ**

12.32 Proposed Alterations and Additions, Erf 2982, 24 Derwent Road, Gardens, CT. S34-A&A

**HM/CAPE TOWN METROPOLITAN/GARDENS/ERF 2982**

**Case No:** 20121001TZ1221E

TZ introduced the item

**DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIC and falls within a HPO.
- CoCT supports the proposal.
- City Bowl Ratepayers Association supports the proposal.

**DECISION**

The Committee resolved to approve the application as it will not negatively impact the heritage resource.

**TZ**

**13 OTHER MATTERS**

13.1 None

**15. ADOPTION OF RESOLUTIONS AND DECISIONS**

The Committee adopted the resolutions and decisions. ND approved and KB supported the adoption of the resolutions and decisions.

**16 CLOSURE**

The meeting adjourned at 09.25

**17 DATE OF NEXT MEETING: 25January 2021**

Chairperson's Signature.....

Date:

Secretariat's Signature.....

Date:

APPROVED