

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING (HOMS)**
Held on Friday, 3 August, HOMS MEETING VIA MICROSOFT TEAMS, scheduled
for 09:00

1. OPENING AND WELCOME

The Chairperson, Ms Colette Scheermeyer, officially opened the meeting at 0:00 and welcomed everyone present.

2. ATTENDANCE

Members of HOMS Committee

Ms Laura Milandri(LM)
Mr Peter Buttgens(PB)
Ms Nosiphiwo Tefeni (NT) (secretary)
Ms Colette Scheermeyer (CSc)
Ms Sandisiwe Matole (SM)
Ms Waseefa Dhansay(WD)
Ms Nokubonga Dlamini (ND)
Mr Thando Zingange (TZ)
Ms Cathy-Ann Potgieter (CP)
Ms Stephanie Barnardt (SB)
Ms Aneeqah Brown (AB)

Visitors

None

Observers

None

3. APOLOGIES

Ms Khanyisile Bonile

Absent

None

4. APPROVAL OF AGENDA

4.1 Dated 3 August 2020.

The items relevant to the meeting were noted as those assigned in the case allocation for the meeting of 3 August 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

8.3 Preparation for the upcoming coming committee meetings

8.3.1 APM meeting scheduled for 5 August 2020

9 Administrative Matters

9.1 None

10. Other Committee Referrals

11. Appointments

11.1 Item 12.1

MATTERS TO BE DISCUSSED

11. Matters Arising

11.1 Proposed Alterations and Additions, Erf 3480, 35 Bosman Street, Stellenbosch: Section 34

HM/CAPE WINELANDS/ STELLENBOSCH/ERF 3480

Case No: 20071408ND0716E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIC and falls inside the Stellenbosch Historic Area;

- Stellenbosch Interest Group and Stellenbosch Heritage Foundation do not support the proposal;
- The Stellenbosch Municipality did not comment within the 30 day commenting period;
- The application is incomplete

Comments

Contextual, streetscape and internal photographs required. Matter refer to the next HOMs on the 6th of August 2020.

ND

- 11.2 Proposed Alterations and Additions on RE Erf 261, Mo-Pama, Swellendam.
S34-A&A

HM/CAPE TOWN METROPOLITAN/ SWELLENDAM /ERF 261

Case No: 20061506SM0619E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received (title deed) 29.7.2020;
- The site is graded III C;
- HOMs is of the opinion the proposed changes to the structure could further compromise the historic vernacular building.

DECISION

The application is referred to BELCom meeting on the 13.8.2020

SM

- 11.3 Proposed Alterations and Additions on Erf 295, 1 Avenue Normandie, Fresnaye, CT.
S34-A&A

HM/CAPE TOWN METROPOLITAN/ FRESNAYE /ERF 295

Case No: 20071410SM0717E

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW;
- Sea Point, Fresnaye and Bantry Bay Rate Payers and Residence Association comments and contextual photographs received 28.7.2020;
- Sea Point, Fresnaye and Bantry Bay Rate Payers and Residence Association supports the proposal the CoCT supports the demolition;
- The application is still deemed incomplete as the comment for Sea Point for all is still required

COMMENT

The comment of Sea Point for All required.

SM

- 11.4 Proposed Alterations and Additions on Erf 7, 7 Edward Road, Ottery, S34-A&A
HM/ CAPE TOWN METROPOLITAN/ OTTERY/ ERF 7

Case No.: 20070101KB0715E

DISCUSSION

Amongst other things, the following was discussed:

- Additional photographs received 30.7.2020;

COMMENT

The application is deemed incomplete as it requires CoCT's comment.

TZ(on behalf of KB)

12 New Matters

- 12.1 Exemption application Erf 4053 ,Wickboom Lane, Simonstown, CT. Advice
HM/CAPE TOWN METROPOLITAN/ SIMONSTOWN /ERF 9651

Case No: 18080806SB0813E

SB introduced the item

Mr Bredon Fortuin of the CoCT was present and took part in the discussion

DISCUSSION

Amongst other things, the following was discussed:

- The CoCT requires comment from heritage western cape regarding the relaxation of weight restriction on Wickboom Lane;
- The structural engineers report and recommendations noted therein are noted;
- HOMs requires input from the appropriate engineer with heritage expertise at the meeting of the 6 August 2020.

DECISION

The matter is referred to the next HOMs meeting 6.8.2020

SB

- 12.2 Proposed residential development Erf 1723 and 1724, Durbanville, CT.S38(4)-NID
HM/ CAPE TOWN METROPOLITAN/ DURBANVILE /ERF 1723 AND 1724

Case No: 20072306SB0727E

SB introduced the item

Case No: 20072306SB0727E

DISCUSSION

Amongst other things, the following was discussed:

- The application is for rezoning from single residential to general residential,
- There is no reason to believe that the proposed residential development will impact negatively on heritage resources.

DECISION

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

SB

- 12.3 Proposed PV facility on Farm 155 and Ptn 1 of Farm 156, Witzenberg, Cape Winelands. S38(8)-NID
HM/CAPE WINELANDS/ WITZENBERG /ERF 3177

Case No: 20070908SB0727E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The application is for a PV facility;
- It is noted the area has high palaeontological sensitivity and the presence of a moderate amount of archaeological remains would warrant further studies
- The impact of the proposal on the qualities of the cultural landscape should also be further assessed.
- HOMs is of the opinion that the proposed PVC facility will impact negatively on heritage resource.

Decision

HOMs requires a HIA consisting of an Archaeological Impact Assessment, Palaeontological Impact Assessment and Visual Impact Assessment on the cultural and built landscape.

SB

- 12.4 Proposed dam on Ptn 13 of Ptn 3 of Farm 143 Farm Klipheuvel, Kleinbrak, Mossel Bay. S38(8)-NID
HM/EDEN/ MOSSEL BAY/ PTN 13 OF PTN 3 OF FARM 143

Case No: 20031905SB0728E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The proposal is for the expansion of a dam;
- The site falls within a medium to a high palaeontological and archaeological sensitive area;
- There is a reason to believe that heritage will be impacted upon by the dam expansion proposal.

DECISION

A HIA required consisting of a palaeontological desktop study and archaeological foot survey.

SB

- 12.5 Proposed Alterations and Additions on Erf 1874, 6 Ecclestone Place, Somerset West, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN/ SOMERSET WEST /ERF 1874

Case No: 20062313ND727E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW by the CoCT. HOMs is of the opinion there is sufficient internal fabric of heritage value to warrant a relook at the grading;
- The CoCT supports the proposal;
- Heidelberg Renaissance Foundation supports the proposal;

DECISION

HOMs approves the proposal and strongly recommends the reuse of the original internal fabric including timber joinery and flooring

ND

- 12.6 Proposed Alterations and Additions, Erf 61280, 28 Derna Road, Kenwyn, CT. S34-A&A
HM/CAPE TOWN METROPOLITAN/ KENWYN / ERF 61280

Case No: 20070617ND0727E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The committee resolved to approve the proposal.

ND

- 12.7 Proposed Alterations and Additions, Erf 80600, 60 Dover Road, Heathfield, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN/ HEATHFIELD /ERF 55812

Case No: 20072312ND0727E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The application is incomplete.

Comment

Internal, external and streetscape photographs required.

ND

- 12.8 Proposed Alterations and Additions, Erf 10080, 4 Blinde Street, Zonnebloem CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN/ ZONNEBLOEM/ERF 10080

Case No: 20062313ND0727E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIA ;
- CoCT provided extensive comment with particular reference to the reduction of the envelope on the new proposal, to be subservient to the historic structure;
- CIBRA supports the proposal;
- HOMS notes the thoughtfully compiled report and well researched precedent study;
- HOMS is of the opinion any architectural intervention on this site must address the Constitution Street interface;
- HOMS is concerned that the roof form of the proposed new addition will impact negatively on the Blinde Street elevation, as well as a visual impact from the western site. HOMS suggests that the roof is hipped on that elevation.

COMMENT

The committee resolved to refer the matter to BELCom on the 13.8.2020.

ND

- 12.9 Proposed Alterations and Additions, on Erf 1822, Harmonie Women's University Residence, Corner Neethling and Coligny Street., Stellenbosch, Cape Winelands. S34-Minor Works

HM/ CAPE WINELANS/ STELLENBOSCH / ERF 1822

Case No: 20021812ND0728E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded a IIIA for the 1905 portin and IIIB for the Collins extension;
- The application will not impact negatively on the heritage resource.

DECISION

The committee resolved to approve the proposal. No existing joinery to be removed.

ND

- 12.10 Proposed Minor Works on Erf 1836, Monica Women's University Residence, Coligny Street, Stellenbosch, Cape Winelands.S34-Minor Works

HM/ CAPE WINELANS/ STELLENBOSCH / ERF 1836

Case No: 20072319ND0728E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- HOMS is of the opinion the proposed works cannot be considered as minor and therefore requires a full S.34 application, this will require comments from the local municipality and conservation bodies.

FURTHER REQUIREMENTS

HOMS requires a full S.34 application to be submitted

ND

12.11 Proposed Alterations and Additions, Erf 1240, Unit 16, 23 Beach Road. Mouillie Point, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/ MOUILLIE POINT / ERF 1240

Case No: 20022420SM0724E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- HOMs is of the opinion that the application can be treated as a minor works including correct photographs;
- HOMs notes the work appears to have been completed.

Comment

HOMs requires the submission of a minor works application including the correct photographs

SM

12.12 Proposed Alterations and Additions, Erf 1240, Unit 26, 23 Beach Road. Mouillie Point, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/ MOUILLIE POINT / ERF 1240

Case No: 20022420SM0724E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- HOMs is of the opinion that the application can be treated as a minor works including correct photographs;
- HOMs notes the work appears to have been completed.

Comment

HOMs requires the submission of a minor works application including correct photographs.

SM

12.13 Proposed Alterations and Additions on Erf 134205, 240 Main Road, Rondebosch, CT.S34-A&A(Minor Works)

HM/ CAPE TOWN METROPOLITAN/ RONDEBOSCH / ERF 134205

Case No: 20072308SM0724E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The building is graded IIIIC and it is inside the HPO
- CoCT supports the proposal.
- HOMs notes that the application is incomplete, and requires internal, external and streetscape photographs.

Comment

The application is incomplete. HOMs requires internal, external and streetscape photographs.

SM

- 12.14 Proposed Total Demolition on Erf 943, 24 Victoria Road, Bantry Bay, CT. S34-Total Demolition
HM/ CAPE TOWN METROPOLITAN/ BANTRY BAY / ERF 943

Case No: 20062406SM0727E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded III C
- The CoCT supports the proposal;
- Sea Point, Fresnaye, Bantry Bay Ratepayers Association supports the proposal
- Sea point For All comment is outstanding.

COMMENT

HOMs requires the comment of Sea Point for All,

SM

- 12.15 Proposed Alterations and Additions on Erf 26005, 107 Arnold Street, Observatory, CT. S34-A&A
HM/CAPE TOWN METROPOLITAN/ OBSERVATORY /ERF 26005

Case No: 20012916LB0219E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The building is III C
- The application is incomplete as the following is outstanding; Tittle deed, comment from the Observatory Civic Association and additional photographs of the building including streetscape photos.

comment

The application is incomplete as the following is outstanding, HOMs requires a tittle deed, comment from the Observatory Civic Association and additional photographs of the building including streetscape photos.

SM

- 12.16 Proposed Alterations and Additions on Erf 32, 19 Alphen Way, Bergvliet, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN/ BERGVLIET /ERF 32

Case No:20040202SM0413E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- HOMs is of the opinion the application can be treated as minor works;

COMMENT

HOMs requires the submission of a minor works application with the inclusion of photographs (interior, exterior and streetscape photographs).

SM

- 12.17 Proposed proposed housing development on Erf 2400; Erf 5105; Erf 7456; Erf 7460 to 7470; Erf 11280; Unregistered Erf 12492 (portion of Portion 2 of Farm 695); Unregistered Erf 12493 (portion of Portion 1 of Farm 697); Unregistered Erf 12567 (portion of Portion 15 of Farm 766), Malmesbury, Swartland. S38(8)-NID
HM/ SWARTLAND / MALMESBURY / Erf 2400; Erf 5105; Erf 7456; Erf 7460 to 7470; Erf 11280; Unregistered Erf 12492 (portion of Portion 2 of Farm 695); Unregistered Erf 12493 (portion of Portion 1 of Farm 697); Unregistered Erf 12567 (portion of Portion 15 of Farm 766

Case No: 20042204TZ0727E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The proposal is for housing development;
- There is no reason to believe that the proposed housing development, will impact negatively on heritage resources.

DECISION

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

TZ

- 12.18 Proposed rezoning on Ptn 5/238 Farm Avontuur, Swellendam . S38(4)-NID
HM/ OVERBERG/ OVERSTRAND/ SWELLENDAM/

Case No: 20030402TZ0727E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The proposal is for rezoning;
- There is no reason to believe that the proposed rezoning, will impact negatively on heritage resources.

DECISION

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

TZ

- 12.19 Proposed Alterations and Additions, Erf 850, 99 Southern Cross Drive, Constantia, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/ CONSTANTIA /ERF: 850

Case No: 20022009LB0220E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The CoCT graded the building IIB and notes the work has already being completed

- The Constantia Rate Payers and Residents Association supports the proposal
- The application is incomplete as it requires comments of the Friends of Constantia Greenbelt.

COMMENTS

The application is incomplete. HOMS requires the comments of the Friends of Constantia Greenbelt.

TZ

- 12.20 Proposed Alterations and Additions, Erf 61, 25 Kaap Street, Mamre, CTS34-A&A
HM/ CAPE TOWN METROPOLITAN/ MAMRE /ERF 61

Case No: 20071004TZ0728E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- HOMS is of the opinion the proposed works cannot be considered as minor and therefore requires a full S.34 application;
- The application is incomplete as HOMS requires the Friends of Blaauwberg Conservation Association comments, streetscape and internal photographs.

COMMENTS

HOMS requires a full S.34 application to be submitted along with the comments of the Friends of Blaauwberg Conservation Association. An annotated photographic list noting completed work to be submitted.

TZ

- 12.21 Proposed Additions and Alterations, Erf 1289, 25 Main Road, Greyton, Theewaterskloof, S34-A&A
HM/ OVERBERG/ THEEWATERSKLOOF / GREYTON /ERF 1289

Case No: 20070203TZ0728E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- HOMS notes the repair and maintenance work has been completed

DECISION

The committee resolved to issue a S.51 letter. HWC does not condone illegal work

TZ

- 12.22 Proposed Alterations and Additions, Erf 2846, 8 Nightingale Way, Pinelands, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN/ PINELANDS /ERF 2846

Case No: 20040108TZ0728E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW building, it falls outside the HPO;
- CoCT supports the proposal;
- The proposal will not impact a heritage resource.

DECISION

HOMs resolve to approve the application.

TZ

12.23 Proposed Alterations and Additions, Erf 47562, 17 Garton Road, Rondebosch, CT.S34-A&A

HM/ CAPE TOWN METROPOLITAN/ RONDEBOSCH /ERF 47562

Case No: 20071303TZ0728E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW building, it falls outside the HPO;
- CoCT supports the proposal;
- The proposal will not impact a heritage resource.

DECISION

HOMs resolve to approve the application.

TZ

14 OTHER MATTERS

14.1 None

15. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions.
LM and TZ move and supported the adoption and the resolution.

16 CLOSURE

The meeting adjourned at: 13:43

17 DATE OF NEXT MEETING: 7 August 2020

Chairperson's Signature..... 

Date: 18/08/ 2020

Secretariat's Signature..... 

Date: 18.8.2020

APPROVED