

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING**
Held on Monday, 12 April 2021, HOMS MEETING VIA MICROSOFT TEAMS,
scheduled for 8:30



1. OPENING AND WELCOME

The Chairperson, Mr Jonathan Windvogel officially opened the meeting at 08:30 and welcomed everyone present.

2. ATTENDANCE

Members

Mr Peter Buttgens (PB)
Mr Rashaad Carlsen (RC)

Members of Staff

Ms Aneeqah Brown (AB) (secretary)
Mr Jonathan Windvogel (JW) (Assitant Director)
Ms Stephanie Barnardt (SB) (Case Officer)
Ms Khanyisile Bonile (KB) (Case Officer)
Ms Xola Mwandle (XM) (Intern)
Ms Anita Shologu (AS) (Intern Admin support)
Ms Zikhona Sigonya (ZS) (Intern Admin support)

Legal Advisor

Ms Penelope Meyer (PM)

Visitors

Ms Martia Van Niekerk (item 11.3)

Observers

None

3. Apologies

None

Absent

None

4. Approval of Agenda

4.1 12 April 2021. RC moves to approve the agenda and SB seconds.

5. Approval of Minutes of the Previous Meeting

5.1 6 April 2021

6. Disclosure of conflict of interest

6.1 PB: item 11.8 and item 12.2

7. Confidential matters

None

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

8.4.1 IACom 14 April 2021

8.5 Interim and Close Out Reports

8.5.1 Proposed demolition of old ruins and analysis of the ruins on Erf 3135, Hathersage Cottage, Hathersage Farm, Gordon Road, Somerset West Case No: 19080708AS1029E

The Committee resolved to endorse the close-out report dated 6 April 2021 prepared by Rennie Scurr Adendorff.

SB

8.6 Incomplete Applications

12.27 Proposed Additions and Alterations on Erf 1180, 16 Greenway Pinelands, S34-A&A Case No: 21011506KB0331E

12.29 Proposed Additions and Alterations on Erf 3475, 74 Main Road, Paarl, S34-A&A Case No: 21032501KB0329E

12.31 Proposed Additions and Alterations on Erf 142517, 47 Oxford Street, Woodstock, S34-A&A Case No: 20102008KB0331E

9. Administrative Matters

9.1 None

10. Appointments

11.3 Proposed Additions and Alterations on Erf 1314, 14 Windburg Avenue, Vredehoek, S34-A&A Case No: 21020208SM0209E

MATTERS TO BE DISCUSSED

11. MATTERS ARISING

11.1 Proposed Installation of Fibre Optic Ducts in Road Reserve, Cape Town, S38(4)-NID Case No: 21030906SB0310E

Ms Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The applicant's attention is drawn to the fact that there is an extremely high probability of uncovering human remains in the road reserve of Somerset Road, Liddle Street,

Prestwich Street and Napier Street. Monitoring by an archaeologist is strongly advised, and if human remains are uncovered, an application in terms of S35 of the NHRA will be required.

DECISION

The Committee resolved that no further studies are required in terms of Section 38 (1).

SB

11.2 Proposed Additions and Alterations on Erf 1039, 18 Bright Street, Audas Estate Somerset West, S34-A&A

Case No: 20111901SM1130E

Ms Xola Mwandle introduced the case.

INCOMPLETE APPLICATION:

CoCT Comments and Helderberg Renaissance Foundations comments required.

XM

11.3 Proposed Additions and Alterations on Erf 1314, 14 Windburg Avenue, Vredehoek, S34-A&A

Case No: 21020208SM0209E

Ms Xola Mwandle introduced the case.

Ms Martia Van Nie Kerk was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Greater Vredehoek Heritage Action Group supports the proposal.
- CIBRA had an objection.
- All parties was invited to attend the meeting.

DECISION

The Committee resolved to approve the application.

XM

11.4 Proposed Minor Works on Erf 3413, 211 Long Market Street, Cape Town, S34-A&A (Minor Works)

Case No: 20050501TZ

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Minor Works Application
- Graded IIIB
- Within HPO
- The Committee did not feel that this application was minor works.

FURTHER REQUIREMENTS

Full Section 34 application and CoCT comments required.

XM

**11.5 Proposed Additions and Alterations on Erf 89785, 13 Norman Steps, Kalk Bay, S34-A&A
Case No: 20121705XM0311E**

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Within HPO
- CoCT supports the proposal.
- Applicant confirmed that work has been completed.

DECISION

Section 51 letter to be issued.

XM

**11.6 Proposed Additions and Alterations on Erf 1099 George Road, Wilderness, S34-A&A
Case No: 20112705KB0120E**

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 7 April 2021.
- HOMs graded IIIA.
- George Heritage Trust supports the proposal.
- Simon Van de Stel supports the proposal.
- The Committee notes the comment from George Municipality.

DECISION

The Committee resolved to approve the application.

KB

**11.7 Proposed Additions and Alterations on Erf 13355, 230 Victoria Road, Woodstock, S34-A&A
Case No: 21012606TZ0128E**

HELD OVER:

Referred to BELCom on 16 April 2021.

KB

**11.8 Proposed Additions and Alterations on Erf 2041, 23 Buitenkant Street, Bredasdorp, S34-A&A
Case No: 21011903SM0219E**

HELD OVER:

Referred to BELCom on 16 April 2021.

SB

**11.9 Proposed Additions and Alterations on Erf 14214, 24 Balfour Street, Woodstock
Case No: 21030301XM0323E**

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- HOMS graded III C
- Within HPO

- CoCT supports the proposal.
- Woodstock Aesthetic Advisory Body supports the proposal.
- Woodstock Resident's and Ratepayers had no objection.

DECISION

The Committee resolved to approve the application.

XM

11.9 Proposed Additions and Alterations on Erf 70924 13 Firfield Road, Plumstead.

Ms Xola Mwandile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- HOMS graded IIC
- Outside HPO
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application.

XM

**11.10 Proposed Additions and Alterations on Erf 88418,86 Boyes Drive, St James
Case No: 21032108KB0925E**

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIC
- Within HPO
- CoCT supports
- Kalk Bay and St James Residents and Ratepayers Association supports the proposal.
- Kalk Bay Historical Association supports the proposal.

DECISION

The Committee resolved to approve the application.

KB

**11.11 Proposed Additions and Alterations on Ptn 3 of Farm 492, Paarl
Case No: 21032108KB0925E**

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee notes that work has already been completed.
- HOMS graded IIC
- Outside Paarl special Character Protected Area Overlay Zone.
- Drakestein Municipality had no objection.
- Paarl300 did not comment within 30 day commenting period.
- DHF does not condone illegal work but had no objection.

DECISION

Section 51 Letter to be issued.

KB

12. NEW MATTERS

12.1 Proposed service station on Erf 791, 2 Sundarbans Drive Sitari, Somerset West, S38(4)-NID Case No: 21031605SB0401E

Ms Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is within the blue/green palaeo-sensitive area on SAHRIS Map.
- Fossil finds procedure to be included.

DECISION

The Committee resolved that no further studies are required.

SB

12.2 Proposed Redevelopment on Erf 26439-RE Oude Molen Village Cape Town, S38(4)-NID Case No: 21022615SB0330E

Ms Stephanie Barnardt introduced the case.

PB recused himself from the discussion and left the meeting.

DISCUSSION

Amongst other things, the following was discussed:

- It is likely that archaeological resource will be encountered,
- The proposed redevelopment will change the cultural landscape,
- The SAHRIS Palaeo-sensitivity map shows the site to be of low sensitivity
- Since there is a reason to believe that heritage resources will be impacted on by the proposed redevelopment.

DECISION

The Committee requires that a HIA consisting of Archaeology Impact Assessment, Visual Impact Assessment, Social Impact Assessment, Cultural Landscape study, Built Environment study

SB

12.3 Proposes mixed use development on Erven 6952 & 6954 Bredasdorp, S38(8)-NID Case No: 21033007SB0331E

Ms Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Previously heavily impacted on by agricultural activities,
- Visual concern on the cultural landscape
- The site is within the green palaeo-sensitive area on SAHRIS Map.
- Since there is a reason to believe that heritage resources will be impacted on by the proposed mixed-use development.

DECISION

The Committee requires that a HIA consisting of a desktop PIA and VIA to be conducted.

- 12.4 Proposed 150MW Solar Photo-Voltaic renewable energy power on Farm Klipfontein, RE 139 & RE 176 Hopefield, S38(8)-NID**
Case No: 21032304SB0331E

Ms Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- It is likely that archaeological resource will be encountered,
- Medium to low chance of palaeontological resource been encountered,
- Since there is a reason to believe that heritage resources will be impacted on by the proposed 150MW Solar Photo-Voltaic.

DECISION

The Committee requires that a HIA consisting of an AIA, VIA and PIA to be conducted.

SB

- 12.5 Proposed development of the Pienaarspoort Wind Energy Facility 1 on Rem Farm Bruwelsfontein 249 near Touws River, S38(8)-HIA**
Case No: 20092103SB0921E

HELD OVER:

Referred to APM on 5 May 2021 and IACOM on 19 May 2021.

SB

- 12.6 Proposed Total Demolition on Rem 19630 5 North Walk Killarney Junction Milnerton, S34-TD**
Case No: 21031111SB0604E

Ms Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Friends of Blauwberg supports the proposal.

DECISION

The Committee resolved to approve the application.

SB

- 12.7 Proposed sample and analysis of cattle teeth from Castle of Good Hope and Elsenburg, currently curated in the Department of Archaeology at University of Cape Town (UCT), Cape Town. S35- Permit**
Case No: 21040602SB0604E

HELD OVER:

Referred to APM on 5 May 2021.

SB

**12.8 Proposed Welevrede Data Centre Park on Ptn 19 of farm 730 Paarl, S38(8)-NID
Case No: 20111708SB0604E**

Ms Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- It is likely that archaeological resource will be encountered,
- Visual concern from N1 and Old Paarl Road,
- Since there is a reason to believe that heritage resources will be impacted on by the proposed proposed Welevrede Data Centre Park.

DECISION

The Committee requires that a HIA consisting of an AIA and VIA to be conducted.

SB

**12.9 Proposed expansion of Opdragdam, Ptn 3 Farm Slangboom 405 Ceres, S38(8)-NID
Case No: 21030102SB0330E**

Ms Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- A small footprint of the site is within the red palaeo-sensitive area on SAHRIS Map
- Fossil finds procedure to be included in the EMP/EMPR

DECISION

The Committee resolved that no further studies are required, however that the fossil finds procedure be included.

SB

**12.10 Proposed feedlots on Ptn 10 of Farm 230 Leipoldville, S38(8)-NID
Case No: 21031601SB0330E**

Ms Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Part of S24G application,
- Proposed feedlots will not negative impact on heritage resources.

DECISION

The Committee resolved that no further studies are required.

SB

**12.11 Proposed residential development on Ptn 123 of Farm Toscana 311, Langeberg, S38(4)-NID
Case No: 210120401SB0330E**

Ms Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Proposed residential development with no negative impact on heritage resources.

DECISION

The Committee resolved that no further studies are required.

SB

12.12 Proposed gravel mine on Ptn of Farm 298, Mossel Bay, S38(8)-NID
Case No: 21030211SB0330E

Ms Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The site is within the blue palaeo-sensitive area on SAHRIS Map
- It is likely that archaeological resource will be encountered,

DECISION

The Committee requires a HIA consisting of an AIA to be conducted.

SB

12.13 Proposed expansion of an existing sports facility on Ptn 3 of Farm 566, Hermanus, S38(8)-NID
Case No: 21031703SB0604E

Ms Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Proposed expansion of an existing sports facility with no negative impact on heritage resources.

DECISION

The Committee resolved that no further studies are required.

SB

12.14 Proposed Additions and Alterations on Erf 1054, Rhenius Street, Swellendam, S34-Alterations
Case No: 21020507XM0329E

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded IIIB.
- Swellendam Aesthetic Committee supports the proposal.
- Swellendam Municipality supports the proposal.

DECISION

The Committee resolved to approve the application on condition that;

1. The tiles are replaced with similar colored clay tiles, as well as size and profile.
2. A close-out report to be submitted within 30 days of practical completion.

XM

12.15 Proposed Additions and Alterations on Erf 1706, Unit 18 Westminster House 153 High Level Road, Green Point, S34-A&A
Case No: 21032303XM0330E

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Minor Works Application
- HOMs graded IIIB
- Body corporate supports the proposal.

DECISION

The Committee resolved to approve the application.

XM

12.16 Proposed Painting on Erf 4140, Ou Hoofgebou, Cnr Victoria & Andringa Street, Stellenbosch, S27-Painting Case No: 21032906XM0330E

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Minor Works Application
- The Committee did not feel that this application was minor works
- Graded II
- Not the entire extent of the site is a Provincial Heritage Site

FURTHER REQUIREMENTS

Full Section 34/27 permit application, including all interested and affected party comments required.

XM

12.17 Proposed Additions and Alterations on Erf 7122, 44 Wrench Road, Parow, S34-A&A Case No: 21030802XM0329E

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The Committee resolved to approve the application.

XM

12.18 Proposed Minor Works on Erf 8472, Totuis Primary School, Boston Street Bellville, S34-Minor Works Case No: 21030204XM0331E

Ms Xola Mwandle introduced the case.

Ms Xola Mwandle 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.

XM

12.19 Proposed Additions and Alterations on Erf 29787, 60 Prieska Road, Sybrand Park, S34-A&A
Case No: 21032602XM0329E

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.

XM

12.20 Proposed Minor Works on Erf 30313, CPUT Barkly Davis Campus Station Road, Mowbray
S34-minor works.
Case No: 21012905XM0331E

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Minor Works Application.
- Graded IIIA
- Outside HPOZ

DECISION

The Committee resolved to approve the application on condition that;

1. An architect with appropriate technical experience monitor the repair work.
 2. A close-out report to be submitted to HWC within 30 day of practical completion.
- In addition, it is recommended that HWC and CPUT reach an agreement on the legal mechanism for carrying out routine maintenance and repair work in the future, either via CMP or a Heritage Agreement.

XM

12.21 Proposed Additions and Alterations on Erf 45869, Bishops Prep School, Cnr Duke & Fir Road
Rondebosch, S34-A&A
Case No: 21031214XM0330E

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded IIIC
- Outside HPO
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application.

XM

12.22 Proposed Additions and Alterations on Erf 131914, 2 Aster Crescent Silvertown, Athlone, S34-A&A

Case No: XM0401E

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.

XM

12.23 Proposed Additions and Alterations on Erf 55335 & 55336, 24 Mark Road, Claremont, S34-A&A
Case No: 21030501XM0604E

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- Outside HPO
- CoCT supports the proposal
- Upper Claremont Resident's and Ratepayers has indicated that work has commenced.

FURTHER REQUIREMENTS

Case officer to confirm with applicant whether work has commenced on site. If yes, applicant to submit colored up plans indicating completed work as well as annotated and dated photographs of such completed work.

XM

12.24 Proposed Additions and Alterations on Erf 7226, 32 Totnes Road, Plumstead, S34-A&A
Case No: 21032507XM0604E

Ms Xola Mwandle introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded NCW
- Outside HPO
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application.

XM

12.25 Proposed Additions and Alterations on Erf 117411, 49 3rd Avenue, Retreat, S34-A&A
Case No: 21033001XM0604E

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.

XM

12.26 Proposed Additions and Alterations on Erf 1273- RE 2 Welgemeend Street, Gardens, S34-A&A

Case No: 21032908KB0329E

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Minor Works Application

DECISION

The Committee resolved to approve the application.

KB

12.27 Proposed Additions and Alterations on Erf 1180, 16 Greenway Pinelands, S34-A&A
Case No: 21011506KB0331E

INCOMPLETE APPLICATION:

PRRA comments required.

KB

12.28 Proposed Additions and Alterations on Erf 1278, 18 De Wet Road, Fresnaye, S34-A&A
Case No: 21032502KB0329E

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The Committee resolved to approve the application.

KB

12.29 Proposed Additions and Alterations on Erf 3475, 74 Main Road, Paarl, S34-A&A
Case No: 21032501KB0329E

INCOMPLETE APPLICATION:

Municipality comments required.

KB

12.30 Proposed Total Demolition Permit extension on Erf 95451, 72 Barnet Street, Gardens, S34-TD permit extension
Case No: 21020408KB0401E

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW

DECISION

The Committee resolved to approve the permit extension on condition that;

1. Plans numbers (first and second storey dated 2016/21/1/8) (Third and Fourth storey dated 2016/21/2/8) and (Elevations and Sections dated 2016/21/3/8) are used for the construction of the replacement building.
2. The parapet wall shown in both sections A-A and B-B is reduced in height so that it is no more than 1m from the external FFL (finished floor level).

KB

12.31 Proposed Additions and Alterations on Erf 142517, 47 Oxford Street, Woodstock, S34-A&A
Case No: 20102008KB0331E

INCOMPLETE APPLICATION:

CoCT comments and Woodstock Residents and Ratepayers, Salt River Ratepayers and Woodstock Aesthetic Advisory Committee comments required.

KB

12.32 Erf 6203, 215 Jan van Riebeeck Road, Oudtshoorn, S34-As Built
Case No: 21031904KB0604E

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee notes that work has already been completed.
- HWC cannot condone illegal work.
- Heritage Oudtshoorn Committee supports the proposal.
- Oudtshoorn Municipality supports the proposal.

DECISION

Section 51 letter to be issued.

12.33 Proposed Additions and Alterations on Erf 26914, 15 Station Road, Observatory, S34-A&A
Case No: 20210331KB0604E

Ms Khanyisile Bonile introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Within HPO
- CoCT supports the proposal.
- OCA did not object but said they cannot condone illegal work.
- HWC cannot condone illegal work.

DECISION

Section 51 letter to be issued.

12.34 Proposed Additions and Alterations on Erf 122325, 30 Skepe Square Fractretton, S34-A&A
Case No: 21032907KB0604E

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.

12.35 Proposed Additions and Alterations on Erf 139220, 17 First Street, Maitland, S34-A&A
Case No: 2103310KB0604E

INCOMPLETE APPLICATION:

Internal, external and contextual photographs required.

12.36 Proposed exploration, excavation and investigation of the site on Erf 24602, Parow, Cape Town, S36- Permit(emergency)
Case No: 21040806SB0409E

Ms Stephanie Barnardt introduced the case.

DISCUSSION

Amongst other things, the following was discussed:

- Emergence section 36 (no comment or public participation at this stage)
- It is for exploration of the site to determine the situation beneath the surface on Erf 24602 with no intention to remove any possible human remains.
- Work to be undertaken by a suitably qualified archaeologist that will excavate by hand with a towel and brush.

DECISION

The Committee resolved to ratify the decision taken via email on 6 April 2021. The HOMS committee resolved the support the application.

SB

13. OTHER MATTERS

13.1 None

14. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions.

15. CLOSURE: 12:40

16. DATE OF NEXT MEETING

19 April 2021

Chairperson.....

Date: ...19 April 2021.....

Secretariat : A Brown

Date: 19 April 2021

APPROVED