

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING**
**Held on Monday, 17 August 2021, HOMS MEETING VIA MICROSOFT TEAMS,
scheduled for 09:30**



1. OPENING AND WELCOME

The Chairperson, Ms Waseefa Dhansay officially opened the meeting at 9:30 and welcomed everyone present.

2. ATTENDANCE

Members

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

Members of Staff

Ms Aneeqah Brown (AB) (secretary)
Ms Waseefa Dhansay (WD) (Assistant Director)
Ms Stephanie Barnardt (SB) (Heritage Officer)
Ms Anita Shologu (AS) (Intern Admin support)
Mr Reagon Fortune (RF) (Intern Admin support)
Ms Muneerah Solomon (MS) (Case officer)
Ms Xola Mwandle (XM) (case officer)

Legal Advisor

Ms Cathy-Ann Potgieter (CAP)

Visitors

Mr. Arne Erasmus
Ms. Louise Wileman
Ms. Candice Young
Mr. Clive Theunissen
Mr. Jacques Van Niekerk
Mr. Linton Cassel
Mr. Ian Pretorius

Observers

None

3. Apologies

Ms Ayanda Mdludlu (AM)

Absent

Ms Khanyisile Bonile (KB)

4. Approval of Agenda

4.1 17 August 2021. RS moves to adopt the approval of the agenda and RS seconds that.

5. Approval of Minutes of the Previous Meeting

5.1 2 August 2021. The minutes are held over till 19 August 2021.

5.2 3 August 2021. The minutes are held over till 19 August 2021.

6. Disclosure of conflict of interest

7. Confidential matters

8. Standing Items

8.1 Site inspections undertaken.

8.2 Proposed Site Inspection

Item 12.17

8.3 Site Inspection Reports

8.3.1 None

8.4 Preparation for the upcoming coming committee meetings

8.4.1 IACom 18 August 2021

8.5 Interim and Close out Reports

8.5.1 Close out Report – House of Monatic

8.6 Incomplete Applications

9. Administrative Matters

9.1 9 Aliwal Road, Wynberg

- MS requested advice on this item from the architects.
- The matter was referred to HOMs on the 19th of August 2021.

10. Appointments

MATTERS TO BE DISCUSSED

11. MATTERS ARISING

**11.1 Proposed Additions and Alterations on Erf 225, 52 Albert Street, Hout Bay S34-A&A
Case no: 21071410XM0722E**

Ms. Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 2 August 2021
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Hout Bay Heritage Residents and Ratepayers Association supports the proposal.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact heritage resources.

XM

11.2 Proposed Alterations on Farm Vergenoegd Homestead S27-Alterations

Case no: 21080404XM0804E

Ms. Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 4 August 2021
- Graded PHS
- Inside HPO
- Referred to BELCom for their expertise.
- The Committee has concerns of the structural integrity by the removal of the buttresses as there has been no structural engineers report motivating or supporting the removal.

HELD OVER:

Referred to BELCom on 25 August 2021.

XM

11.3 Proposed additions and alterations on Erf 1940, 38 St John Street, Oudtshoorn, S34-A&A

Case No: 20110309ND1124E

Ms. Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 6 August 2021.
- Oudtshoorn Municipality supports the proposal.
- Oudtshoorn Permit Committee had no objections however strongly objects to the owner's disregard of the Heritage act.
- The Committee noted the report prepared by Perception Planning dated August 2021.
- The Committee notes that work has already started.

DECISION

The Committee cannot condone unauthorised work and resolved to issue a Section 51 letter.

XM

11.4 Proposed repairs on Erf 90132, 270 Main Road, Clovelly, S34-Repairs

Case No: 21030216SM0304E

Ms. Xola Mwandle introduced the item.

Ms. Louise Wileman and Ms. Candice Young were present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 13 July 2021
- Graded III C
- Inside HPO
- CoCT supports the proposal.
- Kalk Bay & St James Residents and Ratepayers supports the proposal.
- The Committee notes that work has already been completed.

DECISION

The Committee cannot condone unauthorised work and resolved to issue a Section 51 letter.

11.5 Proposed additions and alterations on Erf 797, 6 Malherbe Street, Wellington, S34-A&A
Case No: 21040601XM0722E

Ms. Xola Mwandle introduced the item

Mr. Clive Theunissen (Drakenstein Municipality) was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Case held over from previous meeting.
- Graded III B
- Inside Paarl Special character area overlay zone.
- Drakenstein Heritage Foundation noted concerns around the carport.
- Drakenstein Municipality raised concerns about the carport.

HELD OVER:

Referred to BELCom on 25 August 2021. All parties to be invited.

11.6 Proposed Total Demolition on Erf 883, 66 Bath Street, Montagu, S34-Total Demolition
Case No: 21071507KB0715E

Ms. Waseefa Dhansay introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 25 August 2021.

11.7 Proposed additions and alterations on Erf 5305, 15 Murray Street, Charlston Hill, Paarl, S34-A&A
Case No: 21062202KB0719E

INCOMPLETE APPLICATION:

Paarl 300 comments required.

11.8 Proposed additions and alterations on Erf 1726, 1 Rowan Street, Stellenbosch, S34-A&A
Case No: 21071508KB0716E

Ms. Waseefa Dhansay introduced the item.

Mr Arne Erasmus (applicant) was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- Stellenbosch Municipality supports the proposal.

- Stellenbosch Heritage Foundation supports the proposal.
- Stellenbosch Interest Group objects the proposal.

HELD OVER:

Referred to BELCOM on 25 August 2021. All parties to be invited.

KB

11.9 Proposed additions and alterations on Erf 3585, 18 Queen Victoria Street, Cnr Dorp & Keerom Street, Cape Town, S34-A&A
Case No: 21070510KB0720E

Ms. Waseefa Dhansay introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIA
- Falls within an HPO
- The CoCT objected to the proposal
- Simon van der Stel Foundation and CIBRA raised concerns

HELD OVER:

Referred to BELCOM on 25 August 2021. All parties to be invited.

KB

11.10 Proposed additions and alterations on Erf 89959, 16 Harris Road, Kalk Bay, S34-A&A
Case No: 20111101KB1125E

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Inside HPO
- CoCT supports the proposal.
- Kalk Bay & St James Residents and Ratepayers Association supports the proposal.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact heritage resources.

KB

11.11 Proposed Partial Demolition on Erf 173487, Unit 4, 9 Windsor Road, Kalk Bay, S34-Partial Demolition
Case No: 18082308TZ0903E

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The Committee resolved to approve the application as the proposal does not negatively

impact heritage resources.

KB

11.12 Proposed additions and alterations on Erf 25245, Bulties Way, Parel Vallei, Somerset West, S34-A&A

Case No: 21053107KB0623E

Ms. Waseefa Dhansay introduced the item

FURTHER REQUIREMENTS

HOMs still requires the information as requested on the 5 July 2021 with confirmation in writing if work has been completed or not.

KB

11.13 Proposed additions and alterations on Erf 91936, 15 Cogill Road, Wynberg, S34-A&A

Case No: 21031604XM0601E

Ms. Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 11 August 2021.
- Graded IIIB
- Within HPO
- CoCT supports the proposal.
- Wynberg Resident and Ratepayer's Association supports the proposal.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

XM

11.14 Proposed additions and alterations on Erf 158680, 4 Freda Lane, Diep River, S34-A&A

Case No: 21051701MS0721E

Ms. Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on
- Graded NCW
- Outside HPO
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact heritage resources.

MS

11.15 Proposed additions and alterations on Erf 2142, 37 Malan Street, Somerset West, S34-A&A

Case No: 21062801MS0728E

Ms. Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 8 August 2021
- Graded NCW
- Outside HPO
- CoCT supports
- Heldeberg Renaissance Foundation supports
- The Committee noted that work has already started.

DECISION

The Committee cannot condone unauthorised work and resolved to issue a Section 51 letter.

MS

11.16 Proposed additions and alterations on Erf 80607, 6 Chatham Road, Heathfield, S34-A&A Case No: 21021014MS0708E

Ms. Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 4 August 2021.
- Graded NCW
- Outside HPO
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact heritage resources.

MS

11.17 Proposed additions and alterations on Erf 3275, 38 Princess Path, Pinelands, S34-A&A Case No: 21051901MS0527E

Ms. Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 2 August 2021.
- Graded NCW
- Inside HPO
- CoCT supports the proposal.
- Pinelands Residents and Ratepayers supports the proposal.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact heritage resources.

MS

11.18 Proposed additions and alterations on Erf 938, 15 Trafalgar Square, Sea Point, S34-A&A Case No: 21061109XM0618E

Ms. Xola Mwandle introduced the item

Mr. Jacques Van Niekerk (architect), Mr. Linton Cassel (owner) and Mr. Ian Pretorius (Simon van de Stel) was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 12 August 2021.
- Graded III C

- Outside HPO
- CoCT did not support the proposal.
- SFA did not comment within the 30-day commenting period.

FURTHER REQUIREMENTS:

Applicant to circulate the revised drawings including 3D rendering drawings to I&APs and provide two weeks for I&APs to comment.

XM

**11.19 Proposed Addition & Alteration on Erf 594, Geelsterf, Straat Witsand, S34-A&A
Case no: 21042202AM0430E**

Ms. Waseefa Dhansay introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- Simon van de Stel supports the proposal.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact heritage resources.

AM

12. NEW MATTERS

**12.1 Proposed Addition & Alteration on Erf 289, 19 De Smit Street, De Waterkant, S34-A&A
Case No: 21072302MS0727E**

Ms. Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Inside HPO
- CoCT supports the proposal.
- De Waterkant Civic Association supports the proposal.

FURTHER REQUIREMENTS

The Committee requires a registered structural engineer to provide a report to confirm that the proposal in question with specific reference to the new pool addition can withstand the proposed interventions.

MS

12.2 Proposed addition & alteration on Erf 9768 Riebeeck Square, 104 Bree Street Cape Town, S27-A&A

Case No: 21062911MS0727E

Ms. Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded PHS
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 25 August 2021 given the previous application for the fencing that has not been supported by HWC.

MS

12.3 Proposed Total Demolition on Erf 4095 Cnr Kirkia Street & Main Road Heldevue Somerset West, S34-Total Demolition

Case No: 21072803MS0728E

Ms. Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Not graded
- Outside HPO
- CoCT conditionally supports the proposal.
- Heldeberg Renaissance supports the proposal.

DECISION

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

MS

12.4 Proposed Additions & Alterations on Erf 1023, 6 Morris Street, Schotchkloof, Bo-Kaap S34-A&A

Case No: 21071402MS0729E

INCOMPLETE APPLICATION:

Bo-Kaap Youth Movement, CoCT and Bo-Kaap Civic Association comments and a set of colored up plans is required.

MS

12.5 Proposed addition & alteration on Erf 15055 6 Du Toit Street, Paarl S34-A&A

Case no: 21062906MS0730E

INCOMPLETE APPLICATION:

Comments from the Municipality, Paarl 300 and internal photographs required.

MS

12.6 Proposed Emergency interventions (Stabilization and repairs) on Erven 117776, 1 Harrington Street, S34- Emergency interventions - Stabilization and repairs

Case No: 21080403MS0810E

Ms. Muneerah Solomon introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Inside HPO

DECISION

The Committee resolved to approve the application on condition that;

1. Work to be monitored by a suitably qualified architect with heritage experience.
2. HOMs will await formal submission for later interventions.

MS

12.7 Proposed Addition & alteration on Erf 10388 23 Chapella street, Paarl S34-A&A
Case No: 21071905KB0719E

Ms. Waseefa Dhansay introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside Paarl special character area overlay zone
- Paarl300 supports the proposal.
- DHF supports the proposal.
- Drakenstein Municipality supports the proposal.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact heritage resources.

KB

12.8 Proposed addition & alteration on Erf 17556, 32 Van der Stel street, Stellenbosch S34-A&A
Case no: 21070605KB0727E

Ms. Waseefa Dhansay introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Within Stellenbosch special character area overlay zone.
- Stellenbosch Heritage Foundation supports the proposal.
- Stellenbosch Interest Group supports the proposal.
- Stellenbosch Municipality did not comment within 30-day commenting period.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact heritage resources.

KB

12.9 Proposed addition & alteration on Erf 8676, 57 Main Road Paarl La Condorda Building S34-A&A
Case no: 21061002KB0717E

Ms. Waseefa Dhansay introduced the item.

Mr. Clive Theunissen was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- The committee has concerns regarding the ad-hoc submissions and cannot assess the cumulative impacts

FURTHER REQUIREMENTS

1. HOMs requires a consolidated application with a chronological series of alterations and accretions, which includes all previous approvals submitted to HWC.
2. The new proposals are to be clearly defined in plan format.
3. The revised application is to be circulated to all registered I&APs for comment prior to submission to HWC.

12.10 Proposed addition & alteration on Erf 1836, 40 A Bellevue Street, Gardens S34-A&A
Case no: 21072709KB0727E

Ms. Waseefa Dhansay introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Inside HPO
- CoCT supports the proposal.
- CIBRA supports the proposal.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact heritage resources.

KB

12.11 Proposed addition & alteration Erf on 14138, 3 Alphonse Close, Constantia S34-A&A
Case no: 21062208KB0727E

Ms. Khanyisile Bonile introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded III C
- Outside HPO
- CoCT supports the proposal.
- Constantia Residents and Ratepayers Association supports the proposal.
- Friends of Constantia's Greenbelt support the proposal.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact heritage resources.

KB

12.12 Proposed addition & alteration on Erf 3557, 66 Paradise Road, Bayview, Simonstown, S34-A&A
Case no: 21070814KB0727E

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- The Committee notes that work has commenced.

DECISION

The Committee cannot condone unauthorised work and resolved to issue a Section 51 letter.

KB

12.13 Proposed addition & alteration on Erf 6705, Santa Rose Street, Paarl, S34-A&A
Case no: 21071415KB0727E

Ms. Waseefa Dhansay introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The Committee agreed to treat the application as minor works

- HOMs graded NCW
- Outside Paarl special character area overlay zone.
- Drakenstein Heritage Foundation provided a comment and supported the application.
- Drakenstein Municipality supports the proposal.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

KB

12.14 Proposed addition & alteration on Erf 252, 17 Scott Road, Vredehoek, S34-A&A Case no: 21072203KB0728E

Ms. Waseefa Dhansay introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Within proposed HPO
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact heritage resources.

KB

12.15 Proposed addition & alteration on Erf 13033, 11 Main Road, Wellington, S34-A&A Case no: 21070204KB0728E

Ms. Waseefa Dhansay introduced the item

Mr. Clive Theunissen (Drakenstein Municipality) was present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- Inside Wellington special character area overlay zone.
- DHF supports the proposal.
- Drakenstein Municipality supports the proposal.

FURTHER REQUIREMENTS:

Comment from DHF is to be provided on a formal letterhead and supplied to HWC.

KB

12.16 Proposed addition & alteration on Erf 1895 31 Bellevue Road, Oranjezicht, S34-A&A Case no: 21072202KB0728E

Ms. Waseefa Dhansay introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- CoCT objected the proposal.
- CIBRA supports the proposal.

HELD OVER:

Referred to BELCom on 25 August 2021.

**12.17 Proposed Total Demolition on Farm 1227 La Motte, Franschhoek S34-Total Demolition
Case no: 21070605KB0727E**

Ms. Waseefa Dhansay introduced the item

FURTHER REQUIREMENTS

Site inspection to be conducted on 23 August 2021. (RS, SB, MS, and KB)

KB

**12.18 Proposed Total Demolition on Erf 3884, 95 Meyer Street, George S34-Total Demolition
Case no: 21072613KB0728E**

Ms. Waseefa Dhansay introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Simon van de Stel supports the proposal.
- Other bodies did not comment within the 30-day commenting period.

DECISION

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

KB

**12.19 Proposed addition & alteration on Erf 2902, 59 Newton Street, George S34-A&A
Case no: 21072612KB0727E**

Ms. Waseefa Dhansay introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Simon van de Stel support the proposal
- Graded NCW
- Other bodies did not comment within the 30-day commenting period.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

KB

**12.20 Proposed addition & alteration – New Ceiling and brick works, on Erf 16190, Dryden Primary School, Fenton Road, Salt River
Case no: 21073004KB0803E**

Ms. Waseefa Dhansay introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Referred to BELCom for their expertise.

HELD OVER:

Held over to BELCom on 25 August 2021.

- 12.21 Proposed addition & alteration – New chimney, on Erf 16190, Dryden Primary School, Fenton Road, Salt River**
Case no: 21073002KB0803E

Ms. Waseefa Dhansay introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Referred to BELCom for their expertise.

HELD OVER:

Held over to BELCom on 25 August 2021.

KB

- 12.22 Proposed addition & alteration – New cupola, on Erf 16190, Dryden Primary School, Fenton Road, Salt River**
Case no: 21073003KB0803E

Ms. Waseefa Dhansay introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Referred to BELCom for their expertise.

HELD OVER:

Held over to BELCom on 25 August 2021.

KB

- 12.23 Proposed addition & alteration on Erf 397, 46 Queens Road, Sea Point, S34-A&A**
Case no: 21052801XM0727E

INCOMPLETE APPLICATION:

SFA comments required.

XM

- 12.24 Proposed addition & alteration on Erf 3105-RE, 36 Buiten Street, Bo-Kaap, S34-A&A**
Case no: 21052507XM0730E

INCOMPLETE APPLICATION

Bo-Kaap Youth Movement comment required.

XM

- 12.25 Proposed addition & alteration on Erf 10888, 10 Dalton Road Fish Hoek, S34-A&A**
Case no: 21072604XM0730E

Ms. Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The Committee agreed to treat the application as a minor works application.

DECISION

The Committee resolved to approve the application.

12.26 Proposed addition & alteration on Erf 155146, 21 Almond Terrace Schotschekloof Bo-Kaap S34-A&A
Case no: 21071402XM0730E

Ms. Xola Mwandle introduced the item

DISCUSSION

Amongst other things, the following was discussed:

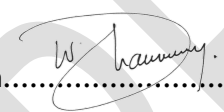
- Graded III C
- Outside HPO
- Bo-Kaap Civic supports the proposal.
- Bo-Kaap Youth Movement supports the proposal.
- CoCT supports the application had specific concerns regarding the materiality finishing.

FURTHER REQUIREMENTS

1. Drawings as depicted are to be annotated to indicate materiality
2. Lime mortars to be used on existing clay bricks.
3. Revised plans depicting the above to be submitted to HWC.

15. CLOSURE: 12:50

16. DATE OF NEXT MEETING 19 August 2021

Chairperson.....

Date: 21 September 2021

Secretariat: A. Brown

Date: 21 September 2021