

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING
HELD ON MONDAY, 20 JULY 2020, HOMS MEETING VIA MICROSOFT
TEAMS, SCHEDULED FOR 09:00**



1. OPENING AND WELCOME

The Chairperson, Ms Waseefa Dhansay, officially opened the meeting at 09:00 and welcomed everyone present and Ms Colette Scheermeyer chaired the meeting.

2. ATTENDANCE

Members

Ms Laura Milandri (LM)
Mr Peter Buttgens (PB)

Members of Staff

Ms Nosiphiwo Tefeni (NT) (secretary)
Ms Nuraan Vallie (NV)
Ms Colette Scheermeyer (CSc)
Ms Nokubonga Dlamini (ND)
Ms Cathy-Ann Potgieter (CP)
Ms Stephanie Barnardt (SB)
Ms Khanyisile Bonile (KB)
Mr Thando Zingange (TZ)
Ms Sandisiwe Matole (SM)
Ms Aneeqah Brown (AB)
Ms Waseefa Dhansay (WD)

Visitors

Ms Sonja Warnich
Ms Sarah Winter

Mr Graham Jacobs

Observers

None

3. APOLOGIES

Ms Penelope Meyer (PM)
Mr Jonathan Windvogel (JW)

Absent

None

4. APPROVAL OF AGENDA

4.1 Dated 20 July 2020.

The items relevant to the meeting were noted as those assigned in the case allocation for the meeting of 20 July 2020.

5 **APPROVAL OF MINUTES AND MATTERS ARISING FROM PREVIOUS MEETING**

5.1 N/A

6. **DISCLOSURE OF INTEREST**

6.1 11.2 L.M

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**

11. **Appointments**

11.1 Item 11.1

11.2 Item 12.10(11:00 Ms S.Winter)

MATTERS TO BE DISCUSSED

11. Matters Arising

11.1 Proposed Total Demolition RE Erf 311, The Gables, Tanglewood Estate,
Langeberg, S34-Total Demolition
HM/ CAPE TOWN METROPOLITAN / BRACKENFELL / RE ERF 311

Case No: 20032614KB0625E

KB introduced the item

Ms Sonja Warnich and Mr Graham Jacobs were present and took part in the discussion.

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded Not Conservation Worthy building;
- CoCT supports the proposal;
- The site is outside HPO.

DECISION

The committee resolved to approve the application as the proposal has insufficient heritage resource to warrant retention.

KB

- 11.2 Proposed alterations and additions Ptn 1674/10, Boschendal Werf, off R310, Dwars River Valley, Stellenbosch, Cape Winelands. S27-A&A
HM/ CAPE WINELANDS / STELLENBOSCH / PTN 1674/10

Case No: 20032622SB0615E

Ms Laura Milandri recused herself and left the meeting

Ms Sarah Winter was present and took part in the discussion.

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The property is graded a PHS;
- Drakenstein Heritage Foundation (DHF), Franschoek, Heritage and Ratepayers Association (FHRA), Pniel Heritage and Cultural Trust, Stellenbosch Municipality and Stellenbosch Interest Group (SIG) supports the proposal;
- SIG however does not support the proposed cobble paving;
- HOMs endorses the recommendations of the heritage statement (14.06.2020).

FURTHER REQUIREMENTS

HOMs requires a simplified architectural drawing (in plan and section) which shows the proposed interventions and impact to the fabric(omitting shop fittings).

SB

- 11.3 Proposed alterations and additions on Erf 10782, 9 Banks Road, Fish Hoek, CTS34-A&A

Case No: 20062207ND0706E

ND introduced the item

DECISION

To be tabled next HOMs meeting on the 27.7.2020

ND

- 11.5 Proposed alterations and additions on Erf 117, 5 Heerengracht Boulevard, Cape Town, CBD.S34-A&A
HM/CAPE TOWN METROPOLITAN / CAPE TOWN/ ERF 117

Case No: 20052801ND0626E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The application is still incomplete.

COMMENT

- City Bowl Ratepayers and Residents Association comments required.

ND

- 11.6 Proposed alterations and additions on Erf 65323, 24 Highwick Drive, Kenilworth, CT, S34-Minor Works
HM/ CAPE TOWN METROPOLITAN/ KENILWORTH / ERF 65323

Case No: 20061708TZ0622E

TZ introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- The property is graded III B;
- CoCT support the proposal.
- HOMs has recommendations regarding the replacement of fabric on windows to aluminium as it is.

DECISION

The committee resolved to refer the matter to BELcom on the 27.7.2020.

TZ

- 11.7 Proposed Total Demolition on Erf 5033, 68 Milton Road, Goodwood, CT
S34-Total Demolition
HM/ CAPE TOWN METROPOLITAN/ GOODWOOD / ERF 5033

Case No:20031908SM0420E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW;
- The site is located outside HPO;
- CoCT supports the proposal.

DECISION

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

SM

- 111.8 Proposed Total Demolition on Erf 8266, Paul Kruger Street Robertson. S34-Total Demolition
HM/ LANGE BERG/ ROBERTSON / ERF 8266

Case No: 19040207AS0204E

TZ introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- The property is ungraded.

COMMENT

To be tabled on next HOMs meeting 27.7.2020

TZ

12 New Matters

- 12.1 Proposed Bentonite and Zeolite mining activities on Fam 1412, Heidelberg, Swellendam. S38(8)-NID
HM/ OVERBERG/ SWELLENDAM / FARM 1412

Case No: 20070808SB0710E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- It was noted that proposed mining activities and all mining activities to take place within transformed cultivated agricultural land.
- The site is located within high palaeontological sensitive area.
- HOMs committee were concerned about introducing mining active that might be visible from the N2 which is scenic route;
- There is a reason to believe that the proposal Bentonite and Zeolite mining activities will impact negatively on heritage resources.

DECISION

HOMs requires as HIA required consisting of a palaeontology and a visual study.

SB

- 12.2 Proposed expansion of existing dams and establishments of an airstrip on Farm 412, Beaufort West. S38(8)-NID
HM/ CENTRAL KAROO / BEAUFORT WEST / FARM 412

Case No: 20070702SB0710E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- There is no reason to believe that the proposed expansion of existing dams and establishments of an airstrip will negatively impact on heritage resource.

DECISION

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

SB

- 12.3 Proposed Bentonite and Zeolite mining activities on PTN 1/585 Farm Uitspanskraal, Heidelberg, Swellendam.S38(8)-NID
HM/ OVERBERG/ SWELLENDAM/PTN 1/585 FARM UITSPANSKRAAL

Case No: 20070809SB0710E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- It was noted that proposed mining activities and all mining activities to take place on transformed cultivated agricultural land;
- The site is located within high palaeontological sensitive area;
- HOMs committee were concerned about introducing mining active that might be visible from the N2 which is scenic route;
- Since there is a reason to believe that the proposal Bentonite and Zeolite mining activities will impact negatively on heritage resources.

DECISION

HOMs requires as HIA required consisting of a palaeontology and a visual study.

SB

- 12.4 Proposed truck stop along with associated infrastructure on Ptn 8/732, Kraaifontein, CT. S38(8)-NID
HM/ CAPE TOWN METROPOLITAN / KRAAIFONTEIN / PTN 8/732

Case No: 20031901SB0710E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The development will include a fuelling station, truck, staff and visitor parking bays, industrial buildings; warehouse, storage areas, repair garage, offices, shops and ablutions;
- The site is in industrialised area;
- There is no reason to believe that the proposed along with associated infrastructure will negatively impact on heritage resource.

DECISION

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

SB

- 12.5 Proposed residential development portion 844/510, Corner Fresno and School Street, Stellenbosch, Cape Winelands. S38(4)-NID
HM/ CAPE WINELANDS/ STELLENBOSCH/ PTN 844/510

Case No: 20070602SB0714E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Proposed medium density residential development within urban area;
- 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

- 12.6 Proposed rezoning Ptn 18 and 20, 23 Mosselbank Road, Kraaifontein, CT. S38(4)-NID
HM/ CAPE TOWN METROPOLITAN / KRAAIFONTEIN / PTN 18 AND 20

Case No: 20051914KB0710E

DISCUSSION

Amongst other things, the following was discussed:

- There is no reason to believe that the proposed subdivision and rezoning will negatively impact on heritage resource.

DECISION

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

KB

- 12.7 Proposed alterations and additions on Erf 442, 178 A Buitekant Street, Oudtshooren S34-A&A
HM/ CENTRAL KAROO / OUDTSHOOREN/ ERF 442,

Case No: 200707035KB0710E

DISCUSSION

Amongst other things, the following was discussed:

- The application is incomplete.

COMMENT

Internal and external (contextual) photographs.

KB

- 12.8 Proposed residential development Portions 10, 11, 12, 62 , 82 Farm No 419, Polkadraai Road (M12), Zevenhof Road and Zevenwacht Link Road, Kuilsriver, CT.S38(8)-NID
HM/ CAPE TOWN METROPOLITAN / KUILSRIVER / PORTIONS 10, 11, 12, 62 , 82 FARM NO 419

Case No: 20012404KB0714E

KB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- 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.

KB

- 12.9 Proposed alterations and additions on Proposed alterations and additions on Erf: 9651, 30 Main Road, Hout Bay, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN / HOUT BAY / ERF 9651

Case No 17081608KB0710E

KB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The application is incomplete application.

COMMENT

internal and additional external photographs required.

KB

- 12.11 Proposed alterations and additions on Erf 994, 24 Virginia Avenue, Vredehoek, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN / VREDEHOEK / ERF 994

Case No: 20051811ND0715E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The property is a graded III B;
- The site is located within a HPO;
- CoCT and City Bowl Ratepayers and Residents Association supports the proposal;
- HWC graded the property III C.

DECISION

The committee resolved to approve the application as the proposal will not negatively impact the heritage resource.

ND

- 12.11 Proposed alterations and additions on Erf 480, 4 Lismore Terrace, Green Point, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN / GREEN POINT / ERF 480

Case No: 20061802ND0713E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The application is incomplete.

COMMENT

Set of building plans, CoCT and Greenpoint Ratepayers and Residents Association comments required.

ND

- 12.12 Proposed alterations and additions on Erf 2243, 9 Rose Street, Paarl, Drakenstein, Cape Winelands. S34-A&A
HM/ CAPE WINELANDS / DRAKENSTEIN/ PAARL / ERF 2243

Case No: 20071304ND0713E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The property is graded III B;
- The property is located outside the HPO;
- Drakenstein Heritage Foundation, Paarl 300 and Drakenstein Municipality have all raised concerns regarding the application;
- HOMS does not support the dormer in its current form and has concerns regarding the staircase insertion;
- HOMS supports the III B grading and requires clarity on the illegal work done.

COMMENT

The committee resolved to refer the matter to BELCom 27.7.2020

ND

- 12.13 Proposed alterations and additions on Erf 3045, 31 St Quintons Street, Oranjezicht, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN / ORANJEZICHT / ERF 3045

Case No: 20060518ND0713E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The property is graded III B;
- The site is located within the HPO;
- CoCT and CIBRA supports the proposal.

FURTHER REQUIREMENTS

The matter is under investigation. The committee requires clarity regarding proposed work, coloured up plans and internal photographs required. (To be updated on the case allocation)

ND

- 12.14 Proposed alterations and additions on Erf 203, 8 Jeffcoat Avenue, Bergvliet, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN / BERGVLEIT / ERF 203

Case No: 20071005ND0714E

ND introduced the item

DISCUSSION

Amongst other things, the following was discussed:

DECISION

The committee resolved to issue a S51 letter. HWC does not condone unauthorised work

ND

- 12.15 Proposed alterations and additions on Erf 683 and 684, 10 Avenue des Huguenots, Fresnaye, CT.S34-A&A
HM/ CAPE TOWN METROPOLITAN / FRESNAYE / ERF: 683 and 684

Case No: 20070903SM0709E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The property is graded IIIB;
- HWC graded the property a IIIC;
- The site is located outside HPO;
- CoCT, Sea Point For All and Sea Point Fresnaye Bantry Bay Ratepayers and Residents Association supports the proposal.

DECISION

The committee resolved to approve the application as the proposal will not negatively impact a heritage resource.

SM

- 12.16 Proposed alterations and additions on Erf 4996, 6 Park Lane Hermanus Overberg.S34-A&A
HM/ OVERBERG / OVERSTRAND/HERMANUS / ERF 4996

Case No: 20700205SM0709E

SM introduced the item

FURTHER REQUIREMENTS

Overstrand Heritage Aesthetics Committee supports the proposal. A demolition plan indicating the demolition for approval.

SM

- 12.17 Proposed alterations and additions on Erf 14887, 72 Upper Mlebourne Road, Walmer Estate, CT.S34-A&A
HM/ CAPE TOWN METROPOLITAN / WALMER ESTATE / ERF 14887

Case No: 20061002SM0709E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The application is incomplete .

COMMENT

Woodstock Aesthetics Advisory Committee comments required.

SM

- 12.18 Proposed Total Demolition on Erf 22256,84 8th Street,Kensington.
S34-Total Demolition
HM/ CAPE TOWN METROPOLITAN / KENSINGTON / ERF 22256

Case No 20070907SM0709E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The application is incomplete.

COMMENT

CoCT comments required

SM

- 12.20 Proposed alterations and additions on Erf 56952, 42 Garfield Road, Claremont, CT.S34-A&A
HM/ CAPE TOWN METROPOLITAN / CLAREMONT /ERF: 56952

Case No 20062908SM0709E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The property is graded a NCW;
- The site is located outside a HPO;

- CoCT supports the proposal.

DECISION

The committee resolved to approve the application as the proposal will not impact a heritage resource.

SM

- 12.21** Proposed alterations and additions on Erf 9651, 30 Main Road, Hout Bay, CT.S34-A&A

HM/ CAPE TOWN METROPOLITAN / HOUT BAY / ERF 9651

Case No 17081608SM0713E

COMMENT

The application has been allocated to two case officers and has been dealt with from Khanyisile Bonile's cases.

SM

- 12.22** Proposed alterations and additions on Erf 28082, 2 Waverley Road, Observatory, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN / OBSERVATORY / ERF 28082

Case No 20070901TZ0710E

TZ introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- The application is incomplete.

FURTHER REQUIREMENTS

Observatory Civic Association comment is required

TZ

- 12.23** Proposed alterations and additions on Erf 45955, 14 Lovers Walk, Rondebosch, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN / RONDEBOSCH / ERF 45955

Case No 20060511TZ0710E

TZ introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- CoCT and Rustenberg Valley Ratepayers Association supports the proposal;
- The work has already been completed.

DECISION

The committee resolved to issue a S51 letter. HWC does not condone unauthorised work.

TZ

- 12.24** Proposed alterations and additions on Erf 118237 ,15 Frank Robb Street, Brooklyn, CT S34-A&A
HM/ CAPE TOWN METROPOLITAN / BROOKLYN / ERF 118237

Case No: 20070302TZ0710E

TZ introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- The application is incomplete.

COMMENT

All photographs (internal, external, streetscape) required.

TZ

- 12.25** Proposed alterations and additions on Farm 1450, Rhebokskloof, Off R45, Noord Agter Paarl Road, Paarl, Drakenstein. S34-A&A
HM/ CAPE TOWN WINELANDS / DRAKENSTEIN/ PAARL / ERF 161179

Case No: 20070603TZ0710E

TZ introduced the item.

Discussion:

Amongst other things, the following was discussed:

- The property is graded IIIB and located inside special character area of Paarl;
- Drakenstein Municipality referred the application to HWC for a comment;
- Paarl 300 did not comment within the 30 day commenting period;
- Drakenstein Heritage Foundation note the work as completed and see the work done as an improvement.

COMMENT

The committee resolved to refer the matter to BELCom 27.7.2020.

TZ

- 12.26** Proposed alterations and additions on Erf 88499, 13 Capi Road, St James, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN/ ST JAMES / ERF 88499

Case No: 18070910TZ0903E

TZ introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- The property is graded a III C;
- The site is located inside a HPO;
- CoCT and Kalk Bay and St James Residents and Ratepayers supports the proposal.

DECISION

The committee resolved to approve the application as the proposal will not negatively impact the heritage resource.

TZ

14 OTHER MATTERS

14.1 None

15. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions.

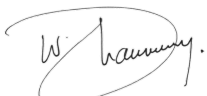
TZ adopt and SM supports

16 CLOSURE

The meeting adjourned at: 12:11

17 DATE OF NEXT MEETING:

24 July 2020

Chairperson's Signature..... 

Date:

Secretariat's Signature..... 

Date: 18 August 2020