

**DRAFT MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING (Supp HOMS)**
Held on Monday, 1 June 2020, HOMS MEETING VIA MICROSOFT TEAMS, Cape
Town scheduled for 09:00

1. 1. OPENING AND WELCOME

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

2. ATTENDANCE

Members

Ms Lauar Milandri (LM)
Mr Peter Buttgens (PB)
Mr Rashaad Carlsen (RC)

Members of Staff

Ms Nosiphiwo Tefeni (NT) (secretary)
Dr Mxolisi Dlamuka (MD)
Ms Waseefa Dhansay (WD)
Ms Cathy-Ann Potgieter (CP)
Ms Stephanie Barnardt (SB)
Ms Khanyisile Bonile (KB)
Mr Thando Zingange (TZ)
Ms Sandisiwe Matole (SM)
Mr Jonathan Windvogel (JW)
Ms Nokubonga Dlamini (ND)

Visitors

None

Observers

None

3 APOLOGIES

None

Absent

None

4. APPROVAL OF AGENDA

4.1 Dated 1 June 2020.

The items relevant to the meeting were noted as those assigned in the case allocation for the meeting of 1 June 2020.

5. Approval of Minutes of the Previous Meetings

5.1 None

6. Disclosure of conflict of interest

6.1 12.5 LM

7. Confidential matters

7.1 None

8. Standing Item

8.1 Site inspections

8.1.1 Proposed Site Inspection

8.1.1.1 None

8.2 Site Inspection Reports

8.2.1 None

9 Administrative Matters

9.1 None

10. Appointments

10.1 None

MATTERS TABLED

11. Matters Arising

11.1 None

12 New Matters

12.1 Proposed Additions & Alteration on Erf: 2748, 74 Klein Constantia Road Constantia, CT. S34-Total demolition
HM/Cape Town Metropolitan/ Constantia / Erf 12467

Case No: 20051806JW0526E

FURTHER REQUIREMENTS

HOMS requires a short historical statement on the history and heritage context of the site, such a statement must be prepared by a suitably qualified heritage practitioner. The CoCT supports the proposal. The heritage statement received the 22nd of June 2020. HOMS is satisfied with the report and recommendation. The proposal will not negatively impact

a heritage resource. The building has insufficient heritage significance to warrant retention.

JW

- 12.2** Proposed Total demolition on Erf: 67181, 43 Bayview Road, Wynberg, CT. S34-Total demolition
HM/ Cape Town Metropolitan/ Wynberg / Erf 649

Case No: 20051805JW0526E

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW building
- The site is outside HPOz
- CoCT supports the proposal.

DECISION

The committee resolved to refer support the proposal Insufficient heritage significance to warrant retention, as the replacement structure is a priorat for the surrounding context.

JW

- 12.3** Proposed dam expansion on Erf: 80545, 45 Dover Road, Heathfield, CTS34-Total demolition
HM/Cape Town Metropolitan/ Heathfield / Erf 80545

Case No: 20030312JW0526E

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW building
- The site is outside HPOz
- CoCT supports the proposal.

DECISION

The committee resolved to support the proposal Insufficient heritage significance to warrant retention, as the replacement structure is a priorat for the surrounding context.

JW

- 12.4** Proposed dam expansion on Erf: 805454039 & 4040, 22 Protea Street, Paarl, Drakenstein, Cape Winelands. S34-A&A
HM/ Cape Winelands / Drakenstein / Paarl / Erf: 805454039 & 4040

Case No: 20051905KB0526E

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIC
- The site is outside a HPOz

- Drakenstein Municipality did not comment within the 30 day commenting period.
- Paarl 300 supports the proposal.
- DHF supports with concern regarding the roof overhang.
- Heritage resource. In terms of S38, however the applicant will have to submit a S35 application.

DECISION

The committee resolved to support the proposal as it will not negatively impact the heritage resource.

KB

- 12.5** Proposed Total Demolition on Erf: 12914, 34A Spaanschemat River Road, Constantia, CT. S34-Total Demolition
HM/Cape Town Metropolitan/ Constantia / Erf: 12914

Case No: 20052302JW0526E

DISCUSSION

Amongst other things, the following was discussed:

- Ms L Milandri recused herself and left the meeting

FURTHER REQUIREMENTS

CoCT, CGVA and C supports the proposal. HOMS requires as per the recommendations by JG Africa, the monitoring of the cracks and settlements for a period of at least 18 months. HOMS would like a report on the outcome of said monitoring.

KB

- 12.6** Proposed Maintenance & Alterations(Minor Works)on Erf: 45714 & 45713, Rondebosch Library, Belmont Road, Rondebosch, CT. S34-Maintenance & Alterations(Minor Works)
HM/Cape Town Metropolitan/ Rondebosch / Erf: 45714 & 45713

Case No: 20031911KB0526E **DISCUSSION**

Amongst other things, the following was discussed:

- The site is graded IIIA
- The site is outside HPOz
- CoCT supports the proposal.
-

DECISION

The committee resolved to support the proposal as it will not negatively impact on heritage resources.

KB

- 12.7** Proposed Retirement Village on Erf: 2893, Kameeldoring Avenue , Hartenbos, Mossel Bay, S38(8)-NID
HM/ Eden / Mossel Bay / Erf: 12837

Case No: 20040103ND0526E

DISCUSSION

Amongst other things, the following was discussed:

- Since there is no reason to believe that the proposed Retirement Village, Hartenbos, Mossel Bay, will negatively impact on heritage resource

DECISION

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

ND

- 12.8** Proposed Total Demolition on Erf: 44217, UCT, Loverswalk, Lower Campus, Rondebosch, CT S34-Total Demolition
HM/ Cape Town Metropolitan / Rondebosch / Erf: 44217

Case No: 20052301ND0526E

DISCUSSION

Amongst other things, the following was discussed:

- George Municipality ,George Heritge Trust support s the proposal although note the work has started and Simon vandestal foundation has supported the proposal.

DECISION

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

ND

- 12.9** Proposed Additions & Alteration on Farm Modderrivier 209/67 Palmietwinkel, Blanco, George. S34-A&A
HM/ Eden / George / Modderrivier 209/67 Palmietwinkel

Case No: 20051809ND0526E

DISCUSSION

Amongst other things, the following was discussed:

- DHF and Paarl 300 do not support the illegal work. Drakenstein Municipality has raised no objection to the application.

DECISION

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

ND

- 12.10** Proposed Additions & Alteration on Re Erf 3916, 15 Septimus Street Paarl, Drakenstein, Cape Winelands. S34-A&A
HM/ Cape Town Metropolitan/ Mfuleni, CT/ Re Erf 3916

Case No: 20050411SM0526E

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded III C
- The site is located outside HPOz
- Paarl 300, Drakenstein Municipality and DHF supports the proposal.
- HOMs suggests the removed windows to be reused where possible.

DECISION

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

SM

- 12.11** Proposed Additions & Alteration on Remainder Erf:10618, 41 De Villiers Road, Parow, CT. S34-A&A
HM/ Cape Town Metropolitan / Goodwood/ Remainder Erf:10618

Case No: 20052308SM0526E

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded III A
- The site is located outside HPOz
- CoCT supports the proposal.
- HWC approves on condition that the drawings are sent back to HWC and such drawings must correctly represent the vertical vent shaft and placement of the antenna thereon.

DECISION

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

SM

- 12.12** Proposed Additions & Alteration on Welgegund Farm 1392, 119 Berg Street, Wellington, Drakenstein, Cape Winelands. S27-A&A

**HM/ Cape Winelands / Drakenstein / Wellington /Welgegund Farm
1392**

Case No: 20042205SM0526E

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded PHS
- The application is a minor works.

DECISION

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

SM

- 12.13** Proposed Additions & Alteration on Erf: 45701, 1A Duke RoadRondebosch, CT. S34-A&A

HM/ Cape Town Metropolitan / Rondebosch / Erf: 45701

Case No: 20042104SB0526E

FURTHER REQUIREMENTS

HOMS requires sections showing the additional levels above each of the three shop spaces. 4 The new mezzanine level of the ground floor is not encouraged in its current form. HOMS is of the opinion that the heritage statement submitted to 25th of June 2020 to HWC does not suffice as it does not sufficiently outline the proposed conservation methodology for the redevelopment. The architect must engage the services of an architect with building conservation expertise must be consulted on the project for appropriate specifications.

SB

- 12.14** Proposed development on Portion 31 Roode Hoogte, Off De Hoop Road Portion 31 Roode Hoogte 47, Robertson, Langeberg. S38(1)NID

HM/ Langeberg / Robertson / Portion 31 Roode Hoogte

Case No: 20032621SB0526E

DISCUSSION

Amongst other things, the following was discussed:

- Since there is no reason to believe that the proposed development on Portion 31 Roode Hoogte, Off De Hoop Road, will negatively impact on heritage resource.

DECISION

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

SB

- 12.15** Proposed fynbos cultivation, RE and Portion 10 of Farm Pieterciellies Kloof No. 202, Portion 10 Farm Pieterciellies Kloof 202, Bredasdorp Bredasdorp, Cape Agulhas, Overberg. S38(8)NID
HM/ Overberg / Cape Agulhas / Bredasdorp / Re Farm 1054

Case No: 20052312SB0526E

DISCUSSION

Amongst other things, the following was discussed:

- Since there is no reason to believe that the proposed fynbos cultivation, RE and Portion 10 of Farm Pieterciellies Kloof No. 202, Bredasdorp, will negatively impact on heritage resource.

DECISION

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

SB

- 12.16** Proposed residential development on Remainder Portion Farm 920, William Sergeant Street, Sir Lowry's Pass Village, Stellenbosch, Cape Winelands. S38(1)NID
HM/ Cape Winelands / Stellenbosch / Remainder Portion Farm 920

Case No: 19121114SB0526E

DISCUSSION

Amongst other things, the following was discussed:

- Since there is no reason to believe that the proposed residential development, William Sergeant Street, Sir Lowry's Pass Village, will negatively impact on heritage resource. Any structures to be demolished that are older than 60 years requires a permit from HWC.

DECISION

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

SB

- 12.17** Proposed Total Demolish of 3 buildings & Consolidation for the development of a four storey (lower ground parking, 2 floors & a floor in the roof) on Erven 150019, 31751 & 31752, Alma Road & York Lane, Rosebank, CT. S38(4)-HIA
HM/ Cape Town Metropolitan / Rosebank / Erven 150019, 31751 & 31752

Case No: 18040909ZK0411E/ 17111605ZK1122E"

DECISION

The committee resolved to Refer to IACom 10.6.2020

SB

- 12.19** HIA Farm 1202/1 Ptn 1 of Farm 1202, off Helhoogte Road, Johannedal, Stellenbosch, Cape Winelands. S38(8)-HIA
HM/ Cape Winelands / Stellenbosch / Farm 1202/1 Ptn 1 of Farm 1202

Case No: 14082003AS0826E

DECISION

The committee resolved to Refer to IACom 10.6.2020

SB

- 12.20** Proposed Additions & Alteration on Erf: 623, 29 Main Road, Durbanville, CT, S34-A&A
HM/ Cape Town Metropolitan / Durbanville / Erf: 623

Case No: 20051101TZ0526E

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIC building
- The site is located outside HPOz
- CoCT supports the proposal.
- The Simon van de Stel foundation and DHS supports the proposal.

DECISION

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

TZ

- 12.21** Proposed Additions & Alteration on Erf: 2000 & 3666, Lower Cableway Station, Tableberg Road, 77 Table Mountain, Oranjezicht, CT. PHS-A&A
HM/ Cape Town Metropolitan / Oranjezicht / Erf: 2000 & 3666,

Case No: 20051311TZ0526E

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded a PHS building
- CoCT SAHRA supports the proposal.

DECISION

The committee resolved to approve the proposal. The proposal will not impact negativley on the heritage resource.

TZ

- 12.22** Proposed Rezoning on Farm Erfdeel No 161 , Swellendam, Overberg. S38(1) NID
HM/ Swellendam / Overberg / Re Farm 1054

Case No: 20032623TZ0526E

DISCUSSION

Amongst other things, the following was discussed:

- Since there is no reason to believe that the proposed Rezoning of Farm Erfdeel No 161, Swellendam, will negatively impact on heritage resourceshere is no reason to believe that the proposed residential development, William Sergeant Street, Sir Lowry's Pass Village, will negatively impact on heritage resource. Any structures to be demolished that are older han 60 years requires a permit from HWC.

DECISION

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

TZ

14 OTHER MATTERS

- 14.1** None

15. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions.

16 CLOSURE

The meeting adjourned at: 12:23

- 17 DATE OF NEXT MEETING: 8 June 2020**

Chairperson's Signature.....

Date:

Secretariat's Signature.....

Date:

DRAFT