

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING (HOMs)
Held on Friday, 24 July 2020, HOMs MEETING VIA MICROSOFT TEAMS,
scheduled for 09:00**

1. OPENING AND WELCOME

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

2. ATTENDANCE

Members of HOMs Committee

Mr Rashaad Carlsen (RC)
Ms Aneeqah Brown (AB) (secretary)
Mr Raymond Smith (RS)
Ms Nuraan Vallie (NV)
Ms Colette Scheermeyer (CSc)
Ms Penelope Meyer (PM)
Ms Cathy-Ann Potgieter (CP)
Ms Stephanie Barnardt (SB)
Ms Khanyisile Bonile (KB)
Ms Nokubonga Dlamini (ND)
Mr Thando Zingange (TZ)
Ms Sandisiwe Matole (SM)
Ms Waseefa Dhansay (WD)

Visitors

None

Observers

None

3. APOLOGIES

Ms Nosiphiwo Tafeni

Absent

None

4. APPROVAL OF AGENDA

4.1 Dated 24 July 2020.

The items relevant to the meeting were noted as those assigned in the case allocation for the meeting of 24 July 2020.

5 APPROVAL OF MINUTES AND MATTERS ARISING FROM PREVIOUS MEETING

- 5.1** It was noted the outstanding minutes would be adopted once the drafting of the minutes was finalised.

6. DISCLOSURE OF INTEREST

- 6.1 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 None

MATTERS TO BE DISCUSSED

11. Matters Arising

- 11.1** Proposed development on a site consisting of more than three erven: Erf 97987, Remainder Erf 96623, Erf 177551 (a subdivided portion of Erf 97774) Erf 177552 (a subdivided portion of Erf 96624) Erf 177554 (a subdivided portion of Remainder Erf 96626) Remainder Erf 96628, Erf177563 (a subdivided portion of Erf 96630).
177552, 177551 (A Ptn of Erf 97774), Newlands, Cape Town. S38(8)-NID
HM/ CAPE TOWN METROPOLITAN / NEWLANDS / ERF 97987, REMAINDER ERF 96623, ERF 177551 (A SUBDIVIDED PORTION OF ERF 97774) ERF 177552 (A SUBDIVIDED

PORTION OF ERF 96624) ERF 177554 (A SUBDIVIDED PORTION OF REMAINDER ERF 96626) REMAINDER ERF 96628, ERF177563 (A SUBDIVIDED PORTION OF ERF 96630

Case No: 17052911HB0214E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- A Notification of Intent to Develop (NID) had been previously approved but did not include all the erven in the response from HWC.
- Applicant submitted a new NID application for consideration. It was noted the omission of the additional erven on the RoD was a clerical error as the initial NID application had all the erven noted.
- The consultant recommended no further studies in the NID application.
- HOMS is of the opinion there is no reason to believe that the proposed building for office use of low/medium scale (ground & seven storeys) with six basement levels for vehicular & bicycle parking, will impact negatively on heritage resources.

DECISION

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

SB

- 11.2** Proposed mine expansion of Claytile Mine site Remainder of Farm 1242, off R304, Joostenburg, Kraaifontein, Cape Town. S38(8)-NID
HM/ CAPE TOWN METROPOLITAN / KRAAIFONTEIN / REM OF FARM 1242

Case No: 19102904SB1101E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- According to the SAHRIS palaeo-sensitivity map, it seems unlikely that palaeontological resources would be impacted.
- It is noted that archaeological resources have been recorded in the Kraaifontein & Joostenburg area, however proposed development will unlikely have any impact on archaeological resource.
- The site is not visible from the R304.
- The consultant recommended no further studies.
- HOMS is of the opinion there is no reason to believe that the proposed extension of a mine will negatively impact on heritage resources.

DECISION

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

SB

11.3 Proposed Additions and alterations on Erf 96660, Newlands Brewery, 3 Boundary Road, Newlands, CT, S34-A&A

HM/ CAPE TOWN METROPOLITAN / NEWLANDS / ERF 96660

Case No: 20062305KB0626E

KB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIC ;
- The site does not fall within the HPO;
- CoCT supports the approval;
- The application does not fall with a conservation body commenting area;
- The proposal will not negatively impact the heritage resource.

DECISION

The committee resolved to approve the application.

KB

11.4 Proposed alterations and additions on Erf 2667, 28 Church Street, Wellington, Drakenstein, S34A&A

HM/ CAPE WINELANDS/DRAKENSTEIN/ WELLINGTON / ERF 2667

Case No: 20060501KB0619E

KB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIC;
- The site is located outside HPO;
- DHF and Drakenstein Municipality supports the proposal ;
- The proposal will not negatively impact a heritage resource.

DECISION

The committee resolved to approve the application.

KB

11.2 Proposed alterations and additions on Erf 31021, 3 Upper Alma Road, Rosebank, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN/ ROSEBANK / ERF 31021

Case No: 20051203KB0701E

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIB;

- The site is located within an HPO,
- CoCT supports the proposal;
- RAMPAC comment previously required was received 26 July 2020(stamped plan) have no objection;
- HWC does not condone illegal work.

DECISION

The committee resolved to issue a Section 51 letter. HWC cannot condone illegal work.

12 New Matters

- 12.1** Proposed Erf 6846 Portion 2 of Farm 81, Portion 9 of Farm 81, RE/28, Stellenbosch.S38(8)- NID
HM/ CAPE WINELANDS / STELLENBOSCH / ERF 12187 PTN 2 OF FARM 81, PTN 9 OF FARM 81, RE/288

Case No: 20061906SB0720E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Proposed new pedestrian bridge and walkway will introduce a taller built element to the landscape which will cross the R304, a railway line and the Plankenburg River;
- Most of the urban development in the area is modern;
- Central Stellenbosch is a highly significant townscape, but this proposed development is not near the significant core;
- Consultant recommend no further studies;
- HOMS is of the opinion there is no reason to believe that the proposed foot bridge and bicycle parking will impact negatively on heritage resources.

DECISION

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

SB

- 12.2** Proposed construction of the proposed PV facility Touws River on Portion 1 of Farm Jurgens Fontein 263 (145.99 Ha) Portion 2 of Farm Kolkies Rivier 234 (57.67 Ha)Remainder of Farm Vaal Rivier 261 (2193.10 Ha)The Farm Vaal Kloof 262 (2918.93 Ha)Portion 1 of Farm Eiberg West 260 (199.05 Ha)"Farm Vaalkloof, Touws River .S38(8)-NID
HM/ CAPE WINELANDS/ BREEDE VALLEY WINELANDS / TOUWS RIVER / PORTION 1 OF FARM JURGENS FONTEIN 263 (145.99 HA) PORTION 2 OF FARM KOLKIES RIVIER 234 (57.67 HA)REMAINDER OF FARM VAAL RIVIER 261 (2193.10 HA)THE FARM VAAL

KLOOF 262 (2918.93 HA) PORTION 1 OF FARM EIBERG WEST 260 (199.05 HA) "FARM VAALKLOOF"

Case No: 20051201SB0714E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The proposed development introduces an industrial element onto a rural and largely undeveloped site;
- It was noted a number of archaeological resources were identified during previous surveys;
- There is a potential risk of impacting palaeontological resources;
- The consultant recommended an archaeology and palaeontology study to be conducted;
- Since there is reason to believe that the proposed construction of the PV facility will impact negatively on heritage resources.

DECISION

HOMs requires an HIA consisting of an archaeological, paleontological study and a visual impact assessment.

SB

- 12.3** Proposed construction of 8 scattered residential dwellings on Portion 11 of farm 362, Langebaan, Saldanah Bay. S38(8)-NID
HM/ WEST COAST/ SALDANAH BAY / LANGEBAAN / PTN 11/362

Case No: 20071602SB0716E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The farm is unoccupied, apart from one homestead along the Northern border;
- The development site is not within the high-water mark;
- The consultant recommends no further studies;
- The West Coast region has been marked as being a high palaeontological sensitivity region;
- The region is well known for archaeological resources, archaeological resources might be impacted on during construction of the dwellings;
- Since there is a reason to believe that the proposed construction of 8 scattered residential dwellings will impact negatively on heritage resources.

DECISION

HOMs requires an HIA comprising of a visual impacting assessment, an archaeological foot survey and a palaeontological desktop study.

SB

12.4 Proposed rezoning on Portion 54 of farm 222, 11 Crammix Road. Brackenfell, Cape Town. S38(8)-NID
HM/ CAPE TOWN METROPOLITAN /BRACKENFEL/ PTN 54/222

Case No: 20062605SB0716E

SB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Proposed rezoning from agriculture to general use and subdivision in 110 erven in order to develop 110 group housing.
- Consultant recommend no further studies.
- HOMS is of the opinion there is no reason to believe that the proposed rezoning of an existing farm will negatively impact on heritage resource.

DECISION

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

SB

12.5 Proposed proposed expansion of an existing Farm 14985, Vorentoe Farm, Wellington, Drakenstein. S38(4)-NID
HM/ CAPE WINELANDS / DRAKENSTEIN / WELLINGTON/ FARM 14985

Case No: 20070805KB0714E

KB introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- HOMS is of the opinion there is no reason to believe that the proposed expansion of an existing farm will negatively impact on heritage resources.

DECISION

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

KB

12.6 Proposed Total Demolition on Erf 7, 7 Edward Street, Ottery, CT. S3 Total Demolition
HM/ CAPE TOWN METROPOLITAN / OTTERY / ERF 7

Case No: 20070101KB0715E

KB introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- The application is incomplete.

COMMENT

CoCT comment, additional photographs – (internal, external and street images) required.

KB

- 12.7** Proposed consolidation and subdivision on Erf: 416, 10 Du Toit Street, Stanford, Overstrand, Overberg.S31- consolidation and subdivision
HM/ OVERBERG/ OVERSTRAND / STANFORD / ERF: 416

Case No: 20031601KB0715E

KB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The application is incomplete;
- Overstrand Heritage and Aesthetics Committee supports the proposal.

COMMENT

Stanford Conservation trust and Heritage Committee comments required.

KB

- 12.8** Proposed consolidation and subdivision on Erf: 1700, 20 Longmarket Street, Stanford, Overstrand, Overberg S31- consolidation and subdivision
HM/ OVERBERG/ OVERSTRAND / STANFORD / ERF: 1700

Case No: 20031602KB0715E

KB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The application is incomplete.
- Overstrand Heritage and Aesthetics Committee supports the proposal

COMMENT

Stanford Conservation trust and Heritage Committee comments required.

KB

- 12.9** Proposed alterations and additions on Erf: 64201, 16 Summerley Road. Kenilworth, CT.S34-A&A
HM/ CAPE TOWN METROPOLITAN / KENILWORTH / ERF 64201

Case No 20052806KB0715E
KB introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIA;
- CoCT supports the proposal,
- The site falls within an HPO;
- The proposal will not negatively impact heritage resources.

DECISION

The committee resolved to approve the application.

KB

- 12.10** Proposed alterations and additions on Erf 10202, 23 Recreation Road, Fishhoek, CT, S34-A&A
HM/ CAPE TOWN METROPOLITAN / FISHHOEK / ERF 10202

Case No: 20060507ND0714E

ND introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The committee resolved to approve the proposal.

ND

- 12.11** Proposed alterations and additions on Erf 63077, 11 Holderness Road, Kenwyn, CT.S34-A&A
HM/ CAPE TOWN METROPOLITAN / KENWYN / ERF 63077

Case No: 20061903KB0715E

ND introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The committee resolved to approve the proposal.

ND

- 12.13** Proposed alterations and additions on Erf 4461, 3 Plein Kleinschmidt Street, Paarl, Drakenstein, Cape Winelands. S34-A&A
HM/ CAPE WINELANDS / DRAKENSTEIN / PAARL/ ERF 4461

Case No: 20071002SM0713E

SM introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Incomplete application

COMMENT

Paarl 300 comments required. The applicant must address the concern raised by the Drakenstien Heritage Foundation in its comment dated 15 November 2019 regarding discrepancies between the plan and the photograph. This must be addressed before resubmitting to HWC.

SM

- 12.14** Proposed alterations and additions on Erf 14108, 2 Doordrift Road Constantia, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN / CONSTANTIA / ERF: 14108

Case No: 20070213SM0713E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Incomplete application

COMMENT

CoCT and Friends of the Contsentia Valley Green Belt comments required.

SM

- 12.15** Proposed alterations and additions on Erf 69677, 21 Brentwood Road Wynberg, CT. S34-A&A
HM/ CAPE TOWN METROPOLITAN / WYNBERG / ERF 69677

Case No: 20070610SM0713E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded NCW;
- The site is located outside a HPO;
- CoCT supports the proposal.
- HOMs is of the opinion that the application may be treated as a Minor Works application.
- The proposal will not impact a heritage resource;
- Applicant requested to submit a minor works application form.

DECISION

The committee resolved to approve the application.

SM

- 12.16** Proposed trenching and installation of 11kV medium voltage cable Erven 12791, 12656, 12730, 22980, 12789-RE, 21711, 9056-RE, Stellenberg Road, Radnor Street, DX2015074, Parow, CT. S38(4)-NID
HM/ CAPE TOWN METROPOLITAN /PAROW /ERVEN 12791, 12656, 12730, 22980, 12789-RE, 21711, 9056-RE

Case No: 20062408SM0715E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- Since there is no reason to believe that the Proposed trenching and installation of 11kV medium voltage cable Erven 12791, 12656, 12730, 22980, 12789-RE, 21711, 9056-RE, Stellenberg Road, Radnor Street, DX2015074, Parow, will negatively impact on heritage resource.

DECISION

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

SM

- 12.17** Proposed trenching and installation of 11kV medium voltage cable on Erven 15588, 11898, 11892-RE, 11888, 9025-RE, 9056-R, Industria Ring Road, Stellenberg Road, De La Rey Street, Stroebel Street, Berea Cres, Poplar Road, DX2015073, Parow, CT. S38(4)-NID
HM/ CAPE TOWN METROPOLITAN / PAROW / ERVEN 15588, 11898, 11892-RE, 11888, 9025-RE, 9056-R

Case No 20062302SM0715E

SM introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- HOMS is of the opinion that there is no reason to believe that the proposed trenching and installation of 11kV medium voltage cable, will negatively impact on heritage resource.

DECISION

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

SM

- 12.18** Proposed redevelopment on Erf 187, Corner DF Malan Street and Hertzog Boulevard, Cape Town CBD.S38(4)-HIA
HM/ CAPE TOWN METROPOLITAN / CAPE TOWN CBD / ERF 187

Case No :18100908AS1011E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- HOMs was of the opinion the revised redevelopment plan required more detailed scrutiny the Impact Assessment Committee as it would seem the conditions would require careful crafting, in particular related, to any maritime archaeology matters.
- The case officer is to ensure the SAHRA Manager of the Maritime and Underwater Cultural Heritage Unit (MUCH) is invited to the IACOM meeting when the item is tabled.
- It was noted DOCOMOMO, CIFA and CIBRA commented on the HIA and redevelopment plan.

COMMENT

Refer the matter to IACOM 12.8.2020

TZ

- 12.19** Proposed alterations and additions on Erf 637, 8 Tamarix Road, Thornton, CT S34-A&A
HM/ CAPE TOWN METROPOLITAN / THORNTON / ERF 637

Case No 20063008TZ0717E

TZ Introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The committee resolved to approve the application.

TZ

12.20 Proposed alterations and additions on Erf 45886, 6 Linkoping Road, Rondebosch, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN / RONDEBOSCH / ERF 45886

Case No: 20070909TZ0717E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- The site is graded IIIB ;
- The site is within a HPO;
- CoCT supports the proposal,
- Rustenberg Valley Ratepayers Association supports the proposal;
- The approval will not impact a heritage resource.

DECISION

The committee resolved to approve the application.

TZ

12.21 Proposed alterations and additions on Erf 76845, 112 Pluto Road, Plumstead, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN / PLUMSTEAD / ERF 76845

Case No: 20072801TZ0717E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

The committee resolved to approve the application.

TZ

12.22 Proposed alterations and additions on Erf 2071, 22 Rugby Road, Oranjezicht, CT. S34-A&A

HM/ CAPE TOWN METROPOLITAN / ORANJEZICHT / ERF 2071

Case No: 20070308TZ0717E

TZ introduced the item

DISCUSSION

Amongst other things, the following was discussed:

- City Bowl Residents and Ratepayers Association supports the proposal.
- The application is incomplete

COMMENTS

City of Cape Town comments required.

TZ

14 OTHER MATTERS

14.1 None

15. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions.
RC move to adopt and RS

16 CLOSURE

The meeting adjourned at: 12:11

17 DATE OF NEXT MEETING:

31 July 2020

Chairperson's Signature.....

Date:

Secretariat's Signature.....

Date: