

**APPROVED MINUTES OF THE MEETING OF  
HERITAGE WESTERN CAPE,  
HERITAGE OFFICERS MEETING**  
**Held on Monday, 25 April 2022, HOMS MEETING VIA MICROSOFT TEAMS,  
scheduled for 08:30**

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**1. OPENING AND WELCOME**

The Chairperson, Ms Colette Scheermeyer officially opened the meeting at 08:30 and welcomed everyone present.

**2. ATTENDANCE**

**Members**

None

**Members of Staff**

Ms Aneeqah Brown (AB) (Secretary)  
Ms Zikhona Signoya (ZS) (Intern Admin support)  
Ms Ceceline Muller (CM) (Senior Heritage Officer)  
Mr Robin George (RG) (Heritage Officer)  
Ms Natalie Kendrick (NK) (Heritage Officer)  
Mr Thando Zingange (TZ) (Heritage Officer)  
Ms Stephanie Barnardt-Delport (SB) (Heritage Officer)  
Ms Chane Herman (CH) (Heritage Officer)  
Ms Ayanda Mdludlu (AM) (Heritage Officer)  
Ms Sneha Jhupsee (SnJ) (Heritage Officer)  
Ms Muneerah Solomon (MS) (Heritage Officer)  
Ms Waseefa Dhansay (WD) (Assistant Director) left at 09:30

**Legal Advisor**

Tendered apologies

**Visitors**

Mr Clive Theunissen  
Ms Doryn  
Mr Jacques Visser  
Ms Quanita Samie

**Observers**

None

**3 Apologies**

Ms Khanyisile Bonile  
Ms Penelope Meyer  
Ms Corne Nortje  
Ms Xola Mwandle

**Absent**

None

#### **4. Approval of Agenda**

- 4.1** 25 April 2022. The Committee resolved to approve the agenda with minor edits. CM moves to adopt the agenda and SJ seconds.

#### **5. Approval of Minutes of the Previous Meeting**

- 5.1** 4 April 2022. The Committee resolved to approve the minutes. SB moves to adopt the agenda and CM seconds.
- 5.2** 14 April 2022. The Committee resolved to approve the minutes. CM moves to adopt the agenda and SB seconds.

#### **6. Disclosure of conflict of interest**

- 6.1** None

#### **7. Confidential matters**

- 7.1** 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 Committee meetings
- 8.4.1** BELCom\_26 March 2022

#### **8.5 Interim and Close out Reports**

#### **8.6 Incomplete Applications**

#### **9. Administrative Matters**

#### **9.1 HWC report, Wuppertal**

The Committee notes the report dated March 2022 and prepared by Gabriel Fagan Architects. Report will be sent to BELCom on 12 May 2022.

**SJ**

#### **9.2 Erven 55702, 55703, 55767 and 57246, Newlands**

- The comment regarding the case number is noted, however as records reflected previously the case number as quoted above will be used for ease of reference.
- HWC noted that the proposed revised scheme as has significantly reduced in bulk, massing, and scale in comparison to the previous response provided dated 19 December 2019. The letter of 19

December 2019 confirmed that heritage resources would not be impacted upon, and no further studies are applicable.

- The reduced scheme does not trigger Section 38 of the National Heritage Resources Act no. 25 (1999).
- Any further municipal procedures can be duly followed

WD

### 9.3 Upcoming HOMS meetings

- There will be a HOMS meeting on 29 April 2022 and 3 May 2022.

## 10. Appointments

### MATTERS TO BE DISCUSSED

## 11. MATTERS ARISING

### 11.1 Proposed additions and alterations on Erf 1846, 18 Upper Bloem Street, Schotschekloof, S34-A&A

Case No: 22032106CH0324E

Ms Chane Herman introduced the item.

#### DISCUSSION

Amongst other things, the following was discussed:

- Information received on 13 April 2022
- Graded NCW
- Inside HPO
- The Committee notes that work has been completed.

#### DECISION

The Committee noted that the proposed work does not trigger the National Heritage Resources Act and therefore will not be applicable in terms of impacting the heritage resource

CH

### 11.2 Proposed additions and alterations on Erf 4814, 4 Van Broekhuizen Street, Paarl, S34-Minor Works

Case No: 22021827CH0301E

Ms Chane Herman introduced the item.

#### DISCUSSION

Amongst other things, the following was discussed:

- Information received on 13 April 2022
- Drakenstein Municipality supports the proposal
- Drakenstein Heritage Foundation supports the proposal.
- Paarl300 indicated that they cannot comment on illegal work.
- The Committee noted that work has been completed.

#### DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

CH

**11.3 Proposed additions and alterations on Erf 496, 15 Berkley Street, Oranjezicht, S34- A&A  
Case No: 22030413MS0322E**

Ms Muneerah Solomon introduced the item.

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 7 April 2022.
- Graded IIIB
- Inside HPO
- CoCT supports the proposal.
- Citybowl Residents and Ratepayers Association supports the proposal.

**DECISION**

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

MS

**11.4 Proposed additions and alterations on Erf 8106, 14 Rosary Street, Charleston Hill, Paarl, S34-A&A  
Case No: 22020101MS0224E**

Ms Muneerah Solomon introduced the item.

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 19 April 2022.
- HOMS graded NCW
- Outside HPO
- Draken Municipality supports the proposal.
- Paarl300 supports the proposal
- Drakenstein Heritage Foundation supports the proposal.

**DECISION**

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

MS

**11.5 Proposed additions and alterations on Erf 1077, 7 Rugley Road, Vredehoek, S34-A&A  
Case No: 21122101TZ1224E**

Mr. Thando Zingane introduced the item.

**DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 11 April 2022.
- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- City Bowl Residence and Ratepayers Association supports the proposal.
- Greater Vredehoek Action Group 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.

**TZ**

### **11.6 Proposed additions and alterations on Erf 28748, 22 Rose Street, Paarl, S34-A&A Case No: 22021802TZ0222E**

Mr Clive Theunissen, Ms Doryn and Mr Jacques Visser was present and took part in the discussion.

Mr. Thando Zingange introduced the item.

## **DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 21 April 2022.
- Graded IIIB
- Inside Paarl special character protected area overlay zone.
- Drakenstein Municipality does not support the proposal.
- Paarl300 supports the proposal.
- Drakenstein Heritage Foundation supports the proposal but raised concerns regarding the rear addition to the main building.
- Referred to BELCom for their expertise.

## **HELD OVER:**

Referred to BELCom on 12 May 2022.

**TZ**

### **11.7 Proposed additions and alterations on Erf 6913, 44 Church Road, Parow, S34-A&A Case No: 21110402XM1202E**

Mr. Thando Zingange introduced the item on behalf of XM.

## **DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 11 April 2022.
- HOMs graded NCW
- CoCT supports the proposal.

## **DECISION**

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

**XM**

### **11.8 Proposed additions and alterations on Erf 4689,18 Plein Street, Paarl S34-A&A Case No: 21110402KB1202E**

Mr. Thando Zingange introduced the item on behalf of KB.

## **DISCUSSION**

Amongst other things, the following was discussed:

- Information received on 20 April 2022.
- Graded IIIC
- Inside Paarl special character protected area overlay zone.

- Drakenstein Municipality supports the proposal.
- Paarl300 did not comment within the 30-day commenting period.
- Drakenstein Heritage Foundation did not comment within the 30-day commenting period.

**DECISION**

HWC cannot condone illegal work. Section 51 letter to be issued.

**KB**

**12. NEW MATTERS**

**12.1 Proposed mixed use development on Erf 1297, Wilderness, George, S38(8)-NID  
Case No: 22041106AM0412E**

Ms Ayanda Mdludlu introduced the item.

**DISCUSSION**

Amongst other things, the following was discussed:

- Low and moderate paleo-sensitivity
- There is reason to believe that heritage resources will be impacted on.

**DECISION**

The Committee resolved to require and Heritage Impact Assessment which complies with S38(3) of the NHRA, and which includes the following:

1. Desktop Paleontological Impact Assessment, Desktop Archaeological Impact Assessment and Visual Impact Assessment

**AM**

**12.2 Proposed telecommunications mast on Erf 1320, Lutzville, S38(4)-NID  
Case No: 22041419AM0414E**

Ms Ayanda Mdludlu introduced the item.

**DISCUSSION**

Amongst other things, the following was discussed:

- Unknown paleo-sensitivity
- There is no reason to believe that heritage resources will be impacted on.

**DECISION**

The Committee resolved that no further studies are required.

**AM**

**12.3 Proposed tourism on Farm 144 De Berg, Riversdale, S38(8)-NID  
Case No: 22041303AM0414E**

Ms Ayanda Mdludlu introduced the item.

**DISCUSSION**

Amongst other things, the following was discussed:

- There is no reason to believe that heritage resources will be impacted on.

**DECISION**

The Committee resolved that no further studies are required.

**AM**

**12.4 Proposed filling station on Farm RE1156, Groot Phesantekraal, Durbanville, S38(8)-NID  
Case No: 22033006AM0412E**

Ms Ayanda Mdludlu introduced the item.

**DISCUSSION**

Amongst other things, the following was discussed:

- There is no reason to believe that heritage resources will be impacted on.

**DECISION**

The Committee resolved that no further studies are required.

AM

**12.5 Proposed construction of Erasmus Dam and clearing of vegetation on Portion 13 of  
Wandsbeck Farm 138, Roberston, S38(8)-NID  
Case No: 22041302AM0414E**

Under investigation. Case officer to investigate further.

AM

**12.6 Proposed upgrade of the Parow Station Arcade, Erf 9006, RE 9402, 9401, 9400 RE, 9298,  
9399, Cape Town, S38(4)-NID  
Case No: 22031404CH0411E**

**INCOMPLETED APPLICATION:**

Proof of payment, completed NID form and site photographs required

CH

**12.7 Proposed total demolition on Rem of ERF 28176, 57 Strubens Road, Observatory, S34-TD  
Case No: 22030911CH0411E**

**INCOMPLETE APPLICATION:**

CoCT and Observatory Civic Association comments and PoP with correct reference number required.

CH

**12.8 Proposed additions and alterations on Erf 12321, 42 Tenth Street, Voeklip, Hermanus,  
S34-A&A  
Case No: 22040814CM0412E**

Ms Ceceline Muller introduced the item.

**DISCUSSION**

Amongst other things, the following was discussed:

- Overstrand Municipality provided no heritage related comment.
- Overstrand Heritage and Aesthetics Committee supports the proposal.

**DECISION**

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

CM

**12.9 Proposed additions and alterations on Erf 42586, 100 2<sup>ND</sup> Avenue, Rondebosch East, S34-A&A**  
**Case No: 22040805CM0412E**

Ms Ceceline Muller introduced the item.

**DISCUSSION**

Amongst other things, the following was discussed:

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

**DECISION**

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

**CM**

**12.10 Proposed additions and alterations on Erf 4259, 76 Second Avenue, Kleinmond, S34-A&A**  
**Case No: 22040706CM0412E**

Ms Ceceline Muller introduced the item.

**DISCUSSION**

Amongst other things, the following was discussed:

- Overstrand Municipality supports the proposal

**DECISION**

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

**CM**

**12.11 Proposed additions and alterations on Erf 52368, 10 Selous Road, Claremont, S34-A&A**  
**Case No: 22040413MS0413E**

Ms Muneerah Solomon introduced the item.

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Greater Lynfrae Civic Association supports the proposal.

**DECISION**

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

**MS**



**12.12 Proposed additions and alterations on Erf 86923, Corner Camp and 144 Main Roads, Cape Town, S34-A&A**  
**Case No:** 21102804MS0412E

Item removed from the agenda. Already approved in January 2022.

MS

**12.13 Proposed additions and alterations on Erf 90470 Re, Rosemead Avenue, Wynberg, S34-A&A**  
**Case No:** 22032205MS0413E

Ms Muneerah Solomon introduced the item.

**DISCUSSION**

Amongst other things, the following was discussed:

- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- Wynberg East Civic Association supports the proposal.

**DECISION**

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

MS

**12.14 Duplex 7, Unit 213, Paardevlei Lifestyle Estate expansion of duplex Erf 19506, Somerset West, S38(4)-NID**  
**Case No:** 22031507MS0411E

Ms Muneerah Solomon introduced the item.

**DISCUSSION**

Amongst other things, the following was discussed:

- Referred to IACom for their expertise.

**HELD OVER:**

Referred to IACOM on 18 May 2022.

MS

**12.15 Archaeological Excavation, Farm 13 Potion 5, Matroozefontein, S35-Excavation**  
**Case No:** 21081105NK0412E

Ms Natalie Kendrick introduced the item.

**DISCUSSION**

Amongst other things, the following was discussed:

- There are no archaeological studies of the events in 1901 in the Western Cape
- Metal detectors are useful for these types of studies

**DECISION**

The Committee resolved to approve the Section 35 application.

NK

**12.16 Proposed new balancing dam on Rem Portion 1 of Farm 220, Sand Drift, S38(8)-HIA**  
**Case No: 21090307SB0914E**

Ms Natalie Kendrick introduced the item.

**DISCUSSION**

Amongst other things, the following was discussed:

- The HIA meets the requirements in terms of Section 38(3)
- There is no significant impact to heritage

**DECISION**

The Committee resolved to endorse the HIA as meeting the requirements in terms of Section 38 (3), dated Nov 2021 prepared by ACRM and the recommendations on page 4.

**NK**

**12.17 Proposed subdivision for a residential development on Erf 4498, 11 Hunters Way, Hout Bay, S38(4)-NID**  
**Case No: 22040405NK0414E**

Ms Quanita Samie was present and took part in the discussion

Ms Natalie Kendrick introduced the item.

**DISCUSSION**

Amongst other things, the following was discussed:

- The Committee agrees with the point that Ms Samie raised, that a landscape plan can address any issues with regards to potential important trees to the planning application.
- There is no reason to believe that heritage resources will be impacted on.

**DECISION**

The Committee resolved that no further studies are required.

**NK**

**12.18 Proposed pipeline on various properties adjacent to Kuilsriver, S38(4)-NID**  
**Case No: 22040508NK0414E**

Ms Natalie Kendrick introduced the item.

**DISCUSSION**

Amongst other things, the following was discussed:

- There is no reason to believe that heritage resources will be impacted on.

**DECISION**

The Committee resolved that no further studies are required.

**NK**

**12.19 Proposed additions and alterations on Erf 6971 RE, 16 Synagogue Street, Paarl, S34-A&A**  
**Case No: 22040511RG0414E**

Mr Clive Theunissen was present and took part the proposal.

Mr. Robin George introduced the item.

## **DISCUSSION**

Amongst other things, the following was discussed:

- Graded IIIC
- Outside Paarl special character protected area overlay zone.
- Drakenstein Municipality does not support the proposal.
- Paarl300 did not comment within the 30-day commenting period.
- Drakenstein Heritage Foundation did not comment within the 30-day commenting period.

## **FURTHER REQUIREMENTS**

1. The applicant is to provide HWC with a motivation as to why charges should not be pressed giving the illegal work and in addition HWC requires comments from DHF and Paarl300 to be submitted along with the motivation.

**RG**

### **12.20 Proposed additions and alterations on Erf 72223, Totnes Road, Plumstead, S34-A&A Case No: 22040602RG0414E**

Mr. Robin George introduced the item.

## **DISCUSSION**

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- The Committee notes that work has been completed.

## **DECISION**

HWC cannot condone illegal work. Section 51 letter to be issued.

**RG**

### **12.21 Proposed rezoning and subdivision on Erf 3029, Constantia, S38(8)-HIA Case No: 21070812RG0411E**

Mr. Robin George introduced the item.

## **DISCUSSION**

Amongst other things, the following was discussed:

- CoCT does not support the proposal and states that the
- Referred to IACom for their expertise.

## **HELD OVER:**

Referred to IACom on 18 May 2022.

**RG**

### **12.22 Application For Temporary Departure for a Portion of Portion 5 Of Farm 1685, Paarl at Boschendal Case No: SB0412E**

Under investigation. Case officer to investigate further.

**SB**

**12.23 Proposed Storage Facility Erf 21275, Mossel Bay, S38(8)-HIA**  
**Case No: 21072111SB0722E**

Ms Stephanie Barnardt-Delport introduced the item.

**DISCUSSION**

Amongst other things, the following was discussed:

- proposed development entails a commercial storage facility with units of varying sizes
- Impact on the cultural landscape is low and no mitigation is required
- Impact on the Palaeontological is low.
- No Early Stone Age (ESA) or Later Stone Age (LSA) resources were however a few isolated, weathered Middle Stone Age (MSA) flakes and chunks were recorded as been graded as NCW (Not Conservation Worthy).
- No objections on Heritage grounds received

**DECISION**

The HOMs committee endorsed HIA prepared by Lize Malan and the recommendation on page 27 as having met the requirements of section 38(3) of the NHRA with the following recommendations:

- 1) the proposed development of a storage facility on Erf 21275, Mossel Bay be endorsed; provided that:
  - o In the unlikely that any human remains are uncovered during construction activities; these must be immediately reported to the archaeologist (J Kaplan 082 3210172) who will inform Heritage Western Cape. Burials must not be disturbed o removed until inspected by a professional archaeologist. in case of the unexpected uncovering of fossil bones in the surficial coversands and soil, or buried archaeological material, or unmarked graves, it is recommended that a protocol for finds of potential fossil material (and buried artefacts), the Fossil Finds Procedure (FFP), is included in the Environmental Management Plan (EMP) for the Construction Phase of the project.

**SB**

**12.24 Proposed Mixed Use Development, Swartland Junction, De Hoop Rem 1/269, Farm 1/1113, Portion of Erf Rem 353, Erf 1449, and 1450, Malmesbury, S38(8)-Workplan**  
**Case No: 19110103SB1106E**

Ms Stephanie Barnardt-Delport introduced the item.

**DISCUSSION**

Amongst other things, the following was discussed:

- Matter was tabled at APM and IACOM whereby the HIA was approved with the conditions from the APM committee that a workplan be submitted.
- The APM Committee felt that there has been so little archaeological research done on this area of the Swartland, and so little material from the area is available in museum collections that a sample of the material on this development site should be collected and retained before it is lost to development
- Referred to APM for their expertise.

**DECISION**

Referred to APM on 4 May 2022.

**SB**

**12.25 Proposed total demolition on Erf 1037, Fresnaye, Cape Town, S34-TD**  
**Case No: 22022219SJ0414E**

Under investigation. Case officer to investigate further on comment from SFB.

**SJ**

**12.26 Proposed additions and alterations on Erf 47196, 4 Glebe Road, Rondebosch, S34-A&A, Partial Demolition**  
Case No: 22040812SJ0414E

**INCOMPLETE APPLICATION:**

Geater Lynfrae Civic Association comment required.

SJ

**12.27 Proposed total demolition on Erf 56060, 26 Mountain Road, Claremont, S34-TD**  
Case No: 22022409SJ0414E

Under investigation. Case officer to investigate further.

SJ

**12.28 Proposed additions and alterations on Erven 45713 and 45714, Belmont Road, Rondebosch, S34-Minor Works A&A**  
Case No: 22041409SJ0414E

Ms Sneha Jhupsee introduced the item.

**DISCUSSION**

Amongst other things, the following was discussed:

- Minor works application
- Graded IIIA
- Outside HPO

**DECISION**

The Committee resolved to approve the application on condition that;

1. Work be monitored by a suitably qualified architect with heritage experience.
2. Close out report to be submitted within 30 days of practical completion.

SJ

**12.29 Proposed additions and alterations on Erf 156869, Victoria Junction, Unit 108, 57 Prestwich Street, De Waterkant, S34-A&A**  
Case No: 22041201TZ0412E

**INCOMPLETE APPLICATION:**

Title deed, motivation and contextual images required.

TZ

**12.30 Proposed additions and alterations on Erf 10189, 52 3<sup>rd</sup> Avenue, Belville, S34-A&A**  
Case No: 22032209XM0411E

**INCOMPLETE APPLICATION:**

CoCT comments required.

XM

**12.31 Proposed additions and alterations on Erf 4147, 321 8<sup>th</sup> Street, Voelklip, Hermanus, S34-A&A**  
Case No: 22032904XM0411E

Mr. Thando Zingange introduced the item on behalf of XM.

## **DISCUSSION**

Amongst other things, the following was discussed:

- HOMs graded IIIC
- Overstrand Municipality supports the proposal.

## **DECISION**

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

**XM**

### **12.32 Proposed additions and alterations on Erf 47461, 28 Lochiel Road, Rondebosch, S34-A&A Case No: 22040707XM0411E**

Mr. Thando Zingange introduced the item on behalf of XM.

## **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 as the proposal does not negatively impact on heritage resources.

**XM**

### **12.33 Proposed additions and alterations on Erf 9407, 80 Victoria Street, Cape Town, S34-A&A Case No: 22040811XM0411E**

## **INCOMPLETE APPLICATION**

Images and locality plan required.

**XM**

### **12.34 Proposed additions and alterations on Erf, 154 Fagan Street, Strand Case No: 22040712RG**

Mr. Robin George introduced the item.

## **DISCUSSION**

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT declined the opportunity to comment.
- Heldeberg Renaissance Foundation supports the proposal.

## **DECISION**

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

**RG**

## **13. OTHER MATTERS**

## **14. ADOPTION OF RESOLUTIONS AND DECISIONS**

The Committee adopted the resolutions and decisions. CM moves to adopt the decisions and resolutions and CH seconds.

**15 CLOSURE: 11:30**

**16 DATE OF NEXT MEETING**

**28 April 2022**

**Chairperson.....**

**Date:.....**

**Secretariat: .....**

**Date:.....**

APPROVED