

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING**
**Held on Monday, 17 October 2022 via Microsoft Teams (3rd Floor Protea
Assurance Building, Greenmarket Square), at 08:30**



1. OPENING AND WELCOME

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

2. ATTENDANCE

Members of Committee

Ms Colette Scheermeyer (CS) (Chairperson)
Ms Cecilene Muller (CM) (Specialist Heritage Officer)
Ms Muneerah Solomon (MS) (Heritage Officer)
Ms Corne Nortje (CN) (Heritage Officer)
Ms Ayanda Mdludlu (AM) (Heritage Officer)
Ms Chane Herman (CH) (Heritage Officer)
Mr Robin George (RG) (Heritage Officer)
Ms Stephanie Barnardt-Delport (SB) (Heritage Officer)
Ms Natalie Kendrick (NK) (Heritage Officer)
Ms Khanyisile Bonile (KB) (Heritage Officer)
Ms Sneha Jhupsee (SnJ) (Heritage Officer)
Mr Thando Zingange (TZ) (Heritage Officer)

Members of Staff

Ms Aneeqah Brown (AB) (Secretary)
Ms Zikhona Signoya (ZS) (Admin Assistant)

Legal Advisor

Ms Penelope Meyer

Visitors

Ms Carina Wiggill
Ms Anne Marie Fick
Ms Jenna Lavin
Mr Leslie Zetler
Ms Berta Hayes
Ms Retha Eastes
Ms Corlie Smart

Observers

Mr Imtiaz Mohammed

3 Apologies

None

Absent

None

4. Approval of Agenda

- 4.1 17 October 2022. The Committee resolved to approve the agenda with minor edits and Additions. MS moves to adopt the agenda and CM seconds.

5. Approval of Minutes of the Previous Meeting

- 5.1.1 10 September 2022. The Committee resolved to approve the minutes approve with minor edits. CM moves to adopt the approval of the minutes and MS seconds.

6. Disclosure of conflict of interest

- 6.1 None

7. Confidential matters

- 7.1 None

8. Standing Items

8.1 Site inspections undertaken

8.1.1 Durbanville High School

- The Committee notes the site inspection undertaken on RE/41, 8 Queen Street, Durbanville High School Hostel, Durbanville (RG and SB)

8.2 Proposed Site Inspection

8.3 Site Inspection Reports

8.4 Preparation for the upcoming Committee meetings

8.4.1 IACom 19 October 2022

8.5 Interim and Close out Reports

8.6 Incomplete Applications

9. Administrative Matters

10. Discussion of the agenda

Item 12.5 - Proposed clearance of vegetation on Portions 10 and 129 Farm Welmond Estate, Stellenbosch, S38(8)-NID (CH)

Case No: 22101305CH1012E

- HWC was informed on 9 September 2022 that unauthorised work had commenced on Portion 10 and 129, Farm Welmond Estate, Stellenbosch.

- HWC instructed the owners to cease work and the owners were informed that a site inspection would be undertaken on 13 September 2022.
- HWC officials were met on site with Mr. Leslie, Mr. Julian and Mr. Barry Zetler where it was noted that the work had continued irrespective of being instructed to cease work. It was noted that mature trees and vegetation were being removed with the use of earth moving machines as well as trackers with trailers transporting the removed vegetation.
- A stop works order was issued not based on the type of trees removed but that the trigger was to a change in character of a site larger than 5000sqm in terms of Section 38(1)(c)(i) of the NHRA. Subsequent communications have indicated that the stop works order has been disregarded and that work had continued on site.
- On 12 October 2022, a site inspection was undertaken by the Stellenbosch Municipality on behalf of DEADP. The findings revealed that work was done on the riverbank, mostly associated with the clearance of alien vegetation on the overgrown southern bank of the river. Towards Annandale Road there was a pile of rocks removed from the sections of the farm in preparation for the planting of strawberries, tomatoes and other crops.
- DEADP further confirmed that the work triggered Activity 19, Listing Notice 1 of NEMA.
- HWC received a Notice of Motion on 13 October 2022 stating that an application was made to the high court by the neighbouring farmers for an urgent interim interdict against the owners of Portion 10 and 129 until the necessary applications have been applied for.

MATTERS TO BE DISCUSSED

11. MATTERS ARISING

11.1 Proposed additions and alterations on Erf 165, 33 Le Roux Street, De Rust, S34-A&A Case No: 22092311CM0926E

Ms Cecilene Muller introduced the item.

DISCUSSION

- Information received on 10 October 2022.
- Ungraded
- Oudtshoorn Municipality supports the proposal.
- Heritage Oudtshoorn does not condone the illegal work.

FURTHER REQUIREMENTS

1. Plans depicting what work was completed and what work must still be completed.
2. Additional streetscape images required.

CM

11.2 Proposed additions and alterations on Erf 377, 77 School Street, Paarl, S34-A&A Case No: 22091309CM0921E

INCOMPLETE APPLICATION

Paarl300 comments required regarding the current application.

CM

**11.3 Proposed additions and alterations on Erf 47499, 59 Weltevreden Avenue, Rondebosch, S34-A&A
Case No: 22082513CM0908E**

Ms Cecilene Muller introduced the item.

DISCUSSION

- Information received on 26 September 2022
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- The Committee does not condone the illegal work, however, supports the proposed work.

DECISION

The Committee resolved to approve the work that must still be completed.

CM

**11.4 Proposed total demolition on Erf 14928, 3 March Street, 23 Muir Street and 2 Gys Smalberger Street, Mossel Bay, S34-TD
Case No: 22081905CN0819E**

Ms Corne Nortje introduced the item.

Ms Carina Wiggill was present and took part in the discussion.

DISCUSSION

- Information received on 7 October 2022.
- Graded IIIC

FURTHER REQUIREMENTS

1. Final plan be submitted to the Aesthetic Committee for comment and submitted to HWC by Thursday 20 October 2022.

CN

**11.5 Proposed additions and alterations on Erf 1809, 167 Main Road, Green Point, S34-A&A
Case No: 21072006MS0721E**

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Information received on 5 October 2022
- Minor works application
- Graded IIIB
- Inside HPO
- CoCT supports the proposal.
- Greenpoint Residents and Ratepayers Association has no objections.

DECISION

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

MS

**11.6 Proposed additions and alterations on Erf 2362, 59 Rottingdean Road, Camps Bay, S34-A&A
Case No: 22092808MS0929E**

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Information received on 11 October 2022.
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Camps Bay & Clifton Residents and Ratepayers Association 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.

MS

**11.7 Proposed additions and alterations Erf 60, 587 Waterkant Street, Stillbaai Wes, S34-A&A
Minor Works
Case No: 21009304MS0727E**

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Information received on 4 October 2022
- Minor works application
- HOMs graded NCW

DECISION

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

MS

**11.8 Proposed Partial Demolition of Erf 1211, 18 Hove Road, Camps Bay, S34-A&A
Case No: 22092906MS0929E**

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Information received on 13 October 2022.
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Camps Bay & Clifton Residents and Ratepayers Association had no objections.

DECISION

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

MS

11.9 Proposed clearance of indigenous vegetation on Farm 56100, Robertson, S38(8) - NID

Ms Muneerah Solomon introduced the item on behalf of AM.

DISCUSSION

- Information received on 7 October 2022.
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

AM

**11.10 Proposed minor works on Erf 11716, 20 Rose Street, Hoog-en-Droog, Paarl, S34-Minor Works
Case No: 22092206RG0928E**

Mr Robin George introduced the item.

DISCUSSION

- Information received on 11 October 2022
- Minor works application
- Graded IIIB
- Inside Paarl Special Character Protected Area Overlay Zone of Paarl.

COMMENT

Letter of no trigger to the NHRA to be issued.

RG

**11.11 Proposed additions and alterations on Erf 1307, 40 Rottingdean Road, Camps Bay, S34-A&A
Case No: 22072708RG0912E**

Mr Robin George introduced the item.

DISCUSSION

- Information received on 11 October 2022.
- Graded Not Conservation Worthy
- Outside Heritage Protection Overlay Zone
- City of Cape Town supports the proposal.
- Camps Bay & Clifton Residents and Ratepayers Association did not provide comment within the 30-day commenting period.

FURTHER REQUIREMENTS

1. Plans to be submitted clouding the unauthorized work.

RG

**11.12 Proposed additions and alterations on Erf 47035, 61 Rouwkoop Road, Rondebosch, S34-A&A
Case No: 20221003RG1003E**

Mr Robin George introduced the item.

DISCUSSION

- Information received on 11 October 2022.
- Graded IIIC
- Inside Heritage Protection Overlay Zone

- City of Cape Town supports the proposal

DECISION

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

RG

**11.13 Proposed additions and alterations on Erf 293, 23 North Way, Pinelands, S34-A&A
Case No: 22092703SB0927E**

Under investigation – Plans depicting what work has been completed and what work must still be completed.

SB

**11.14 Proposed additions and alterations on Farm RE 572, Alto Wine Estate, Stellenbosch,
S34-A&A (Minor Works)
Case No: 22091603SB0915E**

Ms Stephanie Barnardt-Delport introduced the item.

Ms Anne-Marie Fick was present and took part in the discussion.

DISCUSSION

- Information received on 11 October 2022.
- Minor works application
- Graded IIIB

DECISION

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

SB

**11.15 Proposed New Confined Animal Feeding Operations on Portions of The Farms Boontjieskraal 417
and Klipheuvel 416 Located West of Caledon in The Overberg District Municipality
and Theewaterskloof, S38(8)-HIA Phase 2
Case No: 20083107SB0930E**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- An email decision was taken on the 12th of October to issue a final comment for the proposed new confined animal feeding operations on portions of the farms Boontjieskraal 417 and Klipheuvel 416, located west of Caledon. As result of the project been at risk of being rejected if no comment from HWC was received before Monday, October 17.

FINAL COMMENT

The HOMs Committee resolved to endorse the revised HIA prepared APAC dated September 2022 as meeting the requirements of section 38 (3) and support the recommendations of the HIA on p. 49 along with the addition recommendation as follows:

1. From a cultural heritage point of view the finds are of low significance and no further mitigation is required or recommended.
2. The subterranean nature of potential resources (including low stone-packed or unmarked graves) should however still be taken into consideration during the construction phase.

3. Should any previously unknown or invisible sites, features or material be uncovered during any development actions then an expert should be contacted to investigate and provide recommendations on the way forward.
4. Finally, it is recommended that the proposed developments be allowed to continue, taking into consideration the recommendations put forward above.
5. If any archaeological material or evidence of burials is discovered during earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately.

SB

**11.16 Proposed New Confined Animal Feeding Operations on Portions of The Farms Boontjieskraal 417 and Klipheuvel 416 Located West of Caledon in The Overberg District Municipality and Theewaterskloof, S38(8)-Workplan
Case No: 20083107SB0930E**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- The Committee supports the application.

DECISION

The Committee resolved to endorse the workplan.

SB

**11.17 Proposed Development of The Witberg WEF Access Road in Central Karoo, S38(8)-HIA
Case No: 22081211SB0817E**

Ms Stephanie Barnardt-Delport introduced the item.

Ms Jenna Lavin was present and took part in the discussion.

DISCUSSION

- The consultation ended 7 October 2022 and received confirmation that no objection was received

FINAL COMMENT

The HOMs Committee resolved to endorse the HIA prepared CTS Heritage dated August 2022 as meeting the requirements of section 38 (3) and support the recommendations of the HIA on page 35 to 36 along with the recommendations as follows:

- A no-go buffer area of 100m must be implemented around rock art Site 002 to ensure that no indirect impact takes place. This site should also be marked as no-go on all development maps and SDPs.
- A no-go buffer area of 50m must be implemented around Site 007 to ensure that no indirect impact takes place. This site should also be marked as no-go on all development maps and SDPs.
- The proposed road alignment is amended to limit impact to the stone wall (Site 006) by utilising the existing gap and disturbed section of the wall and limiting the proposed new road footprint to a 10m corridor at the position where the new proposed road crosses the existing stone wall.
- A Heritage Agreement and Management Plan is developed in conjunction with HWC to ensure the ongoing conservation and management of the rock art Site 002
- The Chance Fossil Finds Procedure (Appendix 3) must be implemented for the duration of construction activities
- Should any buried archaeological resources or burials be uncovered during the course of development activities, work must cease in the vicinity of these finds. Heritage Western Cape (HWC) must be contacted immediately in order to determine an appropriate way forward.

SB

**11.18 Proposed subdivision and rezoning on Erf 1847, No.360 Main Road, Hout Bay, S38(4)-NID
Case no: 22061307SB0622E**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Information received on 10 October 2022.
- The site is within the blue and grey area of the paleo sensitivity area on the SAHRIS map.
- There is reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved to require an HIA which complies with S38 (3) of the NHRA, and which includes the following specialist studies;

1. Visual Impact Assessment
2. Archaeology Impact Assessment

SB

**11.19 Proposed additions on Erf 10861, Groot Constantia Road, Groot Constantia, S27-Additions
Case No: 22071911SJ0913E**

Ms Muneerah Solomon introduced the item on behalf of SJ.

DISCUSSION

- Information received on 11 October 2022.
- Graded PHS
- Outside HPO
- CoCT supports the proposal with concerns.
- Constantia Residents and Ratepayers Association supports the proposal.

DECISION

The Committee resolved to approve the application on condition that;

1. A suitably qualified architect with appropriate heritage expertise must be appointed to monitor the work.
2. A close-out report to be submitted within 30 days of practical completion.

SJ

**11.20 Proposed sand mine on Portion 7 of Vreyegunst Farm 440, Paarl, S38(8) - NID, DRM
Case No: 20072110SB0727E**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Information received on 13 October 2022
- The site is within the blue palaeo sensitive area on the SAHRIS map.
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

SB

**11.21 Proposed sand mine on Farm 1316, Division Paarl, S38(8) - NID, DRM
Case No: 22072620SB0727E**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Information received on 13 October 2022
- The site is within the blue palaeo sensitive area on the SAHRIS map.
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

SB

**11.22 Proposed additions and alterations on Erf 599,15 Redlands Road, Milnerton S34-A&A
Case No: 22072801KB0811E**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Information received on 8th of October 2022
- 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.

KB

**11.23 Proposed subdivision and rezoning on Erf Portion 1 Farm 1279 Paarl, S38(4)-NID
Case no:20101209KB1120E**

INCOMPLETE APPLICATION

Formal application to be submitted.

KB

**11.24 Proposed additions and alterations on Erf 97, Hoofstraat, Koringberg S34-A&A
Case No: 22072801KB0811E**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Information received on 10 October 2022.
- Graded IIIB
- Outside HPO
- Swartland Municipality supports the proposal.

DECISION

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

KB

**11.25 Proposed additions and alterations on Erf 2765, 3 Disa Avenue, Pinelands S34-A&A
Case No:22092805KB0920E**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Information received on 5th October 2022
- 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.

KB

**11.26 Proposed alterations and additions on Erf 1993, 1994 & 1998, 157 Kloof Nek, Table Mountain
Nature Reserve S27-A&A
Case No: 22092001KB0920**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Information received on 10th October 2022
- Graded IIIA
- Outside HPO
- CoCT supports the proposal.
- CIBRA supports the proposal.

DECISION

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

KB

**11.27 Proposed additions and alterations on Erf 3421, 42 Main Road, Paarl S27-A&A
Case No:22092607KB0926E**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Information received on 10th October 2022
- Graded PHS
- Paarl300 supports the proposal.
- DHF had no objections.

DECISION

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

KB

11.28 Proposed additions and alterations on Erf 15255, 73 Plein Street, Paarl, S34-A&A
Case No: 20220913KB0926E

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Information received on 12 October 2022
- Graded IIIC
- Outside Special Character Protected Area Overlay Zone of Paarl.
- Paarl300 supports the proposal.
- DHF supports the proposal.
- Drakentstein Municipality supports the proposal.
- The Committee notes the work has been completed.

DECISION

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

KB

11.29 Proposed partial demolition on Erf 78, 25 Plantation Road, George, S34-Total Demolition
Case No: 22090606NK0929E

Ms Muneerah Solomon introduced the item on behalf of NK

DISCUSSION

- Information received on 7 October 2022
- HOMs graded NCW
- Outside historic core of George.
- George Municipality requested that HWC comments first.
- Simon Van De Stel supports the proposal.

DECISION

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

NK (MS)

12. NEW MATTERS

12.1 Proposed additions and alterations on Erf 1254, 20 Woodside Road, Tamboerskloof, S34-Minor Works

Case No: 22100705CH1010E

Ms Chane Herman introduced the item.

DISCUSSION

- Minor works application
- Graded IIIA
- Inside HPO
- CoCT supports the proposal.

DECISION

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

CH

12.2 Proposed additions and alterations on Erf 2081, 108 Short market Street, Cape Town, S27-Minor Works

Case No: 22100708CH1010E

Ms Chane Herman introduced the item.

DISCUSSION

- Minor works application
- Graded PHS
- Inside HPO

DECISION

The Committee resolved to approve the application on condition that;

1. A suitably qualified architect with appropriate heritage expertise must be appointed to monitor the work.
2. A close-out report to be submitted within 30 days of practical completion.

CH

12.3 Proposed total demolition on Erf 50642, 16 Belvedere Road, Rondebosch, S34-Total Demolition

Case No: 22072501CH1010E

Ms Chane Herman introduced the item.

DISCUSSION

- 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.

CH

12.4 Proposed additions and alterations on Erf 51673, 48 Garfield Road, Claremont, S34-A&A

Case No: 22100606CH1010E

Ms Chane Herman introduced the item.

DISCUSSION

- 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.

CH

12.5 Proposed clearance of vegetation on Portions 10 and 129 Farm Welmond Estate, Stellenbosch S38(8)-NID
Case No: 22101305CH1012E

Ms Chane Herman introduced the item.

Mr Leslie Zetler, Ms Berta Hayes, Ms Retha Eastes and Ms Corlie Smart was present and took part in the discussion.

DISCUSSION

- The site is situated within the Winelands Cultural Landscape.
- The Stellenbosch Municipality supports the proposed removal of vegetation and notes the following: the sites are not heritage sites or declared heritage resources; the sites are not situated immediately along the scenic route; there are no heritage resources on the two farms; and the primary use of the land is dominantly vineyards.
- The site is within Green/grey and unknown area on the SAHRIS palaeosensitivity map.
- There is no reason to believe that heritage resources will be impacted on.
- The Committee is only considering the clearance of vegetation.
- The Committee will request with the CEO if the stop works order can be lifted.

DECISION

The Committee resolved that no further studies are required as the current NID only relates to the vegetation clearing. Any further activities that trigger the NHRA, i.e., the polytunnels noted during the meeting, will require the submission of a NID to HWC before any work can commence.

CH

12.6 Proposed additions and alterations on Erf 274, 16 Geelstert Street, Witsand, S34-A&A
Case No: 22101105CM1011E

INCOMPLETE APPLICATION

Simon van Stel Foundation and updated Hessequa Municipality comments and streetscape images required.

CM

12.7 Proposed additions and alterations on Erf 98662, 20 Dulverton Road, Rondebosch, S34-A&A
Case No: HWC22101002CM1010

Ms Cecilene Muller introduced the item.

DISCUSSION

- 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

12.8 Zen WEF Grid Connection, S38(8)-NID

Case No: 22100405CM1007E

Ms Cecilene Muller introduced the item.

Ms Jenna Lavin was present and took part in the discussion.

DISCUSSION

- Three options (1, 2 & 3) for the proposed three grid connection routes and corridors were provided.
- Option 2 impacted the existing views of the R44 and the Tulbagh Mountains, while Option 3 impacted on Archaeologically sensitive area.
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required based on the consultant's recommendation of option 1 on the development.

CM

12.10 Proposed development on Portion 2 of Farm Potteberg Estate No 51, S38(4)-NID

Case No: 22100710CM1011E

Ms Cecilene Muller introduced the item.

DISCUSSION

- There is no reason to believe that heritage resources will be impacted in either;
- Development Area A: Proposed new stables, stone cottages etc.
- Development Area B: Proposed new Boathouse and Villa.

DECISION

The Committee resolved that no further studies are required.

CM

12.11 Proposed redevelopment of the site on Erven 4339, RE of 4347, RE of 9745 and 117665, St. Georges Street and Strand Street, Cape Town, S38(4)-NID

Case No: 22091207CN1010E

Ms Corne Nortje introduced the item.

DISCUSSION

- Graded IIIA
- There is reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved to require an HIA which complies with S38 (3) of the NHRA, and which includes the following specialist studies;

1. Townscape and streetscape assessment
2. Visual Impact Assessment

CN

**12.12 Proposed repairs and maintenance on RE of Erf 1227, Upper Orange Street, Gardens, S27-R&M
Case No: 22071811CN1010E**

INCOMPLETE APPLICATION

Streetscape images, CoCT and CIBRA comments required.

CN

**12.13 Site Development Plan Amendment on RE of Erf 9209, 26 Optenhorst Street, Paarl, S38(8), HIA
Case No: 16081003AS0524M**

Ms Corne Nortje introduced the item.

DISCUSSION

- In 2017, HWC supported an HIA for the proposed rezoning of the farm and a Site Development Plan for a retail centre, offices and residential development submitted in terms of a section 38(8) of the NHRA. The DEA&DP subsequently approved the development in terms of NEMA and the Drakenstein Municipality approved the rezoning.
- New investors came on board the development and have made minor changes to the SDP.
- The proposed development entails a retail shopping centre to be located in a semi-rural/urban landscape. To lessen the impact on the scenic routes of Main Road and Optenhorst Road, tree planting is proposed along these routes as well as planting of vines. The planting of vegetation mitigates any possible negative impact on heritage resources in the area.
- The case officer recommends the revised SDP for approval due to the changes that reflect a reduction of the GLA and parking spaces which makes for a more compact development not impacting heritage resources negatively.

FINAL COMMENT

The HOMs Committee resolved to endorse the revised Site Development Plan numbered SDP_00_000 – Rev 2, SDP_00_010, SDP_00_011 – Rev 5, SDP_10_000, SDP_10_001 – Rev 11, SDP_10_100 – Rev 7, SDP_13_001 – Rev 3, SDP_14_001 – Rev 2 prepared by SVA, dated 28 August 2022 and 29 October 2021.

CN

**12.14 Proposed additions and alterations on Erf 117, Church Street, Laaiplek, S34-A&A
Case No: 22092309KB1010E**

INCOMPLETE APPLICATION

Internal images required.

KB

**12.15 Proposed additions and alterations on Erf 235 & 237, 1-3 Carstens Street, Tamboerskloof, S34-A&A
Case No: 22100709KB1010E**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Minor work application
- Graded IIIB
- 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 on heritage resources.

KB

**12.16 Proposed additions and alterations on Erf 472, 11A Church Street, Prince Albert, S34-A&A
Case No: 22100702KB1010E**

INCOMPLETE APPLICATION

Internal images required.

KB

**12.17 Proposed additions and alterations on Erf 478, 13 Venus Street, Matroosfontein, S34-A&A
Case No: 22091901KB1010E**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Ungraded
- Outside HPO
- CoCT supports the proposal.

DECISION

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

KB

**12.18 Proposed additions and alterations on Erf 58999, 137 Taronga Road, Crawford, S34-A&A
Case No: 22101103KB1011E**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- 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.

KB

**12.19 Proposed additions and alterations on Erf 1068, Simon's Town Library, Simon's Town, S34-A&A
Case No: 22042001MS1011E**

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Graded IIIA
- Inside HPO
- Simons Town Historical Society supports the proposal.
- The matter was held at BELCom 25 March 2022.

DECISION

The Committee resolved to approve the proposal subject to the heritage consultant's recommendations outlined on Page 25 of the Heritage Report dated 11 March 2015 prepared by Rennie Scurr Ardendorff.

MS

12.20 Proposed additions and alterations on Erf 44812, House Watermeyer, Rondebosch, S34-A&A Case No: 22100501MS1011E

INCOMPLETE APPLICATION

New application form and plans depicting what work is completed and what must still be completed required.

MS

12.21 Proposed additions and alterations on Erf 989, Unit 3, 35 Virginia Avenue, Vredehoek, S34-A&A Case No: HWC2101102MS1011

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Graded IIIB
- Outside HPO
- CoCT has no objections
- CIRBA does not support the proposal.
- GVAG has no objections.
- Case officer to conduct a site inspection.

HELD OVER:

Referred to HOMs on 24 October 2022. All parties to be invited.

MS

12.22 Proposed minor works on Erven 187-RE, 188 & 173716-RE, Waterfront, S34-Minor Works Case No: 22100707MS1007E

Ms Muneerah Solomon introduced the item.

Mr Imtiaz Mohammed observed the item.

DISCUSSION

- Minor works application
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- CIBRA supports the proposal.

DECISION

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

MS

**12.23 Proposed additions and alterations on Erf 1399, 11 Smuts Avenue, Briza, Somerset West, S34-A&A
Case No: 22100603RG1010E**

Mr Robin George introduced the item.

DISCUSSION

- Graded Not Conservation Worthy
- Outside Heritage Protection Overlay Zone
- City of Cape Town supports the proposal
- 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

**12.24 Proposed additions and alterations on Erf 2519, 28 Marsh Street, Mossel Bay, S34-A&A
Case No: 22091604RG1011E**

INCOMPLETE APPLICATION:

Proof of payment with reference number 22091604, internal, streetscape images, Mossel Bay Municipality comments, Simon van de Stel and Heritage Mossel Bay comment required.

RG

12.25 Proposed additions and alterations on Erf 3393, 24 C Louise Leipoldt Street, Street, Goodwood, S34-A&A

Case No: 22100701RG1010E

Mr Robin George introduced the item.

DISCUSSION

- Graded Not Conservation Worthy
- Outside Heritage Protection Overlay Zone
- City of Cape Town supports the proposal

DECISION

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

RG

**12.26 Proposed additions and alterations on Erf 443, 32 Arixoma Road, Thornton, S34-A&A
Case No: 22071502RG1010E**

Mr Robin George introduced the item.

DISCUSSION

- Graded Not Conservation Worthy
- Outside Heritage Protection Overlay Zone
- City of City Town supports the proposal

DECISION

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

RG

**12.27 Proposed development of Heuningberg Estate on Erven 6952 and 6954, Bredasdorp, S38(8)-HIA
Case No: 21033007SB0331E**

Ms Stephanie Barnardt-Delport introduced the item.

Ms Jenna Lavin was present and took part in the discussion.

DISCUSSION

- The proposed development for mixed-use development
- Proposed development is south of Bredasdorp
- There are no significant structures, archaeological or palaeontological heritage resources have been identified within the project footprint.
- The report noted that cultural landscape significance as a gateway into the town of Bredasdorp, grade IIIC.
- The committee noted that Masterplan Layout (Figure 7.1).
- The consultation period has concluded, and no objection was received.

FINAL COMMENT

The HOMs Committee resolved to endorse the HIA prepared CTS Heritage dated August 2022 as meeting the requirements of section 38 (3) and support the recommendations of the HIA on page 53 to 54 along with the recommendations as follows:

- The preferred Masterplan Layout (Figure 7.1) is preferred from a heritage perspective
- A 100m setback from the intersection of the R319 and the secondary road is proposed to mitigate the negative impact to this gateway node. It is recommended that this area be appropriately landscaped to ensure adequate placemaking of this gateway area.
- An appropriately landscaped 30m setback is proposed along the R319 to ensure that negative impact to the scenic route is mitigated, and to mark the transition from the rural agricultural context into the more urban context of Bredasdorp
- The existing access roads through the development area are maintained and enhanced in the proposed development layout.
- It is recommended that the Guidelines attached as Appendix 1 be adhered to.
- The recommendations included in Chapter 6 of the VIA (Appendix 6) must be implemented including the request for detailed landscaping plans at the SDP Precinct Stage, with specific focus on the detailed landscaping buffers along the R319 in the SDP for the Phase 1 Precinct
- Should any buried archaeological heritage resources or human remains be uncovered during the course of development, work must cease and HWC must be contacted immediately regarding an appropriate way forward.

SB

**12.28 Proposed additions and alterations on Erf 1190, 10 Drosty Street, Swellendam, S34-A&A
Case No: 22091403TZ1011E**

Mr Thando Zingange introduced the item.

DISCUSSION

- HOMs graded IIIC
- Swellendam Municipality supports the proposal.
- Swellendam Heritage Foundation supports the proposal.

DECISION

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

**12.29 Proposed additions and alterations on Erf 20255,19 Shaddock Street, Brooklyn, S34-A&A
Case No: 22100704TZ1007E**

Mr Thando Zingange introduced the item.

DISCUSSION

- 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.

TZ

**12.30 Proposed additions and alterations on Erf 296, 14th Avenue, Bellville, S34-A&A
Case No: 22100605TZ1007E**

INCOMPLETE APPLICATION

CoCT comment and colored up plans required.

TZ

**12.31 Proposed additions and alterations on Erf 56903, Highwick Avenue, Claremont, S34-A&A
Case No: 22100706TZ1007E**

Mr Thando Zingange introduced the item.

DISCUSSION

- Graded IIIC
- CoCT supports the proposal.
- Upper Claremont 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.

TZ

**12.32 Proposed additions and alterations on Erf 60434, 15 Pinehurst Road, Kenwyn, S34-A&A
Case No: 22100703TZ1007E**

Mr Thando Zingange introduced the item.

DISCUSSION

- 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.

TZ

**12.33 Proposed additions and alterations on Erf 88912, 6 Winkle Way, Clovelly, S34-A&A
Case No: 22100403TZ1007E**

Mr Thando Zingange introduced the item.

DISCUSSION

- 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.

TZ

12.34 Proposed additions and alterations on Erf 29102, Paarl (Groot Parys), S34-A&A

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Werf is graded PHS
- Cellar graded is graded IIIB
- Homestead is graded IIIC
- Excavated cellar is graded IIIC
- Paarl300 supports the proposal.
- DHF had no objections.

DECISION

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

MS

13. OTHER MATTERS

14. ADOPTION OF RESOLUTIONS AND DECISIONS

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

15 CLOSURE: 13:30

16 DATE OF NEXT MEETING: 24 October 2022

Chairperson.....

Secretariat: