

**APPROVED MINUTES OF THE MEETING OF  
HERITAGE WESTERN CAPE,  
HERITAGE OFFICERS MEETING**  
**Held on Monday, 31 October 2022 via Microsoft Teams at 8:30**



**1. OPENING AND WELCOME**

The Chairperson, Ms Colette Scheermeyer officially opened the meeting at 8:30 and welcomed everyone present.

**2. ATTENDANCE**

**Members of Committee**

Ms Colette Scheermeyer (CS) (Chairperson)  
Ms Cecilene Muller (CM) (Senior 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 Nosiphiwo Tafeni (NT) (Admin)  
Ms Zikhona Signoya (ZS) (Admin Assistant)

**Legal Advisor**

Ms Penelope Meyer

**Visitors**

Ms Berta Hayes  
Ms Patricia Botha  
Ms Claire Abrahamse  
Mr Andre Vercuil  
Ms Lisa Ellis  
Ms Yongens  
Ms Sharp

**Observers**

**3 Apologies**

Ms Aneeqah Brown (AB)

**Absent**

None

**4. Approval of Agenda**

- 4.1 31 October 2022. The Committee resolved to approve the agenda with minor edits and Additions. RG moves to adopt the agenda and KB seconds.

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

- 5.1.1 17 October 2022. The Committee resolved to approve the minutes approve with minor edits. .MS moves to adopt the approval of the minutes and SN seconds.
- 5.1.2 24 October 2022. The Committee resolved to approve the minutes approve with minor edits KB moves to adopt the approval of the minutes and CH 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**

- 8.3.1 Saint Helena Bay 26 October 2022  
Introduced by Natalie Kendrick (report by Cecilene Muller)

- 8.3.2 Union Castle 27 October 2022  
Report by Penelope Meyer

**8.4 Preparation for the upcoming Committee meetings**

APM\_2 November 2022 is Canceled

**8.5 Interim and Close out Reports**

**8.5.1 Incomplete Applications**

**9. Administrative Matters**

- 9.1 Work from Home

**10. Discussion of the agenda**

**MATTERS TO BE DISCUSSED**

**11. MATTERS ARISING**

**11.1 Proposed additions and alterations on Erf 537, 41 Gilmour Road, Tamboerskloof, S34-A&A  
Case No: 19060705TZ0607E**

Mr Thando Zingange introduced the item.

**DISCUSSION**

- Information received on 25 October 2022.
- Graded NCW
- Inside HPO
- CoCT supports the proposal.
- City Bowl Ratepayers Association supports the proposal.

**DECISION**

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

**TZ**

**11.2 Proposed Masterplan Revision on REM of PTN 12 Farm 653, Vergenoegd Low Estate, 1 Vergenoegd Road, Faure, Stellenbosch Wine Route, Somerset West  
Case No: 16012507WD0201M**

Ms Sneha Jhupsee introduced the item.

**DISCUSSION**

- The master plan revision was received 11 October 2022 as amended from the previously approved plan.
- The revision is for the position of the ceremonial building as previously approved within the NEMA process.
- HOMs of the opinion the revision is a minor in nature and does not impact negatively on the heritage significance of the property.

**COMMENT**

The Committee endorses the revision of the master plan dated September 2022 prepared by Urban Concepts as meeting previous S38 requirements.

**SJ**

**11.3 Proposed additions and alterations on Erf 968, 78 Andries Pretorius Street, Somerset West, S34-A&A  
Case No: 22091307RG0914E**

Mr Robin George introduced the item.

**DISCUSSION**

- Information received 26 October 2022
- The site is graded Not Conservation Worthy
- The site falls outside a Heritage Protection Overlay Zone
- City of Cape Town supports the proposal
- Helderberg Renaissance Foundation supports the proposal

**DECISION**

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

**RG**

**11.4 Proposed total demolition on Erf 1005, 9 McFarlane Street, Hermanus, S34-Total Demolition  
Case No: HWC22100712MS1017**

Ms Muneerah Solomon introduced the item.

**DISCUSSION**

- The information (completed application form) was received on 26 October 2022
- The site is ungraded.
- The site falls outside the HPOZ
- Overstrand Heritage and Aesthetics Committee opposed the total demolition and would prefer adaptive reuse of the building.
- Referred to BELCom for their expertise.

**HELD OVER:**

The matter has been referred to BELCom on 10 November 2022.

**MS**

**11.5 Proposed additions and alterations on Erf 45656, 2 Erin Road, Rondebosch, S34-A&A  
Case no: 22090703MS0919E**

Ms Muneerah Solomon introduced the item.

**DISCUSSION**

- The information (Previous permit and plans and internal and streetscape photos) was received 26 October 2022.
- The site is graded NCW
- The site falls outside the HPOZ
- The applicant submitted an outdated comment from Rondebosch Community Improvement District however, the conservation body comment is not required.
- The Committee notes that work has been completed.

**DECISION**

The HOMs committee cannot condone illegal work. A S51 letter to be issued.

**MS**

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

Ms Khanyisile Bonile introduced the item.

**DISCUSSION**

- The information was received October 2022.
- The site is graded IIIA
- The Prince Albert Municipality support the proposal.
- Prince Albert Cultural Foundation supports the proposal.

**DECISION**

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

**KB**

**11.7 Proposed additions and alterations on Erf 66979, 9 Lonsdale Road, Wynberg, S27-A&A  
Case No: 22092801KB0928E**

Ms Khanyisile Bonile introduced the item.

**DISCUSSION**

- The information was received 25 October
- The site is graded PHS
- The site falls inside the HPOz
- Wynberg Residence and Ratepayers Association supports the proposal.
- CoCT supports the proposal.

**INCOMPLETE APPLICATION**

Old Wynberg Village comments required. In addition, HOMs request clarity on notes made on the plan referring to external joinery, i.e. timber windows and door it needs to be made clearer if work will impact these elements.

**KB**

**11.8 Proposed additions and alterations on Erf 96742, 126 Campground Road, Newlands, S34-A&A,  
Case No: HWC22101403KB1014**

Ms Khanyisile Bonile introduced the item.

**DISCUSSION**

- Information received October 2022
- The site is graded IIIB
- The site falls outside the HPOz
- CoCT supports the proposal
- Greater Lynfraye Civic Association supports the proposal.

**DECISION**

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

**KB**

**11.9 Proposed additions and alterations on Erf 571, 17 Sydney Street, Greenpoint, S34-A&A  
Case No: 22020807CN0210E**

Ms Corne Nortje introduced the item.

**DISCUSSION**

- Additional information received on 25 October 2022
- The site is graded IIIB
- The site falls inside the HPOz
- CoCT did not comment within the 30-day commenting period
- Green Point Ratepayers and Residence Association support the proposal.
- It appears work has started on site
- The case officer noted work undertaken at 19 Sydney Street does not have a permit form HWC. The matter is to be investigated.

**FURTHER REQUIREMENTS**

The applicant to detail illegal work undertaken on the building plan and to indicate work still to be done.

**11.10 Proposed additions and alterations on Erf 125833, 2 Van der Stel Avenue, Brooklyn, S34-A&A  
Case No: HWC22072617CN1012**

Ms Corne Nortje introduced the item.

**DISCUSSION**

- Information received 26 October 2022
- The site is graded potential IIIC
- The site falls outside HPOz
- CoCT does not support illegal work.
- The illegal work does not impact the heritage resource.
- HOMs is of the opinion the grading of potential IIIC should be Not Conservation Worthy.

**DECISION**

The HOMs committee cannot condone illegal work. A S51 letter to be issued

CN

**11.11 Proposed additions and alterations on Erf 286, Section 4, Oliver Court, Sea Point. S34-A&A  
Case No: HWC22101404TZ**

Mr Thando Zingange introduced the item.

**DISCUSSION**

- Information received 26 October 2022.
- The site is graded IIIC
- The site falls outside the HPOz
- Sea Point Fresnaye and Bantry Residence and Ratepayers Association noted that work has been completed.
- CoCT supports the proposal.
- The illegal work does not impact negatively on the heritage resource.

**DECISION**

The HOMs committee cannot condone illegal work. A S51 letter to be issued

TZ

**11.12 Proposed construction of Oceana 10MW PV Facility, Ptn 4 Farm 6 (Duyker Eiland) Stompneus Bay, St Helena Bay, S38-HIA revision  
Case No.: 21110805AM1119E**

Ms Ayanda Mdludlu introduced the item.

**DISCUSSION**

- Information received October 2022 (previous HIA received June 2022).
- Under previous review by HOMs the committee noted the public participation process was still to be concluded and a revised final HIA would be submitted to HWC.

**DECISION**

The Committee endorses the HIA meeting the requirements of S38(3) of the NHRA and supports the recommendations of the reports on pg 49 &50.

AM

## 12. NEW MATTERS

### 12.1 Proposed additions and alterations on Erf 12 & 18, 1 Berg Street, Harlem, S27-A&A (Minor Works) Case No: 22082602TZ1006

Mr Thando Zingange introduced the item.

#### DISCUSSION

- The site is graded a PHS
- The application is a minor works application for maintenance and repair of the Church building.

#### DECISION

The Committee approve the application on condition that;

1. Work be monitored by an a suitably qualified Architect with heritage expertise.
2. A close out report to be submitted within 30 days of practical completion of the work.

TZ

### 12.2 Proposed additions and alterations on Erf 518, 3 Central Drive, Camps Bay, S34- A&A Case No: HWC22102405TZ1024

#### INCOMPLETE APPLICATION

All photographs (internal, external and street scape photographs) and building plans required.

TZ

### 12.3 Proposed additions and alterations on Erf 582, 127 Park Street, Greyton, S34-A&A Case No: 22100509TZ1006

Mr Thando Zingange introduced the item.

#### DISCUSSION

- Graded IIIC
- The site falls inside HPO
- Theewaterskloof Municipality to comment after HWC
- Greyton Conservation Society supports the proposal.

#### DECISION

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

TZ

### 12.4 Proposed additions and alterations on Erf 628, Agapanthus Avenue, Vredehoek, S34-A&A Case No: 22072704TZ1006

Mr Thando Zingange introduced the item.

#### DISCUSSION

- The site is not graded.
- The site falls outside HPOz
- CoCT and Greater Vredehoek supports the proposal.

#### DECISION

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

TZ

**12.5 Proposed additions and alterations on Erf 933 & 934, 3 Jansen Street, Swellendam, S34-A&A  
Case No: 22072502TZ1006**

Mr Thando Zingange introduced the item.

**DISCUSSION**

- The site is not graded.
- HOMs graded the site as a NCW.
- Swellendam Municipality and Swellendam Heritage Group supports the proposal.

**DECISION**

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

TZ

**12.6 Proposed additions and alterations on Erf 960, 57 Mosselbank Street, Paternnoster, S34-A&A  
Case No: 22092814TZ1006E**

Mr Thando Zingange introduced the item.

**INCOMPLETE APPLICATION**

Building plans and internal and external photographs required.

TZ

**12.7 Proposed additions and alterations on Erf 97, 25 Morton Street, Stanford, S31-A&A (Minor Works)  
Case No: 22100511TZ1006**

Mr Thando Zingange introduced the item.

**DISCUSSION**

- HOMs if of the opinion the site is graded IIIC
- The site falls outside the HOPz
- Installation of solar panels.

**DECISION**

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

TZ

**12.8 Proposed additions and alterations on Erf 11716, 20 Rose Street, Paarl, S34-Minor Works  
Case No: HWC22102104SJ1021**

Ms Sneha Jhupsee introduced the item.

**Incomplete application**

Annotated streetscape and internal photographs required.

SJ



**12.9 Proposed additions and alterations on Erf 14108, Doordrift Road, Constantia, S34-A&A**  
**Case No: HWC22101409SJ1019**

Ms Sneha Jhupsee introduced the item.

Ms Sharp was present and took part in the discussion.

**DISCUSSION**

- The site is graded IIIC.
- The site is not within an HPOZ.
- The address of the site was discussed as is to be confirmed with the applicant.

**INCOMPLETE APPLICATION**

Streetscape photos, locality map and corrected building plans showing deviations clearly are required. The full complete application must be submitted to the Barbarossa Residents Group, Constantia Ratepayers and Residence Association and the Friends of the Constantia Greenbelt for comment. I&AP's have 30 days within which to comment. The application can be submitted to HWC once the commenting period has expired.

SJ

**12.10 Proposed additions and alterations on Erf 149294-RE, Old Power Station & Pump House Building, Dock Road, V&A Waterfront, S34-A&A**  
**Case No: HWC22102107SJ1024**

Ms Sneha Jhupsee introduced the item.

**DISCUSSION**

- The site is graded IIIA.
- The site falls outside the HPOZ.
- CoCT supports the proposal.
- Greenpoint Residents and Ratepayers commented that the site falls outside their jurisdiction.

**DECISION**

The matter is referred to BELCom 10 November 2022.

SJ

**12.11 Proposed additions and alterations on Erf 422, 29 Longmarket Street, Stanford, S31-A&A**  
**Case No: HWC22101905SJ1019**

Ms Sneha Jhupsee introduced the item.

**INCOMPLETE APPLICATION**

Annotated streetscape photographs required.

SJ

**12.12 Proposed additions and alterations on Erf 4401, 78 Muel Street, Paarl, S34-A&A**  
**Case No: 22091210SJ1019**

Ms Sneha Jhupsee introduced the item.

**DISCUSSION**

- The site is not graded.
- The site falls inside the Special Character Protected Area Overlay Zone.
- Drakenstein Municipality have no objection.

- Paarl 300 did not support as they cannot comment on work already completed.
- Drakenstein Heritage Foundation would like to be able to comment if there is a wall going up along the boundary and affecting the streetscape.

#### **DECISION**

The HOMS committee cannot condone illegal work. A S51 letter to be issued.

**SJ**

#### **12.13 Proposed additions and alterations on Erf 95765, 2 Roodehek Street, Gardens, S34-A&A Case No: HWC22101914SJ1019**

Ms Sneha Jhupsee introduced the item.

Ms Claire Abrahamse was present and took part in the discussion.

#### **UNDER INVESTIGATION**

Case officer to liaise with administrative support to confirm the completeness of information submitted.

**SJ**

#### **12.14 Proposed additions and alterations on Erven 205, 115, 116, Field House, 205 Queen Street, Belvidere, S34-A&A Case No: HWC22101204SJ1021**

Ms Sneha Jhupsee introduced the item.

Mr Andre Verkuil and Ms Lisa Ellis were present and took part in the discussion.

#### **DISCUSSION**

- The site is graded IIIA.
- The site falls inside the Urban Conservation Area.
- Old Belvidere Conservation Committee supports the proposal.
- Knysna Municipality supports the proposal.
- Knysna Historical Society supports the proposal.
- Simon van der Stel supports the proposal.

#### **DECISION**

The Committee approve the application on condition that;

1. Work be monitored by an a suitably qualified Architect with heritage expertise.
2. A close out report to be submitted within 30 days of practical completion of the work.

**SJ**

#### **12.15 Proposed additions and alterations on Ptn 1 of Farm 413, Manley Wine Lodge, Hunters Retreat Farm, Winterhoek Road, S34-A&A Case No: HWC22102006SJ1021**

Ms Sneha Jhupsee introduced the item.

#### **DISCUSSION**

- Witzenberg Municipality did not comment on the heritage merits of the application.
- Tulbagh Valley Heritage Foundation supports the proposal.

#### **DECISION**

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

**12.16 Proposed additions and alterations on Erf 122402, 9 Robin Court, Bridgetown, Athlone, S34-A&A**  
**Case No: HWC21111505RG1018**

Mr Robin George introduced the item.

**DISCUSSION**

- The site is graded Not Conservation Worthy
- The site falls outside the Heritage Protection Overlay Zone
- City of Cape Town supports the proposal

**DECISION**

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

RG

**12.17 Proposed additions and alterations on Erf 1247, 63 Burg Street, Wellington, S34-A&A**  
**Case No: HWC22100503RG1018**

Mr Robin George introduced the item.

**DISCUSSION**

- The site is graded IIIB
- The site falls inside the Special Character Protected Area Overlay Zone of Wellington
- Drakenstein Municipality had not objection
- Drakenstein Heritage Foundation has no objection

**DECISION**

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

RG

**12.18 Proposed minor works on Erf 480-RE, 7 Moray Place, Oranjezicht, S34-Minor Works**  
**Case No: HWC22100502RG1018**

**INCOMPLETE APPLICATION**

Proof of payment with reference number, minor work application form and SG diagram required.

RG

**12.19 Proposed additions and alterations on Erf 60939, 67 Range Road, Kenwyn, S34-A&A**  
**Case No: HWC22021506RG1018**

Mr Robin George introduced the item.

**DISCUSSION**

- The site is graded Not Conservation Worthy
- It falls outside a Heritage Protection Overlay Zone
- City of Cape Town supports the proposal

**DECISION**

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

RG

**12.20 Proposed additions and alterations on Erf 72976, 113 Stella, Plumstead, S34-A&A**  
**Case No: 22092709RG1006**

Mr Robin George introduced the item.

**DISCUSSION**

- The site is graded Not Conservation Worthy
- It falls outside a 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**

**12.21 Proposed additions and alterations on Erf 71718, 34 Ophir Road, Plumstead, S34-A&A**  
**Case No: HWC22100312RG1006**

Mr Robin George introduced the item.

**DISCUSSION**

- The site is graded Not Conservation Worthy
- It falls outside a 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**

**12.22 Proposed new Vredenburg High School on Erf 1003, Vredenburg, S38(4)-NID**  
**Case No: HWC22101201NK1018**

Ms Natalie Kendrick introduced the item.

**DISCUSSION**

- Proposal is for a new high school, which will be built using mobile steel units
- The site is a vacant site with residential development surrounding it. The site was formerly levelled and used as a sports field.
- There is no impact to the cultural or visual landscape. There is no impact to archaeological resources or historical buildings
- Palaeo sensitivity is none
- The Committee is of the opinion that no heritage resources will be impacted on

**DECISION**

The Committee resolved that no further studies are required.

**NK**

**12.23 Pinelands Primary (Blue School) - 10 Central Square on Erf 1109, Pinelands Blue School, S38(4)-NID**  
**Case No: HWC22102004NK1021**

Ms Natalie Kendrick introduced the item.

**DISCUSSION**

- The proposal is for the consolidation of erven, with no proposed development
- The Committee is of the opinion that no heritage resources will not be impacted on

**DECISION**

The Committee resolved that no further studies are required.

NK

**12.24 Proposed development of a warehouse on Erf 796, De Doorns, S38(4)-NID**  
**Case No: 22100408NK1006**

Ms Natalie Kendrick introduced the item.

**DISCUSSION**

- Proposal is to build a packaging warehouse
- The erf is located in the urban footprint of the town De Doorns, it is vacant and surrounds include a golf course, a high school, sports club and residential development
- There are no built heritage resources on the property
- Palaeo sensitivity is moderate
- No impact to archaeology
- There may be some visual impact however, however the significance is low
- The Committee is of the opinion that no heritage resources will not be impacted on

**DECISION**

The Committee resolved that no further studies are required.

NK

**12.25 Prospecting for heavy minerals on Farm Komkans 141, near Vredendal, S38(8)-NID**  
**Case No: 22030814NK1006**

Ms Natalie Kendrick introduced the item.

**DISCUSSION**

- Proposal is for prospecting which includes drilling 15 reconnaissance holes up to 100m. It will be necessary to install new access roads and to establish a camp for storage and parking
- There area is sensitive for archaeological resources as well as paleontological
- The committee is of the opinion the heritage resource will be impacted.

**DECISION**

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

1. Archaeological Impact Assessment
2. Palaeontological Impact Assessment.

NK

**12.26 Proposed rezoning & consent use on Portion 7 of Farm Jacobus Kraal 554, S38(4)-NID**  
**Case No: HWC22101412NK1018**

Ms Natalie Kendrick introduced the item.

**DISCUSSION**

- Proposal is for rezoning to build a petrol station
- The erf is vacant agricultural and natural veld, and surrounded by agriculture
- It is the entrance to the town Yzerfontein a town established in the 1930's, and is characterised as a fishing and tourist village
- Archaeological sites are on the coastline in Yzerfontien, a request for an AIA was made for the parent erf however the assessment is not on SAHRIS. I don't expect highly significant archaeology to be on the site
- Palaeo sensitivity is high/red
- The greatest impact would be to the visual landscape as the development is quite far out of the town, and it is heavy development on the sparse surrounding landscape

**DECISION**

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

1. Paleontological Impact Assessment
2. Visual Impact Assessment

NK

**12.27 Proposed residential development on Portion 1 of Far 701, Somerset West, S38(8)-NID**  
**Case No: 22100506NK1006**

Ms Natalie Kendrick introduced the item.

**DISCUSSION**

- The proposal is for a housing development on a guest farm
- The site is located on a gentle hill slope on the north-western side of Somerset West and west off the R44 approximately 5,2 km west of Somerset West's town centre.
- The farm is on the urban edge between housing developments and agricultural landscape
- A previous NID was submitted in 2017 with a response of NFS
- The Committee is of the opinion that no heritage resources will not be impacted on.

**DECISION**

The Committee resolved that no further studies are required

NK

**12.28 Proposed additions and alterations on Erf 161552, 9A Foyle Road, Claremont, S34-A&A**  
**Case No: HWC22102102MS1024**

**INCOMPLETE APPLICATION**

Applicant to indicate on the application form if work has started or been completed

MS

**12.29 Proposed additions and alterations on Erf 582, 6 Dysart Road, Greenpoint, S34-A&A**  
**Case No: 22020410MS1021**

**INCOMPLETE APPLICATION**

The case officer noted this is not a new matter as the case was tabled before HOMs on the 15<sup>th</sup> of March 2022. CoCT comments still outstanding.

**MS**

**12.30 Proposed residential development on Erf 6943, Bayvillage, S38(4)-NID**  
**Case No: HWC22040106MS1020**

The Committee noted that the application was previously dealt with.

**12.31 Proposed subdivision and residential development on Erf 6210, Hout Bay, S38(4)-NID**  
**Case No: HWC22102008MS1020**

Ms Muneerah Solomon introduced the item.

**DISCUSSION**

- The site is graded NCW
- The committee is of the opinion that no heritage resources will not be impacted on.

**DECISION**

The Committee resolved that no further studies are required

**MS**

**12.32 Proposed rezoning and subdivision on Erf 8353, Milnerton, S38(4)-NID**  
**Case No: HWC22082512MS1020**

**INCOMPLETE APPLICATION**

Owner's signature required on the application form or POA required.

**MS**

**12.33 Proposed development on Rem 1049, Stellenbosch, S38(4)- NID**  
**Case No: HWC 22100604**

Ms Muneerah Solomon introduced the item.

Ms Berta Hayes and Ms Patricia Botha were present and took part in the discussion.

**DISCUSSION**

- The site falls within a landscape that has been graded IIIB
- Impacts on heritage resources are thus regarded as only moderately significant and confined to the potential visual impact on the lower slopes of the Stellenbosch Mountain.

**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

**MS**

**12.34 Proposed additions and alterations on Erf 10005, 19 Duncan Street, Parow, S34-A&A**  
**Case No: HWC22102106KB1021**

Ms Khanyisile Bonile introduced the item.

**DISCUSSION**

- The site is graded NCW
- The site falls
- CoCT supports the proposal.

**DECISION**

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

**KB**

**12.35 Proposed additions and alterations on Erf 153223, 5 Haig Avenue, Maitland, S34-A&A**  
**Case No: HWC22102007KB1021**

Ms Khanyisile Bonile introduced the item.

**DISCUSSION**

- The site is graded IIIC
- It falls inside the HPOz
- CoCT supports the proposal.

**DECISION**

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

**KB**

**12.36 Proposed additions and alterations on Erf 4915, Corporation Road, Cape Town, S34-A&A (Minor Works)**  
**Case No: 22092312KB1020**

Ms Khanyisile Bonile introduced the item.

**DISCUSSION**

- The site is graded IIIB
- The site falls inside HPOz

**DECISION**

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

**KB**

**12.37 Proposed additions and alterations on Erf 594, 7 Blinkwater Road, Camps Bay, S34-A&A**  
**Case No: HWC22101909KB1021**

**INCOMPLETE APPLICATION**

CoCT ( E&HM) comment and additional contextual photographs required.

**KB**



**12.38 Proposed additions and alterations on Erf 73563, 38 Woodley Road, Plumstead, S34-A&A  
Case No: 22092810KB1021**

Ms Khanyisile Bonile introduced the item.

**DISCUSSION**

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

**DECISION**

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

**KB**

**12.39 Proposed additions and alterations on Erf 116120, 36C Burg Street, Cape Town, Emergency S34-A&A  
Case No: HWC22101910CN1021**

**INCOMPLETE APPLICATION**

Body Corporate resolution, plan or drawing of the proposal, internal photographs, additional external and streetscape photographs. HOMs recommends the case officer to set up a meeting with the applicants to clarify their approach to building maintenance and repair.

**CN**

**12.40 Proposed additions and alterations on Erf 145, 35A van Riebeeck Street, Heidelberg,  
S34-emergency application  
Case No: 21111112CH1020**

Ms Chane Herman introduced the item.

**DISCUSSION**

- The site is not graded.
- Simon van de Stel Foundation supports the proposal.
- Hessequa Municipality supports the proposal.

**DECISION**

The Committee approve the application on condition that;

1. Work be monitored by an a suitably qualified Architect with heritage expertise.
2. A close out report to be submitted within 30 days of practical completion of the work.

**CH**

**12.41 Proposed additions and alterations on Erf 6188, 59 Paarl Street, Vasco Estate, Goodwood, S34-A&A  
Case No: HWC22101408CH1019**

Ms Chane Herman introduced the item.

**DISCUSSION**

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

**DECISION**

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

**12.42 Proposed additions and alterations on Erf 679 and 713, Joubert Park, c/o Pentz and Jan van Riebeeck, Wellington, S34-A&A**  
**Case No: 22100410CH1020**

Ms Chane Herman introduced the item.

**DISCUSSION**

- The site is not graded
- The site falls inside the HPOz
- Drakenstein municipality supports the proposal.
- Drakenstein Heritage Foundation did not support the proposal

**DECISION**

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

CH

**12.43 Proposed total demolition on Erf 680, 5 Blair Road, Camps Bay, S34-Total Demolition**  
**Case No: HWC22101906CH1019**

**INCOMPLETE APPLICATION**

The outstanding comments from CoCT were received on 31 October 2022, however it could not be tabled at the HOMs meeting as the committee still needed to review the full application. Application to be tabled at the next HOMs meeting, 7 November 2022.

CH

**12.44 Proposed additions and alterations on Erf 847, 1 Koch Street, Stellenbosch, S34-A&A**  
**Case No: 22101004CH1024**

**INCOMPLETE APPLICATION**

Stellenbosch Municipality comments required.

CH

**12.45 Proposed additions and alterations on Erf rem 1308, 238 Queens Road, Seaforth, Simons Town S34-minor works**  
**Case No: HWC22102009CH1020**

Ms Chane Herman introduced the item.

Ms Yongens was present and took part in the discussion.

**DISCUSSION**

- The site is graded IIIA
- The site falls inside the HPOz
- CoCT supports the proposal
- Simons Town Historical Society supports the proposal

**DECISION**

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

CH

**12.46 Proposed new lecture theatre on Erf 156096, Bishops Diocesan College, Sandown Road, Rondebosch S38(4)-NID**  
**Case No:** HWC22101912CH1019

Ms Chane Herman introduced the item.

Ms Karen Dugmore-Strom is here as an observer.

**DISCUSSION**

- The site is graded
- The site falls outside the HPOz
- The Committee is of the opinion that no heritage resources will not impacted on.

**DECISION**

The Committee resolved that no further studies are required.

**CH**

**12.47 Proposed urban development on Ptns of Rensburg Estate 137/4, Wolvedens 129/171 and Erf 4293 Greak Brak River, Mossel Bay, S38(8)-HIA**  
**Case No:** 21070601AM0707E

Ms Ayanda Mdludlu introduced the item.

**DISCUSSION**

- The subject sites were approached as 4 land parcels. All parcels are in close proximity to existing residential developments. The Toseplaas Proper parcel has 2 historic structure that are considered dilapidated.
- Enon conglomerates are known to contain sparse abraded bone fragments, silicified fossil wood but in essence, palaeontological materials are not expected in the adjacent metamorphic and sandstone rocks and ultimately will be unaffected by the proposed development. It is stated that should elements of vertebrate and invertebrate fossils occur from the Kirkwood Formation, that those finds would be highly important.
- Literature review of reports conducted in the surrounding areas suggested that there were ESA and LSA scatters within disturbed lands and LSA shell middens closer to the coast. All these surveys made mention of dense vegetation being present. The presence of colonial archaeology is considered an unlikelihood. These were deemed to be of low significance.
- No comments of disapproval were received from the public participation consultation. Any human remains found to reported immediately and for the HWC Chance Finds Procedure to be implemented.

**DECISION**

The committee endorses the HIA as meeting the requirements of S38(3) of the NHRA and supports the recommendations of the reports on pg .20.

**AM**

**12.48 Proposed rezoning and subdivision on Erf 1237, Riebeek Kasteel, S38(4)-NID**

**Case No:** HWC22101913AM1019

Ms Ayanda Mdludlu introduced the item.

**DISCUSSION**

- Low palaeosensitivity.
- The site currently exists as a previous wheat farm leaving any significant archaeological materials as a low likelihood.
- The committee is of the opinion that no heritage resources will be impacted on.

**DECISION**

The Committee resolved that no further studies are required.

**AM**

**12.49 Proposed development of four solar facilities and associated grid connections Farm 11, 13, 43, Portion 3 of Farm 45, Ptn 4 Farm 45, Rem Farm 45, Farm46 & Ptn 2 Farm 49, Beaufort West S38(8)-NID**  
**Case No:** HWC22101903AM1019

Ms Ayanda Mdludlu introduced the item.

**DISCUSSION**

- Unmarked LSA graves are likely to be stumbled upon.
- Significant fossils are thought to be present in the wider area but in a sparse manner. The proposed corridor will likely cause impacts.
- Evidence of Khoekhoe occupation may not be abundant, however, most surveys have identified sites. These are associated with LSA rock engravings and some stone walled sites. IIIB is the grading recorded for these finds and as clusters, the construction work is predicted to avoid the finds with ease.

**DECISION**

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

1. Archaeological Impact Assessment
2. Paleontological Impact Assessment

**AM**

**12.50 Farm 11, Farm 13, Portion 4 of Farm 45, Mura Solar 1, Mura Solar 2, Mura Solar 4, Beaufort West, S38(8)-NID**

**Case No:** HWC22101902AM1019

Ms Ayanda Mdludlu introduced the item.

**DISCUSSION**

- Unmarked LSA graves are likely to be stumbled upon.
- Significant fossils are thought to be present in the wider area but in a sparse manner. The proposed corridor will likely cause impacts.
- Evidence of Khoekhoe occupation may not be abundant, however, most surveys have identified sites. These are associated with LSA rock engravings and some stone walled sites. IIIB is the grading recorded for these finds and as clusters, the construction work is predicted to avoid the finds with ease.

### **DECISION**

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

1. Archaeological Impact Assessment
2. Paleontological Impact Assessment

**AM**

### **12.51 Proposed housing development and associated facilities on Ganse Vallei 444/38, Plettenberg Bay, S38(8)-NID**

**Case No:** HWC22101907AM1019

Ms Ayanda Mdludlu introduced the item.

### **DISCUSSION**

- The subject site had previously been applied for under the proposal for a hotel development that never followed through. A HIA was requested in 2009 with included reference to an archaeological impact assessment.
- The Committee thought it necessary to request a HIA with an AIA due to the heritage resources identified in the previous assessment so that procedure can allow for the implementation of mitigations necessary to protect all the potentially present heritage resources.

### **DECISION**

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

1. Archaeological Impact Assessment

**AM**

### **12.52 Portion 5 of Farm 101, off Mamre Road, S38(8)-NID**

**Case No:** HWC22101904AM1019

Ms Ayanda Mdludlu introduced the item.

### **DISCUSSION**

- The Battle of Blouberg site is identified as being far away from the subject site.
- Low palaeosensitivity.
- No archaeological materials were seen during a field assessment. Building ruins are deemed not older than 60 years.
- The Committee is of the opinion that no heritage resources will be impacted on.

### **DECISION**

The Committee resolved that no further studies are required.

**AM**

### **12.53 Proposed grid connection on Schietkuil 3 Rem -EGI, S38(8)-NID**

**Case No:** HWC22102005AM1020

Ms Ayanda Mdludlu introduced the item.

### **DISCUSSION**

- Visual impacts are expected.
- Very high palaeosensitivity.
- There is a possibility that significant fossils could be disturbed during excavations on the site.

- Widespread archaeological materials are known to be present in the Karoo, though in low densities. No significant direct impacts to archaeological materials are likely from the PV facilities because of the expected low density of such sites, however, the associated infrastructure may pose a threat.

#### **DECISION**

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

1. Archaeological Impact Assessment
2. Paleontological Impact Assessment
3. Visual Impact Assessment

**AM**

#### **12.54 Schietkuil 3REM-PV1, S38(8)-NID**

**Case No:** HWC22102001AM1020

Ms Ayanda Mdludlu introduced the item.

#### **DISCUSSION**

- Visual impacts are expected.
- Very high palaeosensitivity.
- There is a possibility that significant fossils could be disturbed during excavations on the site.
- Widespread archaeological materials are known to be present in the Karoo, though in low densities. No significant direct impacts to archaeological materials are likely from the PV facilities because of the expected low density of such sites, however, the associated infrastructure may pose a threat.

#### **DECISION**

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

1. Archaeological Impact Assessment
2. Paleontological Impact Assessment
3. Visual Impact Assessment

**AM**

#### **12.55 Schietkuil 3 Rem -PV2, S38(8)-NID**

**Case No:** HWC22102002AM1020

Ms Ayanda Mdludlu introduced the item.

#### **DISCUSSION**

- Visual impacts are expected.
- Very high palaeosensitivity.
- There is a possibility that significant fossils could be disturbed during excavations on the site.
- Widespread archaeological materials are known to be present in the Karoo, though in low densities. No significant direct impacts to archaeological materials are likely from the PV facilities because of the expected low density of such sites, however, the associated infrastructure may pose a threat.

#### **DECISION**

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

1. Archaeological Impact Assessment
2. Paleontological Impact Assessment
3. Visual Impact Assessment

**12.56 Schietkuil 3 Rem- PV3, S38(8)-NID  
Case No: HWC22102003AM1020**

Ms Ayanda Mdludlu introduced the item.

**DISCUSSION**

- Visual impacts are expected.
- Very high palaeosensitivity.
- There is a possibility that significant fossils could be disturbed during excavations on the site.
- Widespread archaeological materials are known to be present in the Karoo, though in low densities. No significant direct impacts to archaeological materials are likely from the PV facilities because of the expected low density of such sites, however, the associated infrastructure may pose a threat.

**DECISION**

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

1. Archaeological Impact Assessment
2. Paleontological Impact Assessment
3. Visual Impact Assessment

AM

**13. OTHER MATTERS**

**13.1 Rectfication of HOMs email decision**

**Proposed additions and alterations on Farm 959, Formerly Donker Hoek, Simondium,Off the Klapmuts Simondium Road, Paarl, S34-A&A( Minor Works)**

**Case No: 22072503KB0725E**

The details of the application was circulated to the HOMs committee via email on 25 October 2022 for a decision .The HOMs Committee unorniosly supported the minor works application which was approved.

KB

**14. ADOPTION OF RESOLUTIONS AND DECISIONS**

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

**15 CLOSURE: 14:08**

**16 DATE OF NEXT MEETING: 7 November 2022**

**Chairperson.....**

**Secretariat: .....**