

**Approved Decisions of the Meeting of the Impact Assessment Committee (IACOM)
of Heritage Western Cape (HWC) held on the 1st Floor in the Boardroom, Protea
Assurance Building, Greenmarket Square, Cape Town,
at 09H00 on Wednesday, 12 June 2019**

MATTERS TO BE DISCUSSED

11 SECTION 38(2) RESPONSES TO NOTIFICATION OF INTENT TO DEVELOP

11.1 None

12 SECTION 38(4), INTERIM COMMENT

12.1 None

13 SECTION 38(4) RECORD OF DECISION

**13.1 Proposed Redevelopment, Erven 3189, 3200-3203, 192-198 Loop Street, Cape
Town: MA
HM/CAPE TOWN METROPOLITAN/ERVEN 3189, 3200-3203**

Case No: 17111314KR1115M; 16061504KR0728M; 130117ZS11M

INTERIM COMMENT:

The Committee awaits the submission of the updated HIA.

HB

**13.2 Proposed Demolition of Farm/Restaurant Buildings, tree Removal and
Development of New Homestead, Stables, Indoor Horse-Riding and Winery on
Erven 9795 & 3025, Constantia Uitsig: MA
HM/CAPE TOWN METROPOLITAN/CONSTANTIA/CONSTANTIA UITSIG/ERVEN
9795 & 3025**

Case No: 14102165AS1029M

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection (CSn, MM, MS, SM and DS).

AS

**13.3 Proposed Demolition of existing Buildings & Development of an Apartment
Building at Erven 332, Re-335 & 336, Braemar Road, Green Point: MA
HM/CAPE TOWN METROPOLITAN/ GREEN POINT/ ERVEN 332, RE-335 & 336**

Case No: 18032809ZK0510E

RECORD OF DECISION:

The Committee endorsed the HIA as having met the requirements of s38 (3) of the NHRA.

The demolition of the existing buildings and associated structures located on Erven 332/Re, 335 & 336 Green Point Cape Town, and the proposed new development are approved, on condition that:

- a) The initial earthworks for the proposed development on the site are monitored by archaeological monitoring of the site until it can be determined that all remaining deposits are in fact disturbed, and if not, until such time that bedrock is recognized.
- b) Final drawings are to be substantially in accordance and not exceed the height or envelope of the building as tabled as presented in Annexure 5 of the submission documents, (HWC 2nd submission. HIA Addendum Report, 25th April 2019):
BBB Architects drawings numbers: CA.00.100 C2 REV A, CA.01.100 C2 REV A, CA.02.080 C2 REV A, CA.00.090 C2 REV A, CA.02.100 C2 REV A, CA.02.101 C2 REV A, CA.02.102 C2 REV A, CA.02.103 C2 REV A, CA.02.104 C2 REV A, CA.02.105 C2 REV A, CA.02.110 C2 REV A, CA.03.100 C2 REV A, CA.03.101 C2 REV A, CA.04.100 C2 REV A, CA.03.110 C2 REV A.

HB

**13.4 Proposed Consolidation of Erven 3370, 3381 & 3382, 16, 18 & 20 Main Road, Paarl: MA
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERVEN 3370, 3381 & 3382**

Case No: 16110809KR1116E

COMMENT:

The Committee cannot endorse the drawings as submitted (drawing no: P3416/C/201, P3416/C/202, P3416/C/203, P3416/C/204, P3416/C/301, P3416/C/302, P3416/C/303, P3416/C/304, P3416/C/305 and P3416/C/306), as the concerns raised previously by the Committee have not been addressed, and the condition imposed by the Committee has not been met.

AS

**13.5 Proposed Mixed-Use Development on Rem of Erven 11122-1128, Albert Road, Woodstock: NM
HM/WOODSTOCK/ERVEN 11122-11127**

Case No: 19052102AS0522M

INTERIM COMMENT:

The development is not supported in its current form and the HIA does not yet meet the requirements of s38(3) of the NHRA.

The Committee will await the submission of an updated HIA and/or development proposal which must address the concerns raised above and include further interaction with the identified I&APs who had commented on the HIA currently before the Committee.

AS

**13.6 Proposed Calcutta Bos Cemetery Expansion and Memorial Park on Farm Calcutta 29, Stellenbosch: NM
HM/STELLENBOSCH/FARM CALCUTTA 29**

Case No: 18111404AS0417

DISCUSSION:

Amongst other things, the following was discussed:

- The Committee noted that the item was withdrawn from the agenda as the HOMs had taken a decision in respect of the application.

AS

**13.7 Proposed Residential Redevelopment on Erf 148055, between Oxford and Tennant Street, Kenilworth: NM
HM/WYNBERG/ERF 148055**

Case No: 15120915AS1214M

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection (DS, SM, MS, MM).

AS

**13.8 Proposed Development and Consolidation of Erven 28900-28902,1, 3 and 5 Strubens Road, Mowbray: NM
HM/ MOWBRAY / ERVEN 28900, 28901 & 28902**

Case No: 18061903ZK0620E

FUTHER REQUIREMENTS

The Committee resolved to undertake a site inspection (DS, SM, MS, MM and GT).

SB

**13.9 Proposed Tourist Facility on Portion 1 of Farm Simonsvlei 791, Paarl: NM
HM/PAARL/FARM SIMONSVLEI 791**

Case No: 18120612AS1220M

RECORD OF DECISION:

The Committee endorses the HIA as having met the requirements of s.38 (3) of the NHRA.

The Committee supports the development subject to the following conditions:

1. The new windows inserted on the existing veranda of the Cape Revival homestead shall be frameless glass and where applicable, behind the existing columns.
2. The new dwellings and guest cottages shall not have a diagonal layout, but orthogonal, reinforcing the traditional rectilinear pattern of the farmstead.
3. The new dwellings and guest cottages shall be plastered and painted. The use of stone cladding is not supported.
4. Prior to Building Plan Submission to the Municipality, a final site development plan, landscape plan and elevations which reflect the consultant recommendations

and address the concerns raised by Committee must be submitted to HWC for endorsement.

AS

14 SECTION 38(8) NEMA RESPONSES TO NOTIFICATION OF INTENT TO DEVELOP

14.1 None

15 SECTION 38(8) NEMA INTERIM COMMENTS

**15.1 Proposed Boulder Wind Farm, West Coast District Municipality, Western Cape:
NM
HM/ VREDENBERG/ SALDANHA**

Case No: 18022002SB0314E

INTERIM COMMENT:

The Committee will await the updated submission for Final Comment.

SB

16 SECTION 38(8) NEMA FINAL COMMENTS ON ENVIRONMENTAL IMPACT ASSESSMENT

**16.1 Proposed Subdivision for Prospective Residential Units on Erf 177476, Main Road, St. James: MA
HM/ST JAMES/ERF 177476**

Case No: 17090415AS0914M

INTERIM COMMENT:

The Committee deemed both the HIA and VIA to be inaccurate, and has not properly assessed the impact of the development on heritage resources. The HIA does not comply with the provisions of s38(3) of the NHR Act, and both the HIA and VIA must be updated and revised to address the concerns raised by the Committee, and to accurately show the proposed development on the proposed subdivided portions within its context.

AS

**16.2 Proposed Residential Development on Portion 1 of Farm Johannesburg 1202, Pniel: NM
HM/STELLENBOSCH/FARM JOHANNESDAL 1202**

Case No: 14082003AS0826M

INTERIM COMMENT

The Committee cannot at this stage endorse the HIA as having met the requirements of s38 (3) of the Act.

The proposed development as submitted is not supported by the Committee, and the Committee awaits the submission of a revised proposal and HIA, (which must consider alternatives), to be submitted to HWC.

AS

**16.3 Proposed residential village on Farm Esperant, Erf 4722, Blouvillei, Wellington: MA
HM/WELLINGTON/ERF 4722**

Case No: 17080109ZK0122M

FURTHER REQUIREMENTS

For the reasons as set out above, the Committee does not support the development proposal in its current form.

The Committee endorses (a) the identification and mapping of heritage resources and (b) the assessment of the significance of the heritage resources contained in the HIA, but for the reasons mentioned above, the report does however not as yet satisfy the requirements of s38(3) of the NHRA.

The Committee will await the revised HIA, prior to providing a Final Comment.

AS

**16.4 Proposed Tooverberg Wind Energy Facility on Remainder & Portion 1 of Farm 244, Witzenberg: MA
HM/WITZENBERG/TOOVERBERG WEF**

Case No: 18102909AS1108M

FINAL COMMENTS:

The Committee recommends that HWC is obligated to appeal the DEA Decision to approve the Proposed Wind Energy Facility, as the decision taken ignores the provisions of s38(8) of the Act, in that the DEA did not ensure that the heritage evaluation fulfils the requirements of Heritage Western Cape in terms of s38(3) of the Act.

AS

**16.5 Proposed Heuningvlei Estate, Retirement Village Estate and Mixed-Use Development, Erf 1148/1, Bredasdorp: MA
HM / BREDASDORP / ERF 1148/1**

Case No: 17070604ZK0818E

It is understood that the application has been withdrawn from DEA&DP, and that development on this site in its current form is no longer proceeded with.

Consideration of the matter is postponed until formal confirmation of the above is received.

SB

**16.6 Proposed Mixed-Use Development on Portion of Farm Schoonspruit 3171,
Malmesbury: NM
HM/MALMESBURY/FARM SCHOONSPRUIT 3171**

Case No: 18050909AS0510M

FUTHER REQUIREMENTS

The Committee resolved to undertake a site inspection (LW, CSn, DS and SM).

AS

**17 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN RESPONSES TO
NOTIFICATION OF INTENT TO DEVELOP**

17.1 None

**18 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN INTERIM
COMMENT**

18.1 None

19 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN FINAL COMMENT

19.1 None

20 SECTION 38(8) OTHER LEGISLATION NOTIFICATION OF INTENT TO DEVELOP

20.1 None

21 SECTION 38(8) OTHER LEGISLATION INTERIM COMMENT

21.1 None

22 SECTION 38(8) OTHER LEGISLATION FINAL COMMENT

22.1 None

23. SECTION 27 PROVINCIAL HERITAGE SITES

23.1 None

24 SECTION 42 HERITAGE AGREEMENT

24.1 None

25. OTHER/ ADVICE

- 25.1 Baseline Heritage Study, Two Rivers Urban Park, Oude Molen Erf 26439 RE Alexandra Erf 24290 RE Valkenburg Erf 26439 RE, Erven 118877,160695, The Observatory Erf 26423-0-1, River Club Erf 151832, Ndabeni Erf 103659-0-2 RE: MA
HM/ CAPE TOWN METROPOLITAN/ OBSERVATORY/ TWO RIVERS URBAN PARK**

Case No: 16071903WD0721M

ADVICE:

That the DTPW continue with the Public Participation as outlined in its letter to HWC, and include any comment or interaction received, and if applicable, resultant development indicators, within an updated Baseline Study.

WD

23.2 Puntjie Conservation Management Plan

The Committee were requested to read through the CMP received, and to provide any comment in discussion to be held at the next meeting. Comments from the IACom will be forwarded to HWC Council for consideration.

26 Adoption of decisions and resolutions