

**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, 13 February 2019**

MATTERS TO BE DISCUSSED

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

11.1 None

12 SECTION 38(1) INTERIM COMMENT

12.1 None

13 SECTION 38(4) RECORD OF DECISION

**13.1 Proposed Lindani Village Development, Portion 1 of Farm 167, Stellenbosch: NM
HM/CAPE WINELANDS/ STELLENBOSCH/ PORTION 1 FARM 167**

Case No: 17050401WD0508M

RECORD OF DECISION:

The Committee endorsed the Heritage Impact Assessment (HIA) as having met the requirements of s.38(3) of the National Heritage Resources Act (NHRA) and resolved that the development as tabled in the HIA, (Figures 12 and 13 tabled on pages 23 and 24 of the Draft Report dated October 2017), may proceed with conditions:

1. The site development layout must be substantially in accordance with the drawings tabled and listed in the HIA.
2. A final Landscape Site Development Plan must be submitted to HWC for endorsement prior to any civil works on site. This can be dealt with by HOMS.
3. If any archaeological material or human burials or human remains are exposed or uncovered during the course of development, then work in the immediate area should be stopped and HWC must be informed.

WD

**13.2 RE of Erf 144264, 1566015 and 17233, Newlands Cricket Ground: MA
HM/ CAPE TOWN METROPOLITAN/NEWLANDS/ RE OF ERF 144264, 166015 AND 172333**

Case No: 14092208GT0825E

ENDORSEMENT:

1. The Committee endorsed the Phase I drawings submitted as being in accordance with previously approved sketch plans, and satisfy the requirement for the tree replacement plan.
2. The Committee recommended that any future phases of this approved development can be dealt with by HOMS.

WD

- 13.3 Proposed Total Demolish of 3 Buildings & Consolidation for the Development of a Four Storey (Lower Ground Parking, 2 Floors & a Floor in the Roof) Erven 31751; Erven 31752; Erven 150019, Rosebank: MA
HM/ CAPE TOWN METROPOLITAN/ROSEBANK/ERVEN 31751; ERVEN 31752; ERVEN 150019**

Case No: 17111605ZK1122E

INTERIM COMMENT:

The Committee is supportive of the direction in which the design development has progressed, and notes that it has responded to most of the previous concerns identified. It is accepted by all parties that further work in respect to the articulation of the building and its response to the townscape of the heritage resource. The Committee awaits the final revised proposal.

SB

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

14.1 None

15 SECTION 38(8) NEMA INTERIM COMMENTS

15.1 None

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

- 16.1 Proposed Residential Development for the Acres, Remainder of Farm 1265, Paarl: MA
HM/PAARL/FARM 1265**

Case No: 1506110GT061E

REVISED FINAL COMMENT:

The Committee endorsed the revised Subdivision Plan (Drawing 2 Rev 1 dated 13/03/2018) and the revised Landscape Site Development Plan (Drawing SAF3144-101 Rev 3 dated 28/11/2018) as being in accordance with the recommendations and requirements of the previously approved HIA.

AS

- 16.2 Proposed Residential Village on Farm Esperant, Erf 4722, Blouvillei, Wellington: NM
HM/WELLINGTON/ERF 4722**

Case No: 17080109ZK0122M

INTERIM COMMENT:

Given the noted and identified heritage significance of the Blouvillei context and cultural landscape, as well as the nature of the application, which includes the rezoning of agricultural land, it is unfortunate that HWC received the application too late to provide the considered comment that would be required for an application as significant as this.

It is further noted that in order to provide the considered comment that this application requires, the IACom would have to undertake an independent and impartial site inspection so as to more fully understand the significance of the site and its surrounds, as well as the potential impact on the identified significant cultural landscape, and to balance this against the findings of the HIA.

Also of relevance, is that the Committee was not provided with any comment or objection received from Interested and Affected Parties. It was only provided with the heritage practitioner's response to comments on the Phase I HIA. Furthermore, it would appear as if insufficient time was provided for public comment on the Final HIA. Since the public consultation process has not been concluded, s38(3)(e) of the NHRA cannot be deemed to have been complied with.

It is therefore recommended that the EAP requests an extension from DEA&DP in order (a) for IACom to conduct a site inspection and (b) for I&APs to have adequate time to comment on the Final HIA. This will enable HWC to consider the application carefully, and in fairness to all parties, provide the considered comment that an application of this nature deserves.

AS

16.3 Proposed 325MW Kudusberg Wind Energy Facility and associated infrastructure, Matjiesfontein and Sutherland, Western Cape: NM HM/ WITZENBERG/KUDUSBERG WEF

Case No: 18071105AS0904E

INTERIM COMMENT:

The HIA does not at this stage comply with the provisions of s.38(3) of the NHRA as the report has not assessed the visual impact of the proposal on the cultural landscape, which has been identified as a significant heritage resource.

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 None

26 Adoption of decisions and resolutions

26.1 The Committee agreed to adopt the decisions and resolutions.