

**Adopted Resolutions and Decisions of the Meeting of the Impact Assessment  
Committee (IACOM)  
of Heritage Western Cape (HWC) held via Microsoft Teams,  
at 09H00 on Wednesday, 9 December 2020**



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**MATTERS DISCUSSED**

**1. SECTION 38(2) RESPONSES TO NOTIFICATION OF INTENT TO DEVELOP (NID)**

**11.1** None

**12 SECTION 38(1), INTERIM COMMENT**

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

Case No: 20110910SB1109E

**FINAL COMMENT:**

With respect to the cellar building, the revised scheme is substantially in accordance with the approved plans and therefore, the impact on heritage resources is the same. Confirmation letter will be issued by HWC. No further heritage studies required with respect to the cellar building.

**SB**

**13 SECTION 38(4) RECORD OF DECISION (ROD)**

**13.1 Proposed redevelopment of Molen Erf 14601, Stellenbosch: NM  
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ERF 14601**

Case No: 20101911KB1020E

**FURTHER REQUIREMENTS:**

Revised proposal to be submitted addressing the concerns with respect to:

1. Block 6 scale, form, relationship and orientation to be informed by particular context
2. Industrial entrance building retention of front portion.
3. Landscape of forecourt to homestead

**KB**

**13.2 Proposed Tourism Development on Farm 956, Donkerhoek, Simondium, Paarl: NM  
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/FARM 956**

Case No: 20030508SB1020E

**FURTHER REQUIREMENTS:**

The adaptive re-use of the farmstead together with the conceptual framework is supported in principle. However certain concerns were noted, and issues raised with respect to detailing of alterations to the historic buildings, insertion of new buildings, landscape elements and landscape treatment. The Committee emphasised the need to retain the unique, nuanced character of the werf in terms of its informality and modesty. Particular attention to be given to the retention of historical layering and the absence of formal landscape elements e.g. werf walling and entrances, which are not supported, as their insertion would enclose and embellish the werf in a manner which is out of character. The proposed treatment of the new buildings must be informed by a carefully considered and convincing heritage management approach as not to distract from the authenticity and modesty of the exiting werf buildings. The interventions to the homestead must be accompanied by the method statement. The above-mentioned requirements must be included in the Phase II HIA and must be accompanied by a landscape plan to be prepared by a landscape architect with relevant heritage experience. Similarly, the architectural interventions must involve the input of an architect with appropriate heritage expertise.

SB

**13.3 Proposed Re Development of the Site on Erf 8019, Sir Lowry Square: MA  
HM/CAPE METROPOLITAN/WOODSTOCK/ERF 8019**

**Case No:** 20091008KB0921E

**RECORD OF DECISION:**

On balance, the heritage concerns previously raised have been sufficiently addressed as far as possible. The Committee therefore resolved to approve the application as compliant with S38(3) of the National Heritage Resources Act (NHRA).

The Committee re-iterated their support for the setback façade option and therefore the relaxation of the street set back.

KB

**13.4 Proposed Re-Development for West Block of Rex Trueform Factory Complex, Erf 175934,  
Victoria Road, Salt River: MA  
HM/SALT RIVER/ERF 175934**

**Case No:** 15011421AS0203M

**RECORD OF DECISION:**

The Committee resolved to endorse the recommendation within the HIA.

Key considerations from the foregoing assessments and studies that will be used to assess the revisions include:

1. The new extension must not introduce visual confusion or clutter or mimic the Modern building at its core.
2. The new extension must be responsive to the old, but clearly new.

3. The architectural expression and elements of the extension must sit comfortably into the ensemble of the 20th century factory complex.
4. The architectural expression and elements of the extension must form a cohesive whole.
5. The extension must define its role as a restrained background building or as a dynamic intervention.
6. The use of curved corners and similar elements borrowed from the Policansky design must be carefully considered to avoid seeming “applied” in mimicry. The overall architectural conceptual approach should provide the framework within which decisions about where to incorporate elements and forms from the Modernist structure (if at all) are made.
7. Consideration could instead be given to referencing more elemental aspects of the existing Modernist structure, rather than mimicry of forms and elements.
8. A subtle Modernist reference in the roof form of the new structure could also assist with scaling.
9. The upper floors above the gabled Cavalla structure currently distract from the “found object” of the building façade and streetscape, and either need to be further visually calmed, or set back.
10. The insertion requires a higher level of architectural resolution than is currently evident, and it cannot solely be thought of as a planning exercise.

The overall response to the design of the new insertion has been to retain the “base” of the building with its encircling ramp, and strip out all other elements and aspects. The two upper levels - the “top” - are treated in glass only, which is also used between the horizontal banding of the “base”.

Curved corners are retained on two corners only: the corner of Factory and Brickfield road, and at the “gasket” between the new insertion and the Cavalla Administration Building (which is physically separated by an approximately 2m gap). Some of the pedestrian ramps are curved at their corners.

The ramps are then tilted across the facade to respond to the changes in floor level, and broken completely in areas where points of access exist - be it car or pedestrian access

The Committee endorsed the requirement for further involvement of I&APs in the memorialization process.

KB

**13.5 Proposed Siting of Employee Housing, Deli and 3 New Dwellings on Jonkersdrift Farm, Housing Development on Jonkersdrift Farm (Farm 1440, 1441, 334/17 & 334/9), Stellenbosch Magisterial District): MA  
HM/CAPE WINELANDS/ STELLENBOSCH/ JONKERSDRIFT FARM 1440,1441, 334/17 & 334/9**

**Case No:** 20041707SB0603E

**FURTHER REQUIREMENTS:**

The Committee resolved to undertake a site inspection, noting that the I&APs should be invited to attend the site inspection.

SB

**13.6 Proposed rearrangement and development of St Cyprian's school: MA  
HM/ST CYPRIANNS SCHOOL**

**Case No:** 20101209KB1120E

**RECORD OF DECISION:**

The Committee resolved to endorse the application as substantially in accordance with the approved plans.

KB

**13.7 Proposed Re-Development and Rezoning of the Site, Portion 9 Farm 653, Port Beaufort Square, Woolshed, Witsand: MA  
HM/HESSEQUA/WITSAND/9/653**

**Case No:** 19090301SB0905E

**RECORD OF DECISION:**

The Committee resolved to approve the application on condition that final building plans are to be submitted to HWC IACom for endorsement.

SB

**13.8 Proposed Business Park on Portion 1 Farm 1279, Paarl: NM  
HM/PAARL/PTN 1 FARM 1279**

**Case No:** 20101209KB1120E

**RECORD OF DECISION:**

The Committee resolved to endorse the heritage impact assessment as having satisfied the requirements of S38(3) of the NHRA. The development may therefore proceed.

KB

**13.9 Proposed Residential Development on Erf 178677, 220A Albert Road & Essex Road, Woodstock: NM  
HM/CAPE METROPOLITAN/WOODSTOCK/ERF 178677**

**Case No:** 2003304JW0318

**RECORD OF DECISION:**

The Committee resolved to endorse the heritage impact assessment and recommendations as meeting the requirements of S38(3) and further endorsed the architectural interpretation as per annexure D presented dated 30 September 2020.as having met the indicators adequately.

KB

**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 132kV Oya Powerline on Portion 2 of the Farm Bakovens Kloof No 152 Remainder of the Farm Bakovens Kloof No 152 Portion 3 of the Farm Baakens Rivier No 155 Remainder of the Farm Baakens Rivier No 155 Portion 1 of the Farm Gats Rivier No 156 Remain: NM HM/ CAPE WINELANDS/ MAATJIESFONTEIN / PORTION 2 OF THE FARM BAKOVENS KLOOF NO 152 REMAINDER OF THE FARM BAKOVENS**

**Case No:** 20103006SB1105E

**FINAL COMMENTS:**

The Committee endorsed the HIA and recommendations as having met the requirements of S38(3) of the NHRA.

SB

**15.2 Proposed Boutique Hotel Development, Franschoek Pass Winery, Farm No 1545 Paarl, Franschoek: NM HM/ CAPE WINELANDS / STELLENBOSCH / FRANSCHHOEK / FARM NO 1545 PAARL**

**Case No:** 20012313AS0225E

**HELD OVER:**

The matter was held over. The applicant is requested to circulate HIA to I&APs for comment.

SB

**15.3 Proposed Vineyard Development on Rem Ptn 10 of Farm 502, Stellenbosch, Cape Winelands: NM HM/ CAPE WINELANDS / STELLENBOSCH / REM PTN 10 OF FARM 502**

**Case No:** 19012505SB0201E

**FINAL COMMENTS:**

The Committee resolved to endorse the HIA and supports the recommendations as having met the requirements of S38(3) of the NHRA.

SB

**15.4 Proposed Development of three 175 MW Solar Photovoltaic (PV) Facilities (Grootfontein PV 1 - PV 3): NM  
HM/ BREEDE VALLEY / TOUWSRIVIER / GROOTFONTEIN PV 1 - PV 3**

**Case No:** 20081908SB0821E

**FINAL COMMENTS:**

The Committee resolved to endorse the heritage impact assessment and recommendation as meeting with requirements of S38(3) of the NHRA.

**SB**

**15.5 Proposed Development of Four 175 MW Solar Photovoltaic (PV) Facilities (Hoek Doornen PV 1 - PV 4) and associated Electrical Grid Infrastructure, near Touws River: NM  
HM/ BREEDE VALLEY / TOUWSRIVIER / HOEK DOORNEN PV 1 - PV 4**

**Case No:** 20081909SB0825E

**FINAL COMMENTS:**

The Committee resolved to endorse the heritage impact assessment and recommendation as meeting with requirements of S38(3) of the NHRA.

**SB**

**15.6 Proposed Development of two 175 MW Solar Photovoltaic (PV) Facilities (Witte Wall PV 1 & PV 2) and associated Electrical Grid Infrastructure, near Touws River: NM  
HM /BREEDE VALLEY/ TOUWSRIVIER / (WITTE WALL PV 1 & PV 2)**

**Case No:** 20081910SB0825E

**FINAL COMMENTS:**

The Committee resolved to endorse the heritage impact assessment and recommendation as meeting with requirements of S38(3) of the NHRA.

**SB**

**15.7 Proposed Emoyeni Wind Energy Facilities: NM  
HM/CENTRAL KAROO/MURRARYSBURG/UMSINDE EMOYENI WEF**

**Case No:** 14120410GT0119E

**FINAL COMMENTS:**

The Committee resolved to endorse the EA amendment report and recommendations on condition that a pre-construction walk down is conducted by professional archaeologist; all rock engravings potentially disturbed by the development are identified, recorded and cataloged and that a work plan is produced as part of EMPR and submitted to HWC.

**SB**

**15.8 Proposed Nautica Development on Erf 1942, Beach Road, Mouille Point, Cape Town: NM  
HM/ CAPE TOWN METROPOLITAN/ MOUILLE POINT/ ERF 1942**

**Case No:** 20032622SB0615E

**FURTHER REQUIREMENTS:**

The Committee resolved to undertake a site inspection.

SB

**15.9 Proposed Mixed Residential Development on Erven 252 & 298 Raithby: NM  
CAPE WINELANDS/ DRAKENSTEIN/ STELLENBOSCH/ RAITHBY/ ERVEN 252 & 298**

**Case No:** 17110208WD1103E

**HELD OVER:**

The item has been removed from the agenda, the case officer will be in further communication with the parties.

SB

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

**16.1 Proposed Redevelopment of Site, Remainder 4722, Blouvillei, Wellington: MA  
HM/CAPE WINELANDS/DRAKENSTEIN/WELLINGTON/REMAINDER FARM 4722**

**Case No:** 17080109ZK0122M

**HELD OVER:**

The matter was withdrawn from the agenda.

TZ

**16.2 Proposed Mixed Use Urban Node Re 1/697, Farm 1/1113, Ptn of Erf Re 353, Erf 1449 and 1450,  
De Hoop Farm, Malmesbury: MA  
HM/SWARTLAND/MALMESBURY/ RE OF PTN 1 OF FARM 697, PORTION 1 OF FARM 113, RE OF  
FARM 1113, RE OF FRAM 301, RE OF FARM 353**

**Case No:** 19110103SB1106E

**FURTHERE REQUIREMENTS:**

The Committee resolved to undertake a site inspection to determine whether S38(3) of the NHRA has been satisfied.

SB

**16.3 Proposed CNC Aquaculture Facility on Portion 8 of the Farm Bottelfontein 11, Near Elands Bay:  
MA  
HM/ WEST COAST/ SWARTLAND/ BERGRIVER / PIKETBERG / FARM BOTTLEFONTEIN**

**Case No:** 19040313SB0331E

**FINAL COMMENTS:**

The Committee endorsed the APM recommendations and further endorsed the heritage impact assessment as meeting the heritage requirements of S38(3) of the NHRA

SB

**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. ADVICE**

**25.1 Cape Town Station Proposed Deviations: NM  
HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN CBD/ ERF 148368**

**Case No:** 121219ZS19M

**RECORD OF DECISION:**

With respect to portion A and B the Committee agreed that the proposed deviation from the approved plan is too minor to require a further application.

**WD**

**25.2 Proposed Minor Deviations from Approved Building Envelope, Erf 31990 Mowbray Cape Town:  
NM  
HM/CAPE TOWN METROPOLITAN/ MOWBRAY/ERF 31990**

**Case No:** 120418JW08

**HELD OVER:**

The item has been removed from the agenda, the case officer will be in further communication with the parties.

**SB**

**26. OTHER**

**26.1** None

**27 Adoption of decisions and resolutions**

The Committee agreed to adopt the decisions and resolutions as minuted above.