

**Approved Minutes of the Meeting of the Impact Assessment Committee (IACOM)
of Heritage Western Cape (HWC) held via Microsoft Teams,
at 09H00 on Wednesday, 21 July 2021**



1. Opening and Welcome

The IACOM Chair, Mr David Gibbs, opened the meeting at 09h00 and welcomed everyone present via Microsoft Teams.

2. Attendance

Members

Mr Dave Saunders (DS)
Mr Mike Scurr (MS)
Mr Jason Knight (JK)
Ms Cecilene Muller (CM)
Mr David Gibbs (DG)
Ms Sarah Winter (SW)
Ms Helene van der Merwe (HvdM) (co-opted)
Mr Graham Jacobs (GJ) (co-opted)
Mr Rashid Fataar (RF)

Staff

Ms Penelope Meyer (PM)
Mr Olwethu Dlova (OD)
Ms Stephanie Barnardt (SB)
Ms Khanyisile Bonile (KB)
Ms Waseefa Dhansay (WD)
Ms Cathy-Ann Potgieter (CAP)
Ms Nosiphiwo Tafeni (NT)
Ms Anita Shologu (AS)
Mr Michael Janse van Renburg (MJvR)
Ms Colette Scheermeyer (CSc)
Ms Ayanda Mdludlu (AM)

Observers

None

Visitors

Ms Jenna Lavin
Mr Dupre Lombaard
Mr Clive Theunissen
Ms Katie Smuts
Ms Cindy Postlethwayt
Mr Colin Stevenson
Mr Barend Kellerman

Mr Piero Granelli
Ms Bettina Woodward
Ms Marielle James
Mr Chris Snelling
Ms Antoinette de Beer
Mr Philip Smith

3. Apologies

Mr Gaarith Williams (GW)
Mr Sipiwo Mavumengwana (SM)

3.1. Absent

None

4. Approval of the Agenda

4.1 Agenda dated 21 July 2021

The Committee resolved to approve the agenda dated 21 July 2021 with minor changes.

5. Approval of Minutes of Previous Meeting

5.1 Minutes dated 23 June 2021

The Committee reviewed the minutes dated 23 June 2021 and resolved to approve them with no amendments.

6. Disclosure of Interest

- SW: items 15.2, 15.4 and 15.6
- MS: item 15.6
- GJ: items 13.1 and 15.1

7. Confidential Matters

None

8. Appointments

None

9 Administrative Matters

9.1 Outcome of the Appeals and Tribunal Committees

CAP reported back on the following outcomes of the appeals and tribunal matters:

- Proposed Alterations and Additions, Erf 1444, 24 Davenport Road, Vredehoek, CT34-A&A
- Proposed Alterations and Additions, Erf 55, 85 Church Street, Elim, CTS27
- Notification of Intent to Develop: Proposed Clearance of Vegetation on Rem of Erf 558, Garden Route National Park, Knysna, CT38(8)
- Notification of Intent to Development: Proposed Rezoning on Erf 7614, Knysna, CTS38(1)
- Letter issued in terms of Section 51(1)(c) of the NHRA and Regulation 3(3)(a) of PN 298 (29 August 2003), Erven 2139 & 5213, Paarl
- Notification of Intent to Development: Proposed fencing on Rem of Farm 94, Klein Melkbosch, Blaauwberg, Cape Town. CTS38(4)
- Proposed Alterations and Additions, Erf 2911, 38 Huguenot Road, Franschhoek. CT34-A&A

10. Standing Items

10.1 Site Inspections/Virtual Assessments undertaken:

- Proposed residential development on a 23d/ha land, consisting of a variety of residential Typologies of varying heights within a gated precinct with single access on Ptn 8 of Farm Ronwe 851, Paarl

10.2 Report back from Council and other Committees

Nothing to report

10.3 Discussion of the Agenda

Noted

10.4 Potential/proposed Site Inspections

- Proposed development of Remainder Farm 1054, Klein Goederust, Franschhoek

- Proposed various mixed-use developments on Farm 1450, 1276. 1277, Ptn 5 of 382, Rhebokskloof Wine Estate, Paarl
- Proposed Consolidation, Subdivision and rezoning to create a large residential development Goede Verwachting Development, Remainder Farm 869; Portion 3 Farm 870; Farm; Farm 866; Farm 867; Farm 868; Farm 1054; and Portion 2 of Farm 870, Sir Lowry

MATTERS DISCUSSED

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

None

12. SECTION 38(1): INTERIM COMMENT

None

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

13.1 Proposed Redevelopment of the Historic Complex as an Agri-Tourism Facility, Phase 2 on Farm 956, Donkerhoek, Simondium, Paarl: MA HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/FARM 956

Case No: 20030508SB1020E

GJ recused himself and joined the applicants.

The Heritage Impact Assessment (HIA) and associated documentation prepared by Aikman Associates were tabled.

Ms Stephanie Barnardt introduced the case.

Ms Bettina Woodward (architect) and Mr Clive Theunissen (Drakenstein Municipality) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The detailed submission addresses the previous concerns and clarifies the approach between old and new thoroughly.
- The subtle treatment of the landscape intervention is noted.
- Information in the supplementary pack is clear, thorough and well presented.
- Archaeological monitoring is to be undertaken during construction works.
- Approach to dating of the gable reconstruction is debated, as precedent reflecting multiple dates is noted. The Committee notes that the applicants are open to suggestions.

RECORD OF DECISION:

The Committee supported the proposals as contained within the additional information pack dated 29 June 2021, inclusive of the Arcon June 2021 Method Statement & Model Specifications, Square One landscape details and planting strategies, Open City architectural detailed drawings and finishes schedules.

The HIA dated February 2021 and prepared by Aikman Associates with the supplementary information pack referred to above, as collated by Open City Architects, is together confirmed as meeting the requirements of S38(3) of the NHRA. Therefore, the development may proceed, subject to the following conditions:

1. Monitoring methodology as indicated in the Archaeological Impact Assessment (AIA) (phase 1 dated 2020 prepared by Hearth Heritage) and Fabric Analysis Report dated January 2021 prepared by Hearth Heritage, and the final Spatial Development Plan (SDP) to be submitted to APM
2. Submission of interim and monitoring reports prior to and during construction which should update the Committee on detail development work and findings.
3. Submission of close-out report within 30 days of practical completion

The above authorisation is valid for a period of five years from the date of notification to the applicant thereof in writing. This period may be extended for good reason shown, provided that an application for extension stating the reasons is made prior to the expiration of the five-year period.

SB

13.2 Erf 14601, Oude Molen, Stellenbosch: MA HM/STELLEBOSCH/ERF 14601

Case No: 20101911KB1020E

The Supplementary HIA Report prepared by Cindy Postlethwayt and Chris Snelling was tabled.

Ms Stephanie Barnardt introduced the case.

Mr Colin Stevenson (applicant), Mr Chris Snelling (heritage consultant) and Ms Cindy Postlethwayt (heritage consultant) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The Committee had undertaken a site inspection in December 2020.
- The Supplementary Report addresses the main three issues: namely building 6 and the warehouse, landscaping of the forecourt and the setback of new building block from the so-called Manor House.
- The resultant “Breathing space” to the Manor House and the landscaped forecourt has improved the proposal.
- Facadism was never intended as a strategy (5m functional use setback lends integrity to retained facades).
- A pragmatic and rational response is proposed within the latest submission.
- Archaeological monitoring must take place as per recommendations of the HIA.
- The standard protocols with respect to discovery of human remains should be followed, if applicable.
- The basement excavation and the potential to impact archaeology is noted.

RECORD OF DECISION:

The Committee resolved to endorse the HIA and Supplementary Report prepared by Cindy Postlethwayt and Chris Snelling dated June 2021 as meeting the requirements of S38(3) of the NHRA. The Committee supported the recommendations of the HIA and Supplementary report (p 11) as follows:

1. The submission of building plans for any future proposed alterations to the “Manor” House to HWC for approval, prior to the submission of final building plans.
2. The submission of building plans for any future alterations/additions to the warehouse to HWC for approval, prior to the submission of final building plans.
3. The retention and display of the mill workings within the Mill House.
4. Archaeological monitoring of the subsurface excavations when demolition of the large warehouse occurs, to confirm the presence or footprint of the original mill remains.

The above authorisation is valid for a period of five years from the date of notification to the applicant thereof in writing. This period may be extended for good reason shown, provided that an application for extension stating the reasons is made prior to the expiration of the five-year period.

KB

**13.3 Proposed Development of Remainder Farm 1054, Klein Goederust, Franschhoek: NM
HM/CAPE WINELANDS/STELLENBOSCH/FRANSCHHOEK/FARM 1054**

Case No: 20120229TZ1203E

The Heritage Impact Assessment and associated documentation prepared by Cindy Postlethwayt were tabled.

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on 13 August 2021 (DG, RF, SW and MS).

SB

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 Residential Development on a 23d/ha Land, Consisting of a Variety of Residential Typologies of Varying Heights within a Gated Precinct with single access on Ptn 8 of Farm Ronwe 851, Paarl: MA HM/CAPE WINELANDS/DRAKENSTEIN/PAARL /PTN 8 OF FARM 851

Case No: 17062709HB0804E

GJ recused himself and joined the applicants.

The Committee members reported back on the site visit undertaken on the 16 July 2021. See attached site inspection reported dated 20 July as annexure S11.

DISCUSSION:

Amongst other things, the following was discussed:

- The landscape context has changed significantly since the Heritage Protection Overlay Zone (HPOZ) was proposed.
- The site is located within a transitional landscape, within a development corridor, and is considered an infill site.
- Alternative II is the preferred layout alternative (as it has lesser impact).
- The Committee noted that certain building work has commenced on site (with respect to security and related features), but this does not impact heritage in any way. (This work was subject to separate application processes of which HWC is aware).

FINAL COMMENT:

The Committee endorsed the HIA prepared by Graham Jacobs and dated May 2021 as meeting the requirements of S38(3) of the NHRA. The Committee supports preferred development alternative 2 as indicated within figure 15 (drawing numbered A525, dated 07/05/2021) subject to conditions as indicated within section 10.2 of the HIA:

1. That HWC allow the following detailed aspects of the proposals to be submitted to Drakenstein Municipality (Land Use Planning: Heritage Resources Sub-Section) for negotiation and final approval as part of the planning application, given that the subject site falls within a local authority heritage area, and that this local authority does have the necessary heritage-related resources and expertise:
 - a. A general statement regarding the lighting strategy to be employed to minimize nighttime light spillover. This would include details regarding lighting design/light standards/lighting bollards as set out in the heritage indicators and informed by Section 6.3.3 of the Visual Impact Assessment (VIA) report.
 - b. A general statement regarding the policy to be adopted for the installation of satellite dishes, TV aerials and other installations with potential to affect the development skyline.
 - c. A general policy statement and details regarding signage proposed for the development.
 - d. A general policy statement and particulars regarding the manner in which the property is to be secured, especially along the Lustigan and Wemmershoek Road boundaries if any further security measures other than those already endorsed by HWC, are proposed.
 - e. The preparation (by a SACLAP-registered professional) of a Landscape Development Plan in accordance with the requirements of the VIA specialist and including, as a minimum, the following:

- (i) Locating on this Landscape Development Plan:
 - a. The various tree species as currently proposed in the landscaping plan Dwg. A525 dated 2021/05/07 by Daffonchio Architects; and
 - b. the various plant species and other surfacing details as currently proposed in the landscaping plan Dwg. A525 dated 2021/05/07 by Daffonchio Architects with particular attention to the Lustigan and Wemmershoek Road/R301 boundaries in order to meet the requirements in the VIA for more detail regarding the proposed 'buffer strips' along these roads;
- (ii) Providing typical sections, at minimum 1:100 scale, through the above-mentioned roadways up to the first buildings within the site to better understand, in terms of the VIA requirements, the relative scale, landform and screen planting volumes, as well as proposed boundary treatment;
- (iii) Indicating the proposed roof plans of all individual buildings on the property to better understand as a quantum, the relationship of the proposed tree canopies with the new built forms;
- (iv) Providing more particulars regarding the proposed soft landscaping treatment of the 30m wide buffer strip interface with the R301/Wemmershoek Road and the interface with Lustigan Road: all to retain/sustain rural qualities, where possible;
- (v) Providing details of proposed pedestrian pathways (including suggested materials) along the outer edges of the property;
- (vi) Providing particulars regarding parking areas if/where visible from Wemmershoek and Lustigan Roads to mitigate reflected glare from windshields and negative visual impacts from continuous paved surfaces;
- (vii) Providing more details of the storm water strategy with regard to the open, planted channels and swales (as recommended in the VIA) where affecting visual impacts along Wemmershoek and Lustigan Roads;
- (viii) A requirement that all trees planted (roots to be established in minimum 80-100L bags) have a clear stem height of 1,8m minimum and a minimum girth of approximately 60mm or as otherwise advised by a qualified arborist in conjunction with the local authority;
- (ix) Particulars regarding the mature heights of the various proposed tree species and the time spans for those heights to be reached; and
- (x) A requirement that present ground levels of existing trees be retained around their bases to the satisfaction of a qualified arborist to ensure their survival and continued health.

AM

**15.2 Amended Part II to Juno Wind Energy Facility on the Remainder of Farm De Boom 273,
Vredendal: MA
HM/WEST COAST/VREENDAL/REM OF DE BOOM 273**

Case No: 21021103SM0312E

SW recused herself and joined the applicants.

Amended Heritage Impact Assessment report and the DEA authorisations were tabled.

Ms Stephanie Barnardt introduced the case.

Ms Jenna Lavin (heritage consultant) and Mr Piero Granelli (representing developer) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The amended proposal indicates a reduced number of wind turbines.
- However, the remaining turbines are of an increased height.
- Visual Impact is not considered to be problematic.
- Clear information has been supplied.
- The landscape context is not unique or primeval.

FINAL COMMENT:

The Committee confirms that the requirements of S38(3) of the NHRA have been met. The Committee supports the recommendations within the HIA report (ref page 55-56) and endorses the APM comments as follows:

1. The Sandlaagte River Valley should be avoided in totality with no infrastructure placed within 500 m of the centre of the valley;
2. Measures to reduce the visual impacts on the landscape as identified in the VIA should be implemented (e.g. minimising disturbance and lighting, and ensuring rehabilitation); and
3. Should any buried human remains or unknown archaeological or palaeontological heritage resources be uncovered during the construction phase, work must cease in that area and HWC must be contacted regarding the appropriate way forward.

SB

**15.3 Proposed Development on Portion 14 of Schryvershoek Farm 362, Langebaan Lagoon, Saldanha Bay: NM
HM/WEST COAST/SALDANHA BAY/PTN 14 OF 362**

Case No: 21012504SB

The Heritage Impact Assessment and associated documentation prepared by Wiehahn International Holding were tabled.

Ms Stephanie Barnardt introduced the case.

Mr Dupre Lombaard (coordinating consultant) was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- APM comments and concerns are noted.
- The applicant wishes to augment the submission to meet the requirements of S38(3) of the NHRA (refer to HWC guideline for impact assessments).
- The Committee notes that this is a highly significant cultural landscape that includes pre-colonial and early colonial components, and visual spatial relationships to Lagoon.
- The rich social history and historical pattern of fishing-related settlement are noted.
- The HIA needs to guide the development proposal – in terms of scale, massing, placement, materials, place making, and sense of place, carrying capacity, (amongst others) – a ‘tread lightly’ approach would be most appropriate in this context.
- An HIA in this context needs the contribution of a broad range of heritage specialist skills. The applicant is to ensure that these needs are met (potentially involving a team of specialists).

FURTHER REQUIREMENTS:

The Committee requires the resubmission of a complete HIA which meets the requirements of S38(3) of the NHRA. This HIA is to address (amongst others):

1. Archaeology.
2. Palaeontology.
3. Cultural landscape.
4. Parameters for development - to be clearly articulated.

SB

**15.4 Proposed Various Mixed-Use Developments on Farm 1450, 1276, 1277, Ptn 5 of 382, Rhebokskloof Wine Estate, Paarl: NM
HM/CAPE WINELANDS/DRAKENSTEIN/FARM 1450, 1276, 1277, PTN 5 OF 382**

Case No: 21061407SB0621E

Heritage Impact Assessment and associated documentation prepared for Baumann and Winter Heritage Consultants were tabled.

FURTHER REQUIREMENTS:

The Committee resolve to undertake a site inspection on 13 August 2021 (DG, RF and MS).

SB

**15.5 Proposed Rezoning for Group Housing, Eco Estate Plots, a Small Apartment, etc. on REM of Cape Farm 1529 and Erf 5112, Kommetjie: NM
HM/CAPE TOWN METROPOLITAN/KOMMETJIE/RE 1529 & ERF 5112**

Case No: 21062408JW0625E

The Heritage Impact Assessment and associated documentation prepared by Cindy Postlethwayt were tabled.

Ms Ayanda Mdludlu introduced the case.

Ms Cindy Postlethwayt (heritage consultant) and Ms Antoinette de Beer (VIA consultant) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- APM comments were noted however, monitoring during construction is deemed to be adequate in this case. Should any issue arise, the necessary NHRA processes and HWC protocols will be followed.
- HIA has addressed the issues clearly.
- Highly transformed landscape.
- Visual sensitivities noted.
- The Committee supports the recommendations and findings.

FINAL COMMENT:

The Committee endorsed the HIA and associated documentation as prepared by Cindy Postlethwayt and dated May 2021 as meeting the requirements of S38(3) of the NHRA. The Committee supports the recommendations and findings of the HIA (refer to p 56 of the HIA):

1. HWC fossil finds, and accidental finds of human remains protocol must be included in the environmental authorisations;
2. The implementation in all important respects of the mitigations outlined in Section 13 of this report must be ensured;
3. During the construction phase, archaeological and paleontological monitoring of any earthworks and deep trenching must occur. In the event of paleontological or archaeological

material being encountered e.g. bones, stone artefacts, trace fossils or wetland deposits, work is to be stopped in that area immediately, and reported to the heritage authority (HWC) for further consideration.

The above authorisations are valid for a period of five years from the date of notification to the applicant thereof in writing. This period may be extended for good reason shown, provided that an application for extension stating the reasons is made prior to the expiration of the five-year period.

AM

**15.6 Proposed re-purpose of York Farm Cottages (Boschendal), R310, Dwars River Valley, Farm 11_1674, Stellenbosch: NM
HM/CAPE WINELANDS/STELLENBOSCH/FARM 11/1674**

Case No: 20032005SB0331E

MS and SW recused themselves and joined the applicants.

Heritage Impact Assessment and associated documentation prepared by Rennie Scurr Adendorff were tabled.

Ms Stephanie Barnardt introduced the case.

Ms Katie Smuts (heritage consultant) and Ms Marielle James (environment assessment) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Cottages date from the 1980's.
- Although the site falls within a grade I cultural landscape, the site itself is less tended, more exposed, and less "tamed".
- Social redress (restorative redevelopment) is a critical factor.
- The Committee commends the hybrid approach taken.
- Indicators for single storey buildings are supported.
- Stitching disparate elements of the landscape together through this proposal is supported.
- The Committee notes the minimal visual impact on Rhone werf (and Languedoc).
- The submission is bundled with NEMA pipeline application.
- Public participation process is to be completed.

INTERIM COMMENT:

The Committee provisionally supports the HIA and approach prepared by Rennie Scurr Adendorff and dated 22 June 2021 as well as APM comments on the AIA. HWC awaits submission of final HIA (inclusive of the public participation process) to comply with S38(3) of the NHRA.

SB

15.7 Proposed Consolidation, Subdivision and Rezoning to create a Large Residential Development Goede Verwachting Development, Remainder Farm 869; Portion 3 Farm 870; Farm 866; Farm 867; Farm 868; Farm 1054; and Portion 2 of Farm 870, Sir Lowry: NM HM/CAPE TOWN METROPOLITAN/OLD SIR LOWRY/REM FARM 869, PTN 3/870, 866, 867, 868, 1054, PTN 2/870

Case No: 21062404SB0625E

The Heritage Impact Assessment and associated documentation prepared by Cindy Postlethway were tabled.

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on 13 August 2021 (DG, SW, RF and MS).

SB

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

Case No: 17090415AS0914M

Revised Heritage Impact Assessment prepared by Prof Walter Peters was tabled.

Ms Stephanie Barnardt introduced the case.

Mr Philip Smith (CoCT), Mr Barend Kellerman (Kellerman Joubert Heyns Incorporated) and Mr Dupre Lombaard (town planner) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Previous NIDs and previously approved building plans of Ptn 3 were included in the revised submission.
- Detailed indicators were submitted: an indication of a building envelope has been provided.
- CoCT and Kalk Bay and St James Ratepayers Association comments were noted.

FINAL COMMENT:

The Committee resolved to endorse the revised HIA prepared by Prof Peters dated 30 June 2021 as meeting the requirements of S38(3) of the NHRA. The Committee supports the recommendations of the HIA as conditions of approval, listed as follows:

1. The sub-division of Lot 177476 into three portions as conforming with the cadastral character of its 'identity area';
2. The landscaping proposals for visually mitigating the impact of the stone retaining walls of the platform for the residence proposed for Portion 3 (to plans approved by the City of Cape Town on 13th June 2017) as serving to soften, recede and cohere with the townscape of St James to an acceptable degree;
3. Endorse the topographically sensitive design for the proposed residence on Portion 2 (Appendix B) as being appropriate for development of the site abutting the natural

environment with ravine and seasonal stream, and that in terms of Section 38(4)(a) consent is given for the development to proceed;

4. Any development for Portion 1 be subjected to the prescribed approval processes in its time. However, that the conceptual proposals as articulated in Appendix D respond positively to the environmental and contextual constraints of Portion 1 and provide an acceptable basis for its development; and
5. At the hand of the Heritage Indicator for Design formulated in 2.1.4 (a), above, the Design Indicators contained in Appendix F, and the need expressed by IACom to bind the current owner's successors in title to certain restrictions in order to mitigate the heritage impact of the proposed development, it is recommended that the particular points extracted from the Guidelines in 1.1(e) are incorporated into the conditions for the approval of subdivision, and as such, are to be registered against the title deeds of the Portions resulting from the subdivision.

The Committee recommends that the subdivision approval be subject to restrictive conditions applicable to portion 1 and that these be informed by the heritage indicators as set out in the supplementary heritage report dated 30 June 2021 and included in the title deed for portion 1.

The above authorisations are valid for a period of five years from the date of notification to the applicant thereof in writing. This period may be extended for good reason shown, provided that an application for extension stating the reasons is made prior to the expiration of the five-year period.

SB

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

16.1 None

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. ADVICE

24.1 None

25. SECTION 42 HERITAGE AGREEMENTS

25.1 None

26. OTHER

**26.1 Draft Conservation Management Plan (CMP) for Bains Kloof, Wellington: MA
HM/CAPE WINELANDS/DRAKENSTINEN/WELLINGTON/BAINSKLOOF PASS**

Case No: 19050303SB0619E

Draft CMP prepared by Aikman Associates was tabled.

Ms Stephanie Barnardt introduced the case.

Mr Clive Theunissen (Drakenstein Municipality) was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- IACom is required to make recommendation to Council.
- APM is preparing comments to be submitted by email.
- IACom will provide additional comments on receipt of APM comments.
- CMP is primarily for repair and maintenance.
- Detailing of stonewalling repairs is critical.
- The Pass is a very significant cultural landscape as a potential HPOZ and contributes to the tourism economy of the municipality.

HELD OVER:

The matter is deferred to the next IACom meeting.

SB

27 Adoption of decisions and resolutions

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

28. CLOSURE:

The meeting adjourned at 14:45

29. DATE OF NEXT MEETING:

18 August 2021

MINUTES APPROVED AND SIGNED BY:

CHAIR:

DATE:

SECRETARY:

DATE:

APPROVED

IACom Committee Site Inspection Report for: PROPOSED DRAKENZICHT RESIDENTIAL DEVELOPMENT

Erf/Farm No.: Ptn 8 of farm 851: RONWE "Die Vlei"

Street Address: Lustigan Road, Paarl

Registered Owner: Legaro Properties (Pty) Ltd

Grading: Site sits within a Drakenstein Municipal HPO

Nature of Application: **SECTION 38(8)**

Date of Site Visit: **16.07.2021**

HWC Representatives: **Sarah Winter, David Gibbs, Mike Scurr – (IACOM)**

Reasons for Site Inspection: **IACOM RESOLUTION TO ASSESS THE SITE AND CONTEXT OF THE PROPOSED DEVELOPMENT**

Report submitted by **MIKE SCURR** on **20.01.2021**

Site Procedure & Findings:

The site inspection was conducted on Friday 16 July 2021 by three IACom members. No applicants, professionals or I&APs were present.

Area Inspected:

Members of the committee met on site having travelled separately due to Covid precautions. In addition to viewing the site itself, the members viewed the site and surrounding areas further along Lustigan Road and along the R301.

Items Noted:

- The corner trapezoidal-shaped site on the R301, which the subject portion surrounds, contains a large retail development including a service station and parking area.
- The proposal is for a secure, relatively private high-income development (including a school) within an ecologically rich environment (as noted in HIA).
- The report notes that the "heritage resource impacted by the proposals is the broader cultural landscape context in which the subject site is located, rather than the site itself." On reading the HIA and visiting the site, this notion is confirmed.
- It is noted that the HIA was originally compiled in 2017 and the submitted version now essentially updates this.
- It is also noted that certain activities have commenced on site, including leveling and clearing, construction of a guard house and other structures, entry gabion walls and various concrete footings. Images of these (presumably done after the HIA compilation) are attached here. As noted, the key heritage significance resides in the surrounding context and not the site itself however.
- The site has key and positive views and spatial relationships to Paarl rock in the west and Klein Drakenstein mountains in the east, primarily.

Recommended Action:

Members to report the findings of the inspection at the next IACom Committee meeting (21/07/2021).

Which committee should this report be submitted to:

IACom

Photographs:

A selection of key informing images taken on site are included in this report. 2 3 4 5 6 7 8













