

**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, 21 September 2022**



MATTERS DISCUSSED

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

11.1 None

12. SECTION 38(1): INTERIM COMMENT

12.1 None

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

**13.1 Proposed Development on Erf 19308, Paardevlei, Somerset West, Cape Town: MA
HM/CAPE METROPOLITAN/ SOMERSET WEST/ PAARDEVLEI/ERF 19308**

Case No: 20110213SB0803E

FURTHER REQUIREMENTS:

1. Contextual information is required, including outlining the incremental changes that have occurred to the approved SDP, explaining why no bulk was allocated to the site previously and motivating for development on the site.
2. Revised proposals to be submitted to reflect the HIA recommendations including the removal of the top deck.
3. A photomontage from De Beers Avenue indicating the visual impact on views towards the Crescent Houses.

SB

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

**14.1 Proposed Housing Development on Erf 3029, Strawberry Lane, Constantia: MA
HM/ CAPE TOWN METROPOLITAN/ CONSTANTIA/ ERF 3029**

Case No: 21070812RG0411E

FURTHER REQUIREMENTS:

1. The Committee resolved to undertake a site inspection but noted that contextual information was required addressing the various heritage studies and the CoCT's grading to establish the role of the site and its significance in contributing to the Constantia Greenbelt system. The Committee further requested further clarity on the history of forced removals affecting Strawberry Lane and whether the development site has linkages with its history.

RG

15 SECTION 38(8) NEMA INTERIM COMMENTS

15.1 None

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

16.1 Proposed Mixed-Use Development on Portion 29 of the Farm Klip Heuvel 410, Caledon: MA HM/ OVERBERG/THEEWATERSKLOOF/ CALEDON/PTN 29 OF THE FARM KLIPHEUVEL 410

Case No: 21030908SB0309E

FINAL COMMENT:

The Committee endorses the revised HIA prepared by CTS Heritage and supports the recommendations of the HIA on pg. 61 and 62 as follows:

1. The Mitigation Alternative as per figure 12.5 (Section 5.2) is preferred as this alternative recognises the following significant site elements
 - a. The agricultural foreground to the site, which is central to the foreground experience of the valley from the N2, and preserves the agricultural character of the site;
 - b. Important views from the site, out into the landscape;
 - c. The historic cluster of buildings, and the werf space they create, with good views towards the river and across the valley;
 - d. The existing, mature tree clusters and stand-alone mature trees;
 - e. The gateway moments along Cemetery Road, as one moves through the site. These are historic intersection points, and the layering of these sites as threshold spaces has occurred over centuries.
2. The detailed architectural guidelines developed by Schoonraad Architects (July 2022, Appendix 7) must be implemented;
3. The creation of a landscape plan for the entire development proposal is recommended for approval by the Local Authority, which should collate the various visual mitigation, urban design and road-engineering mitigation measures identified;
4. The recommendations included in the VIA (2022) must be implemented;
5. The guidelines included in the Cultural Landscape Assessment (Abrahamse, 2021) completed for this project (Appendix 4) to be implemented including:
 - a. The creation of a public space at the intersection of Cemetery Road and the 45-degree, splayed road behind the commercial site, as per the example at Pniel, to mitigate this suburban road geometry. This may necessitate the imposition of access servitudes over some of the surrounding, adjacent plots;
 - b. The re-alignment of cadastrals through the site to allow for linear consistency between Cemetery Road and the river course, as per the historic allotment plots that are so key to settlement in this area in general;
 - c. The creation of a single internal street in the group housing site, and the notional imposition of garden-allotment type plots over the area (with the shifting of building footprints to adhere to this) and the limitation of double storey structures to the uppermost edge of the site.
 - d. The imposition of a 1.5 storey height limit on structures below the internal street at the group housing site;
 - e. The imposition of a servitude over the last two sites of the easternmost single residential housing pocket, which would allow for the road to connect to Caledon in the future;

- f. The residential pockets on the steeper slopes, closer to Caledon, show a layout that could easily present as an enclosed, “gated village”-type development. A typical gated village development is not supported here and an alternative approach to security concerns must be considered as described in section 5.2.2 above and included in the recommended Landscaping Plan;
 - g. No third party or billboard advertising to be permitted. Signage must be restricted to directional signage or to indicate the entrances to and the names of farmsteads. Such signage should be restricted in scale and should complement and form part of the architectural language of the gateway.
6. Structure-specific permit applications must be made in terms of section 34 of the National Heritage Resources Act for proposed alterations to the graded structures located within the development area - the Old Barn, the Old homestead and the Old Cottage (CH005, CH006 and CH007 in Table 1). Accordingly these proposed alteration are excluded from the provisions of section 38(10) of the NHRA. Any alterations to these structures must be guided by the recommendations in the Building Catalogue attached in Appendix 5;
 7. The HWC Chance Finds Procedure must be implemented for the duration of construction activities;
 8. If any unmarked graves or buried archaeological heritage resources are uncovered or exposed during bulk earthworks, these must immediately be reported to Heritage Western Cape (Att: Ms Waseefa Dhansay 021 483 9685).

The Committee recommends the approval on condition that the final site development plan and landscaping plan and any future amendments are submitted to HWC for review and endorsement.

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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 Proposed New Development for advice, Erf 66 Baboon Point, Elands Bay: NM
HM/ WEST COAST/ CEDERBERG/ ERF 66**

Case No: None

ADVICE:

The Committee strongly recommends engagements with a heritage practitioner with archaeological visual cultural landscape expertise.

NK

25 SECTION 42 HERITAGE AGREEMENTS

25.1 None

26. OTHER

**26.1 Bains Kloof Draft Conservation Management Plan: MA
HM / CAPE WINELANDS / DRAKENSTEIN / WELLINGTON / BAINS KLOOF PASS**

Case No: 19050303SB0619E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Friday, 14 October 2022. WCG DTPW to be invited and APM representatives.

SB

27 Adoption of decisions and resolutions

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