

**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, 16 November 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 Proposed Tourism Development along with associated infrastructure on Portion 37 of 74, Stellenbosch: MA
HM/ CAPE WINELANDS/ STELLENBOSCH/ PTN 37 OF FARM 7**

Case No: 22042615NK0429E

INTERIM COMMENT:

The Committee requests that the HIA includes further detailed analysis of the response of the development to the rural landscape conditions with particular focus on the hotel component and the exhibition/ restaurant to address concerns regarding the overall scale of the development and the built form typology. More detailed information is required on the hotel and exhibition hall proposals in order to understand the nature of the heritage impacts.

NK

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

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

Case No: 21070812RG0411E

INTERIM COMMENT:

With respect to the northern section (Strawberry Lane) portion of the site, The Committee can in principle support the development of this portion, however, the Committee has deep concerns around the grade III landscape interface of the development proposals facing onto the watercourse and greenbelt system in terms of the density and specialization.

The Committee recommends that the watercourse, as the central continuous component of the open space system be treated as a primary design informant (visual and spatial continuity) and that the set of indicators arising from this be derived to inform the site development plan.

RG

**13.2 Proposed SDP on Erf 9588, V&A Waterfront - Canal District Parcel I: NM
HM / CAPE TOWN METROPOLITAN / WATERFRONT / ERF 9588**

Case No: 17062701AS062M

COMMENT:

The Committee endorse the site development plan W&A Canal District Parcel I as meeting the directive as set out by the tribunal dated 29 November 2018.

These are to be stamped by HWC.

SJ

14 SECTION 38(8) NEMA RESPONSES 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 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 DTPW Projects

See confidential minutes.

27 Adoption of decisions and resolutions

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

CN

ADOPTED RESOLUTIONS AND DECISIONS