

Adopted Resolutions and Decision of the Meeting of the Impact Assessment
Committee (IACOM)
of Heritage Western Cape (HWC) held via Microsoft Teams,
at 09H00 on Wednesday, 18 May 2022



MATTERS DISCUSSED

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

**11.1 Erf 19506, Duplex 7, Unit 213, Paardevlei Lifestyle Estate, Somerset West: MA
HM/CAPE TOWN METROPOLITAN/SOMERSET WEST/ ERF 19506**

Case No: 22031507MS0411E

RESPONSE TO NID:

The Committee requires a focused heritage impact assessment testing the proposals against previous approvals and conditions of approval and in relation to potential cumulative impacts to the area identified by HWC as a PHS and this includes the Crescent houses.

MS

12. SECTION 38(1): INTERIM COMMENT

12.1 None

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

**13.1 Erf 3029, Strawberry Lane, Constantia: NM
HM/CAPE TOWN METROPOLITAN/CONSTANTIA/ERF 3029**

Case No: 21070812RG0411E

FURTHER REQUIREMENTS:

1. DEADP response awaited.
2. Diagram indicating the sites and its relationship to the broader greenbelt system is required.

RG

**13.2 Proposed Mixed Use Development on the Corner Albert Road, Rail Street and Strand Street, Woodstock: MA
HM/CAPE TOWN METROPOLITAN/ WOODSTOCK/ERVEN 10712-RE, 10713, 10715 AND 14932-RE**

Case No: 20082107KB0824

RECORD OF DECISION:

The Committee endorse the application as amended in response to the previous further requirements. The Committee supports the Heritage Impact Assessment as prepared by Ms Abrahamse, dated 29 April 2022 as well as the recommendation of the HIA as follows:

Archaeological Recommendations:

1. The proposed development of erven 10712 and Re 14932 is likely to destroy any archaeological material present on the site but the archaeological potential and significance of the site is considered to be generally low or very low and the significance of impacts is thus assessed to be low.
2. No formal archaeological programme of mitigation is proposed in respect of the affected erven, although it is suggested that a couple of sites visits by a suitably qualified and experienced archaeologist take place after the demolition of the existing warehouse and at the start of site preparation for the new development, to check the area for archaeological material.
3. Should archaeological material – for example, shell midden material, stone artefacts or historical dump material - be encountered during the redevelopment of the site, a suitably qualified and experienced archaeologist must be called in to assess the find and determine the need for any mitigation.
4. If human remains are uncovered on site, work must cease immediately, the remains must be left in place and made safe, and the project archaeologist and HWC notified in order for the significance of the material to be assessed and a decision taken as to how to deal with it.
5. Erven 10712 and Re 14932, on the corner of Albert Road and Railway Street in Woodstock have been assessed to have a low archaeological potential and significance. In archaeological terms, therefore, the proposed redevelopment is considered acceptable.

Townscape Recommendations:

1. Because the site clearly has no heritage significance, the primary heritage consideration is how the proposed new structure responds to prevailing urban patterns and contexts of heritage significance. The majority of mitigation measures suggested in this HIA have been incorporated into the proposal, following the commenting process.
2. Should HWC determine that further contextual responsiveness is required, the removal of height in certain areas would need to be considered. Given that the subject property consists of two erven, it would be difficult to motivate for more than one such break in height in this instance along the Albert Road edge.

Social Recommendations:

1. The developers are encouraged to engage further with civic bodies active in the area as the design develops, to look for possible inclusionary opportunities for housing, business and workshop spaces to be sustainably incorporated into the development.

The SDP drawings incorporating the mitigation measures approved by the IACom are:

- Site plan, Dwg No. P-120, dated 2022/05/06
- Floor Area Plan, Dwg No. P-121, dated 2022/05/06
- Basement Storey, Dwg No. P-122, dated 2022/05/06
- Ground Floor – 1st Storey, Dwg No. P-123, dated 2022/05/06
- First Floor – 2nd Storey, Dwg P-126, dated 2022/05/06
- Second Floor – 3rd Storey, Dwg P-127, dated 2022/05/06
- 3rd, 4th & 5th Floor – 4th, 5th & 6th Storey, Dwg P-128, dated 2022/05/06
- 6th, 7th & 8th Floor – 7th, 8th & 9th Storey, Dwg P-134, dated 2022/05/06
- 9th & 10th Floor – 10th & 11th Storey, Dwg P-135, dated 2022/05/06
- 11th Floor – 12th Storey, Dwg P-136, dated 2022/05/06
- Streetscape, Dwg P-142, dated 2022/05/06

KB

**13.3 Heritage Statement to inform the approval of a Site Development Plan and Landscape Plan for Heartland / Paardevlei, Precinct One, Erf 18792, Corner of WR Quinan Blvd. & Gardner Williams Street, Paardevlei: MA
HM/CAPE TOWN METROPOLITAN/STRAND/ERF 18792**

Case No: SB0228E

RECORD OF DECISION:

The Committee resolved that the development may proceed subject to the reconstruction of the industrial building in front of the locomotive shed being removed from the proposal and meaningful forecourt space to be retained as per diagram fig 22, appendix 1. This is an accordance with the development plans numbered 852.1 Rev 6 prepared by GBI landscape consultant.

Prior to the submission of building plans to local authority, detailed design proposals for work to the locomotive shed to be submitted to HWC as a separate application.

SB

**13.4 Proposed Development of New Facilities for an Existing Water Bottling Plant Farm 10388, R45, Franschoek: NM
HM/ CAPE WINELANDS/ STELLENBOSCH/ FRANSCHHOEK/ FARM 10388**

Case No: 21030908SB0309E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection Friday, 10 June 2022 at 11:00.

SBD

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

Case No: 21030908SB0309E

INTERIM COMMENT:

The HIA does not yet meet the requirements of S.38 of the NHRA. A revised an updated HIA that addresses the concerns of the Committee to be submitted to HWC.

SBD

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 Proposed Additions and Alterations at Re-Ptn 12 of Farm 653: Vergenoegd Low Wine Estate (Agterwerf Buildings), Somerset West: NM
HM / CAPE TOWN METROPOLITAN / SOMERSET WEST / REM of PTN 12 FARM 653**

Case No: 22042206MS0422E

FINAL COMMENT:

The Committee support the conceptual proposals as well as the process of the submission of final reports. Detailed design work may now proceed for further submission to HWC.

SJ

**23.2 Proposed New Agricultural Werf and Associated Buildings Kleinbosch Farm, Dal Josaphat, Paarl: MA
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/FARM 1576 PORTION 9**

Case No: 21091320SB1004E

RECORD OF DECISION:

The Committee resolved to endorse the phase II HIA and make a decision under S.38(4) and S.27

The Committee resolved to approve the proposals for the De Toit House, Malherbe House and the new buildings to the rear of the werf and to approve the landscape proposals in accordance with the following drawings numbered 101, 3201, 3202, 3301, 3302, 3501, 3601, 3602 (Malherbe House), 4101, 4201, 4202, 4301, 4302, 4501, 4601 (Du Toit House) dated 4 March 2022 and prepared by Malherbe Rust Architects.

Approval is subject to the submission of progress reports for each stage of work completed and a closeout report within 60 days of practical completion

The Committee resolved not to approve the proposed extensions to the Hugenote Gedenkskool and to request further resolution of the conservation approach in the relationship between the historic buildings and new interventions. While the proposed buildings allocated on the new footprint of earlier structures, the architectural expression of the new buildings and linking elements requires further resolutions.

Any further submissions must be made to both BELCom and IACom.

SBD

24. ADVICE

24.1 None

25 SECTION 42 HERITAGE AGREEMENTS

25.1 None

26. OTHER

26.1 None

27 Adoption of decisions and resolutions

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

ADOPTED RESOLUTIONS AND DECISIONS