

**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, 19 July 2023**



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 Zommerlust residential development on Erf 21875, 193 Main Street, Paarl: MA
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ ERF 21875**

Case No: 22072610SB0827E

FURTHER REQUIREMENT:

The heritage indicators need to be further developed and spatialization graphically (diagrams and plans) in conjunction with landscape and urban design assessment of site and its carrying capacity to absorb further development which includes the survey of trees and the extent of the canopies. The committee requires the appointment of suitably qualified built environment professionals with the following skills: Urban design, landscape architecture, and heritage practitioner architecture

SB

**13.2 Proposed residential development on Erf 13182, Thokozani Street, Wellington - Diemersfontein
Wine Estate: NM
HM / CAPE WINELANDS / WELLINGTON / ERF 13182**

Case No: 22042610NK0429E

RECORD OF DECISION:

The Committee resolved to undertake a site inspection on Thursday 3 August 2023 (DG, JHS, DS KS and CF).

CN

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

**14.1 Propose Development of New Farmstead on Bo-Helderberg Farm 1252, Stellenbosch: NM
HM/BOLAND/ STELLENBOSCH/ FARM 1252**

Case No: 21120706SB1207E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Thursday, 3 August 2023 (DG, JHS, DS KS and CF). The 3D visualization to be updated to reflect mitigation measures.

AM

15 SECTION 38(8) NEMA INTERIM COMMENTS

**15.1 Proposed development on Portion 2 of Farm Calais No. 6000, Paarl: MA
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ PTN 2 OF 6000**

Case No: 22021102SB0221E

FINAL COMMENT:

The Committee resolved to supports the HIA prepared by Cindy Postlethwayt dated May 2023 as meeting the requirements of S38(3) of the NHRA. The Committee further supports the recommendation of the HIA as follows:

1. Endorses this report as having met the requirements of Section 38(3) of the NHRA
2. In terms of the Section 38(8) of the NHRA supports the proposed development, generally in accordance with the proposal included as Annexure E in this report and subject to the implementation of the mitigation measures described in section 15 of this report.
3. Approves the demolition of any structures older than 60 years on the property.

SB

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

Case No: 21070812RG0411E

FINAL COMMENT:

The Committee upholds its previous comment that the watercourse and associated open space system treated as the primary heritage resource and designed informed broader greenspace. While the revised SDP accommodates a brother green space long Willow Road public access to the greenbelt system is limited to a narrow access way.

RG

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

**16.1 Proposed M3 Road Widening and Pedestrian Bridge, UCT: MA
HM/CAPE TOWN METROPOLITAN/UCT/M3**

Case No: 21062507SB0920E

INTERIM COMMENT:

The Committee requested revised drawings for the treatment of the embankment adjacent to summer house and submission of design proposals of the pedestrian access ramps prior to issuing final comment. The Committee agreed to review the revised drawings and issue a comment by email.

SB

**16.2 Proposed Moddergat Sand Mine, Near Worcester, Breede Valley, Farm 44/18 and Farm 499/23:
NM
HM/CAPE WINELANDS/BREEDE VALLEY/ FARM 499/18 &499/23**

Case No: 21062507SB0920E

FURTHER REQUIREMENT

Mapping of heritage resources identified within the objection is required to determine proximity to mining site and measures for mitigation to be proposed for any resources impacted negatively by the mining activity to be submitted to HWC's HOMs for processes.

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. ADVICE

24.1 None

25. SECTION 42 HERITAGE AGREEMENTS

25.1 None

26. OTHER

26.1 Heritage Management Plan for the Proposed Development of the 301MW Moya Solar Photovoltaic (PV) Facility and Associated Infrastructure near Matjiesfontein, Western Cape: MA HM/ CAPE WINELANDS/ WITZENBERG /FARM 155 AND PTN 1 OF FARM 156

Case No: 20070908SB0727E

ENDORSEMENT:

The Committee resolved to endorse the heritage management plan as prepared by PGS Heritage dated 18 January 2021 subject to review of any proposed deviations to be submitted to HWC prior to implementation.

SB

27 Adoption of decisions and resolutions

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