

**Adopted Resolutions and Decisions of the Meeting of the Impact Assessment
Committee (IACOM)
of Heritage Western Cape (HWC) held via MS Teams
at 09H00 on Wednesday, 24 January 2024**



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 REQUIREMENTS:

The Committee notes that the further requirements previously issued have been addressed and that the conceptual urban design framework is appropriate context. The urban design framework and landscape intent need to be translated into the SDP for phase 2 assessment. In addition, the phase 2 HIA will need to address architectural approach to the new development.

SB

**13.2 Proposed Development of Erf 157 (Pacaltsdorp), George: MA
HM/ EDEN / GEORGE / PACALSDORP / ERF 157**

Case No: 18082018SB0831E

COMMENT:

In fulfilment of the condition 1 a latter of the appointment of the archaeologist monitoring of the southern triangle of the site (between points C, D and E), the applicant must be submitting a letter of the appointment of an archaeologist to HWC.

The Committee notes the approved landscape plan dated 2020 which indicates proposed tree planting along Mission Street and that the updated landscape plan which omits this tree planting. The Committee recommends the negatively boundary wall treatment mitigated through the implementation of the landscape plan as approved (2020) inclusive of the planting along Mission Street.

SB

13.3 Proposed Chapel Street Upgrade on Erven RE-8000, RE-8203, RE-8204 and RE-9869, Chapel Street, District Six: NM
HM / CAPE TOWN METROPOLITAN / DISTRICT SIX / ERVEN RE-8000, RE-8203, RE-8204 and RE-9869

Case No: HWC23060908CN1116

RECORD OF DECISION:

The Committee resolved to endorse the Heritage Impact Assessment prepared by Katie Smuts from Rennie Scurr Adendorff and dated 6 December 2023 as meeting the requirements of S38(3) of the NHRA as well of the recommendations of the HIA as follows:

1. This HIA should be endorsed as fulfilling the requirements of Section 38(3) of the National Heritage Resources Act.
2. The proposed interventions should be endorsed as not negatively impacting the heritage resources of Chapel Street.
3. The design proposal as illustrated in the following drawings should be approved:
 - a. 124.21-3.5.1 Revision C (2023-08-17)
 - b. 124.21-3.6.1 Revision E (2023-08-17)
 - c. 124.21-3.6.2 Revision E (2023-08-17)
 - d. 124.21-3.6.3 Revision E (2023-08-17)
 - e. 124.21-6.3 Revision A (2023-08-02)
4. Final design details should be submitted for review and approval by the City in terms of the Chapel Street Heritage Protection Overlay Zone regulations.

The Committee resolved to endorse interventions and approve the design proposals.

CN

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. SECTION 47 CONSERVATION MANAGEMENT PLANS

24.1 Goedeverwachting Estate, 43/45 Old Sir Lowrys Pass, Somerset West: MA
HM / CAPE TOWN METROPOLITAN / SOMERSET WEST / FARM 1262

Case No: HWC23112314SJ1130

RECORD OF DECISION:

The Committee resolved to endorse the application (prepared by HH Architects and dated 24 January 2024) as a Heritage Management Plan and recommends the in cooperation of the HMP into a Heritage Agreement between HWC and property owner.

SJ

25. ADVICE

25.1 None

26. SECTION 42 HERITAGE AGREEMENTS

26.1 None

27. OTHER

27.1 None

28. Adoption of decisions and resolutions

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