

**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, 6 December 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 Upgrade of R310 (MR168 and TR2/1) and Quarterlink on TR2/1, Baden Powell Drive, Stellenbosch: MA
HM / CAPE WINELANDS / STELLENBOSCH / R310 UPGRADE**

Case No: X110831TG02

INTERIM COMMENT:

HWC previously required supplementary report which integrated the consultation meaningfully. This requirement has not been fulfilled to the satisfaction of the Committee. HWC therefore requires an independent supplementary report compile by a suitably qualified and experienced practitioner who must be approved by HWC prior to appointment.

Given the length of time since the HIA the supplementary report must provide an update on the design development process and the requirement that this involve the input of a landscape architect and urban design.

In addition to providing a status-quo assessment the supplementary report must include a clear set of recommendations including necessary remedial actions and including recommendations to ensure that future similar projects are compliant.

SJ

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

**13.1 Sommerlust Residential Development on Erf 21875, 193 Main Street, Paarl: MA
HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / ERF 21875**

Case No: 22072610SB0827E

FURTHER REQUIREMENTS:

Updated HIA to be circulated to I&APs and the matter to be tabled at the next IACom meeting to be held on 24 January 2024.

SB

**13.2 Proposed redevelopment on Erf 10695, Village Square, Marine Drive, Hermanus Waterfront: MA
HM / OVERBERG / OVERSTRAND / HERMANUS / ERF 10695**

Case No: 19111127WD1206E

RECORD OF DECISION:

The Committee endorse the Heritage Impact Assessment dated October 2023 and prepared by Rennie Scurr Adendorff and Claire Abrahamse as meeting the requirements of S.38(3) of the NHRA. The Committee supported the recommendations of the HIA on page 60 as follow and endorsing option 2 (Annexure F, drawings numbered DRG.NO.AP P5/3.1, dated 3 August 2023 as prepared by Andrew Greeff Architects) as preferred alternative:

1. This HIA be endorsed as fulfilling the requirements of S39(3) of the NHRA; and
2. The proposed development, with the hipped roof design - Option 2 - as described in Section 7.2 should be approved

CH

**13.3 Proposed Padel Court on Portion 1 of Erf 1791, Spice Route Destination, Suid-Agter Paarl Road: MA
HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / PTN 1 OF FARM 1791**

Case No: HWC23031310SJ0314

RECORD OF DECISION:

The Committee refuse the application noting that the scale and form of a covered Padel Court is inappropriate in this heritage context.

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 Proposed Skytram on Erven 1466, 1467 & 23-RE, Farm Cabriere, 5 Berg Street, Franschhoek: NM
HM / CAPE WINELANDS / STELLENBOSCH / FRANSCHHOEK / ERVEN 1466, 1467 & 23-RE**

Case No: HWC23070609SJ1121

INTERIM COMMENT:

The Committee supports the proposal in principle and look forward to more detailed information to come. The Committee indicated the preference for option A for the upper station in that it has more appropriate fits with topography.

SJ

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

16.1 Proposed Mixed Use Development on Farm 1060, Malanshoop, Koelenhof, Stellenbosch: MA HM / CAPE WINELANDS / STELLENBSOCH / FARM 1060

Case No: 22012809AM0202E

FINAL COMMENT:

The Committee endorses the HIA as having satisfied the requirements of S.38(3) of the NHRA. The Committee supports the proposed development subject to the following recommendations of the HIA as outlined in Section 10.2 on pages 63-64:

1. The developer's Preferred Development Alternative 1 be endorsed by HWC substantially in accordance with the Concept Development Plan for Malanshoop as indicated in Figure 15 of this report and the (same but larger) Urban Design Masterplan dated 18 July 2022 with attached images of the proposed apartments: all forming part of the Malanshoop Sustainability Framework report (Draft 2): prepared by the Dennis Moss Partnership; But subject to the following conditions:

A. Landscape Plan

That a detailed landscape plan prepared by qualified landscape architects (with cultural landscape experience) for the approval of the Stellenbosch Municipality: Department of Development Planning: Heritage Resource Management, and that this approval be based (amongst others) on the Heritage Indicators in this HIA report while indicating, inter alia, the extent, location and design of the following:

- i. Existing vegetation to be retained or removed, and indicating the types of all vegetation and trees, and the spacing of such trees along the boundaries of the property;
- ii. All proposed newly planted vegetation, including types (species) and planting specifications;
- iii. Tree staking details;
- iv. The size of all trees to be planted (roots to be established in minimum 80 -100 Litre size containers, with a clear stem height of 1.8 m minimum, and a minimum girth of approximately 60 mm);
- v. Indications, on the landscape plan, of the approximate anticipated heights of trees around the perimeter of the property at 5 years of age and upon reaching maturity (14-20 years – depending on the species);
- vi. Density of plant species/plant mixes, size of plants to be planted;
- vii. Existing and finished ground levels at the bases of the trees to be retained/planted;
- viii. All landscaping features, including fences, walls, retaining walls, paving, street furniture, and lighting;
- ix. All Sustainable Urban Drainage Systems (SUDS), including cross-sections of storm-water ponds and/or swales;
- x. Irrigation plans (alternative water sources to be indicated); and
- xi. Phasing and timing of implementation, including a twelve-month establishment period.

A1. Additional notes

- a. Development impacts along the east boundary may require more screening than indicated on the site plan of Preferred Alternative 1 (Figure 15) but as positively reflected in the bottom image of Figure 25 (there appears to be a discrepancy between the plan and the 3D view). The purpose is not to repeat the negative precedent of Nooitgedacht Village in this regard.
- b. In order to substantially retain the 'dam amphitheatre' and adjacent pine grove, some residential units may need to be removed or relocated, or subdivision sizes in that area reduced.
- c. The heights of new tree planting along the western boundary of the property south of the 'dam amphitheatre' must be of a species that, upon reaching maturity, preclude tree canopies from obscuring views towards the landmark church and its visual relationship with the mountain backdrop beyond.

B. Architectural Design

- i. That the architectural design of the various proposed units be substantially in accordance with the images provided in the Malanshoop Sustainability Framework report (Draft 2): prepared by the Dennis Moss Partnership (Annexure D2);

B1. Additional notes

- a. To ensure design continuity, the developer's written assurance is required to confirm that the current architects which are the author of the Malanshoop Sustainability Framework report will be engaged with the project until its completion. In the event that it transpires that this cannot be the case, then HWC is to immediately be provided with the particulars of the successor architects whose appointment must be to HWC's approval to ensure heritage-related design continuity.

C. Lighting and Advertising

That a detailed lighting plan be prepared by the architects in conjunction with the landscape architects, where necessary, for the approval of the Stellenbosch Municipality: Department of Development Planning: Heritage Resource Management, and that this approval be based (amongst others) on the Heritage Indicators in this HIA report with particular attention to the following:

- i. Light sources are to be low spill and indirect, i.e. installed with baffles directing light downwards to contain light spill and minimize light pollution, especially along the north and east boundaries of the property. Naked and direct light sources are to be avoided.
- ii. Light sources are to be mounted on buildings or installed in the form of low-level bollards (i.e. not exceeding 1,1m above finished ground level) rather than on free-standing light standards, which are to be avoided;
- iii. The lighting plan is to be conceptually integrated with the architectural and landscaping proposals.
- iv. No commercial signage is to be permitted facing onto the agricultural areas to the north and east of the property. No illuminated signage is to face any of the agricultural areas beyond the urban edge either, the purpose being to retain rural character, especially at night.

SB

**16.2 Propose Development of New Farmstead on Bo-Helderberg Farm 1252, Stellenbosch: MA
HM / CAPE WINELANDS / BOLAND / STELLENBOSCH / FARM 1252**

Case No: 21120706SB1207E

FINAL COMMENT:

The updated submission meets with requirements previously issued. The Committee therefore endorse the application as meeting the requirements of the NHRA. The Committee support the recommendation of the HIA as follows:

1. The proposed “pods” must have their walls painted in a dark, receding colour palette and the developer must ensure deep roof overhangs to glazed areas, to reduce reflection.
2. The proposed new werf must adhere to the following recommendations:
 - a. New, indigenous vegetation of similar density to the vegetation south of the proposed werf site should be established on the subject farm itself, around the edges where the vegetable garden is currently proposed so that the new werf is visually screened and “softened” by planting within the landscape from all sides.
 - b. All residential and public buildings must be single storey or with a roof-loft arrangement for an upper level. Double-volume spaces can be accommodated in working agricultural buildings where machinery requires it. However, these must be as low as possible to accommodate the required machines and related agri-industrial processes.
3. The attached Chance Fossil Finds Procedure must be implemented for the duration of construction activities
4. If any archaeological heritage resources or unmarked graves are uncovered or exposed during bulk earthworks, these must immediately be reported to the contracted archaeologist, or Heritage Western Cape (Att: Mrs. Colette Scheermeyer 021 483 9685).

SB

**16.3 Proposed Removal, Infilling and Depositing of Material Within Two Watercourses for the Proposed Installation of a New Bulk Water Supply Pipeline Along the R310 (Polkadraai Road), Stellenbosch Registration Division: NM
HM / CAPE WINELANDS / STELLENBOSCH / R310**

Case No: HWC23101303CN1101

The matter has been removed from the agenda.

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 None

27 Adoption of decisions and resolutions

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