

**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, 9 April 2025**



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 Development on Erf 16502, 16503-RE, 16507-RE, 16508-RE, 16510-RE, Welgevallen, University of Stellenbosch, Stellenbosch: MA
HM / CAPE WINELANDS / STELLENBOSCH/ ERF 16502, 16503-RE, 16507-RE, 16508-RE, 16510-RE

Case No: HWC24112203CH0218

INTERIM COMMENT:

The Committee endorsed the general heritage indicators as well as the area specific indicators (area 4) as indicated in sections 6 and 7 of the Heritage Statement, dated 17 January 2025 as prepared by ARCON to enable the design development to proceed. The area specific heritage-related development indicators are to be read in conjunction with Diagrams SESR 0.1. The site-specific heritage-related development indicators for area 4 are to be read in conjunction with SESR 4.1 and SESR 4.2.

CH

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

13.1 Proposed Construction of a Packing Shed on Erf 42368, 12 Cecilia Street, Goedemoed Farm, Paarl: MA
HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / ERF 42368

Case No: HWC24080128CN0814

HELD OVER:

The Committee resolved to undertake a site inspection (CF, DS, AM and KS).

CN

**13.2 Proposed Development on Erf 26439, Alexandra Road, Oude Molen Eco Village, Pinelands: NM
HM / CAPE TOWN METROPOLITAN / PINELANDS / ERF 26439**

Case No: 21022615SB0330E/ 21012506TZ0126E

HELD OVER:

The Committee resolved to undertake a site inspection on Friday, 25 April 2025 (DS, CF, GJ, AM and IGIC member).

SB

**13.3 Erven 1502329-RE; 156138 (Erven 178896; 178895), 122 Boyes Drive and 7 Carisbrooke Steps,
St. James: NM
HM / CAPE TOWN METROPOLITAN / ST. JAMES / ERVEN 1502329-RE; 156138 (ERVEN 178896;
178895)**

Case No: HWC24050602EJV0324

HELD OVER:

The Committee resolved to undertake a site inspection (SW, DG and KS).

EJV

**13.4 Proposed Redevelopment on Erf 31990-RE, 23 Main Road, Mowbray: MA
HM / CAPE TOWN METROPOLITAN/ MOWBRAY/ ERF 31990-RE**

Case No: HWC24071109CN0717

FURTHER REQUIREMENTS:

1. Explore the street condition noting the constraints;
2. The Main Road/ Rhodes Avenue corner be addressed;
3. Use of face brick;
4. Sheer massing of Rhodes Avenue edge; and
5. Setting back of top three floors to address (mitigate) issue of inappropriate massing

CH

**13.5 Erf 3715, St Cyprian's School (New Art Block), 4 Gorge Road, Oranjezicht: MA
HM/ CAPE TOWN METROPOLITAN/ ORANJEZICHT/ ERF 3715**

Case No: 16041101KR0420M

RECORD OF DECISION:

The Committee resolved to endorse the proposal, as being substantially in accordance with the HWC approval dated 24 May 2018, as per the drawings numbered SC19_S4 1.001, SC19_S4 1.002, SC19_S4 1.003 and SC19_S4 1.004, Revision A, dated 25 February 2025, and prepared by Meyer & Associates Architect and Urban Designers.

The existing building to be demolished is deemed not conservation-worthy and the Committee supports its demolition.

CH

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 Farm 845 Portion 5, Drakenzicht 3 on Wemmershoek Road, Paarl: MA
HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / FARM 854 PORTION 5**

Case No: HWC23101707SB1018

FINAL COMMENT:

The Committee endorsed the HIA as meeting the requirements of Section 38(3) of the NHRA and supports the recommendations and mitigation measures of the HIA titled "Pre-Application Phase Heritage Impact Assessment: Proposed Redevelopment of Portion 5/Farm 845 off R301 Paarl: Drakenzicht 3", prepared by Cindy Postlethwayt, dated to February 2025 as follows:

1. The development is generally in accordance with, and only in so far as it relates to heritage related aspects, the layout and associated guidelines and documents described in this report as the Preferred Alternative,
2. The mitigation measures described in this Report and already included in the development plans are to be implemented in full in all important respects. To accompany the development proposal, the following drawings as per the planning, design and detail considerations described in this document and which already show the mitigations are to accompany the planning application: Landscape Development Plan (prepared by a SACLAP - registered Professional Landscape Architect), indicating the position and hierarchy of all public open spaces as well as tree planting. Landscape Details (prepared by a SACLAP - registered Professional Landscape Architect):
 - a. indicating the proposed landscaping treatment of the 30m wide buffer strip interface with the R301 including a detailed section (minimum 1:100)
 - b. indicating the proposed landscaping treatment of the interface with the ecological corridor to the south
 - c. indicating suggested plant species list for trees, shrubs and groundcovers (including total areas, planting - out sizes and planting - out ratios),
 - d. details of proposed security / boundary treatment (visually transparent, welded mesh fence recommended
 - e. no continuous solid masonry walls;
 - f. rather visually permeable, non - obtrusive farm fences),
 - g. details of proposed footways (including suggested materials),
 - h. indication of lighting and signage and/or (discreet) way - finding system
 - i. positions to be included on plan,

- j. storm water strategy (open, planted channels and swales recommended), and
 - k. details of parking including screening (berming / planting - again no kerbs, paving of parking to reflect in - situ soil colours, include list of suggested materials)
3. Construction phase: Careful environmental management measures must be enacted to prevent damage to surrounding soil, vegetation and drainage lines. Dust control measures must be put in place. The use of heavy machinery must be minimised to prevent scarring and erosion of the site and cut and fill operations must be minimized.
 4. Operational phases: Although the proposed buildings need to be further developed in terms of typology criteria within their landscape context, additional landscaping and screen planting will reduce the visual impact further and help to settle and anchor the new buildings into their context. Screen and shade planting will also help to reduce the visibility of buildings, and to provide a greater degree of privacy. Careful consideration must be applied to the parking of vehicles – as far as possible visiting vehicles should be parked in the shade, or screened behind berms or hedges, to prevent reflected glare from wind shields. Parking areas must be unobtrusive and surfaced with exposed aggregate or clay brick rather than asphalt.

EJV

**16.2 Farm 1006 Portion 4 of Portion 1, Meerlust, Huguenot Road, Stellenbosch: MA
HM / CAPE WINELANDS / STELLENBOSCH / FARM 1006 PORTION 4 OF PORTION 1**

Case No 21070811AM0723E

FINAL COMMENT:

The Committee supports the revised proposal on condition that a hard landscaping and paving/paved surfaces plan is submitted to HWC for approval prior to construction.

EJV

**16.3 Ptn 28 Farm Welmoed 468 Lynedoch Village, Off R310, Stellenbosch: MA
HM / CAPE WINELANDS / STELLENBOSCH / PORTION 28 OF FARM 468**

Case No: HWC23040509AM0411

FURTHER REQUIREMENTS:

The Committee does not support the proposals in the current form. The proposals should be revised in accordance with the SDP to reduce impact on the cultural landscape and Lynedoch Village.

SB

**16.4 Mining Permit for Farm 1029-RE, Malmesbury, Saldanha Bay: NM
HM / WEST COAST / SALDANHA BAY / MALMESBURY / REMAINDER OF FARM 1029**

Case No: HWC24101601CSI1022 & 24101526

HELD OVER:

The Committee requires the EAP to be present at the next meeting to clarify the public participation process that was followed and the heritage related comments that were received.

Csi

**16.5 Erf 878, Fontein Street, Riebeeck Kasteel, Swartland: MA
HM / WEST COAST / SWARTLAND / RIEBEECK KASTEEL / ERF 878**

Case No: 20030413SB0603E

HELD OVER:

The Committee resolved to undertake a site inspection and requested cross section to orient the project (SW, AM, KS, DG and DS).

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. SECTION 47 CONSERVATION MANAGEMENT PLANS

24.1 None

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.