

**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, 13 May 2020**



MATTERS DISCUSSED

10 SECTION 38(2) RESPONSES TO NOTIFICATION OF INTENT TO DEVELOP

11.1 None

12 SECTION 38(1), INTERIM COMMENT

12.1 None

13 SECTION 38(4) RECORD OF DECISION

**13.1 Proposed Development on Erf 157(Pacaltsdorp), George: NM
HM/EDEN/GEORGE/PACALSDORP/ERF 157**

Case No: 18082018SB0831E

RECORD OF DECISION:

The integrated Heritage Impact Assessment (HIA) submitted by Stefan de Kock dated July 2019 satisfies the requirements of Section 38(3) of the National Heritage Resources Act (NHRA).

The Committee approves the revised landscape plan submitted by Beleaf Landscape Design dated 21st February 2020, as it responds to the recommendations of the integrated HIA and takes into account the planting specifications, the relationship between hard and soft landscaping as well as the soft edge and boundary treatments. The paving area must be considered as part of the landscape and sense of place of approach. The detail in the level of tree planting and positioning on the open space meets the requirements.

Given the recommendations by the heritage practitioner, the Committee resolved to approve the HIA subject to the following conditions that:

1. Archaeological monitoring of the southern triangle of Erf 157 must be undertaken during any below ground excavations on the property. If any unmarked burials are uncovered, work in that area must be stopped immediately and HWC (Tel: 021 483 9598) must be notified.
2. The southernmost portion of the property (i.e. proposed Erf 25 as shown on the proposed subdivision and zoning plan, Annexure 4) may not be developed and must be retained as open space.
3. Any earthworks on proposed Erf 25 will require permission from HWC in terms of Section 35 of the National Heritage Resources Act, 1999 (Act 25 of 1999).

4. Linear planting along the northern and western property boundaries must be implemented with any future fencing behind (i.e. as viewed from any public road) said linear planting.
5. Any fencing to be implemented along any of the property boundaries must be visually permeable and no solid brick or concrete walling shall be permitted.
6. Signage marking the alignment of the historic “passage” and including a brief history shall be installed along the northern and southern property boundaries, details of which are to be agreed upon by local conservation bodies.
7. Existing mature trees on the property must be retained where possible.
8. Architectural design typologies should consider local vernacular architectural elements where possible and practical. Designs proposals must be refined to incorporate architectural elements and typologies more akin to local vernacular architecture where possible and practical.
9. No structures higher than single storey (max. 6m from natural ground level to roof apex) will be permitted.
10. Flat-roofed residential structures will not be permitted.
11. Revised architectural design and site layout, as meant within the context of the above, will be subject to final approval by HWC/George Municipality (whichever relevant).
12. The development is to be completed within 5 (five) years of notification of this approval, provided that HWC may extend the period on good cause shown and provided that application for extension is made to HWC at least 3 (three) months prior to the end of the five-year period.

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**13.2 Proposed Mixed-Use Development Erven 129123, 129124, 129125, 129126, 129127, 129128, 129129 & 172313, Tasman Road, Observatory: NM
HM/OBSERVATORY/TASMAN ROAD/ERF 129123, 129124**

Case No: 19022806HB0307E

RECORD OF DECISION:

The Committee decided to approve the proposal subject to the following conditions:

1. Final building plans are to be endorsed by the Committee prior to their approval by the City of Cape Town.
2. The development is to be completed within 5 (five) years of notification of this approval, provided that HWC may extend the period on good cause shown and provided that application for extension is made to HWC at least 3 (three) months prior to the end of the five-year period.

JW

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 Rezoning, Subdivision and Consolidation to re-develop the site, Erven 1845, 1846, 1847, 1848, 1849, 1850, 23, 32, 36 and Portion 8 of Farm 64, Malmesbury:
HM/ WEST COAST/ SWARTLAND/ MALMESBURY/ ERVEN 1845, 1846, 1847, 1848, 1849, 1850, 23, 32, 36 and Portion 8 of Farm 642**

Case No: 19060710SB0607E

FURTHER REQUIREMENTS:

The submission of a revised landscape plan indicating the requested detail, including horizontal open green shafts aligned with the existing street grid. This landscape plan to be circulated via email to obtain ratification by the Committee prior to the next meeting.

WD (LB)

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 Development of Golfcourse and hotel on Hazendal Estate, Stellenbosch: NM HM/HAZENDEL/ERF 222

Case No: 18120510AS50712E

FURTHER REQUIREMENT:

The applicant will provide an updated report and revised drawing to the Committee for approval via email.

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24 SECTION 42 HERITAGE AGREEMENT

24.1 None

25. ADVICE

25.1 None

26. OTHER

26.1 None

27 Adoption of decisions and resolutions

The Committee agreed to adopt the decisions and resolutions.