

**Approved Minutes of the Meeting of the Impact Assessment Committee (IACOM)
of Heritage Western Cape (HWC) held via Microsoft Teams,
at 09H00 on Wednesday, 14 October 2020**



1. Opening and Welcome

The Chair, Mr David Gibbs, opened the meeting at 09h00 and welcomed everyone present via Microsoft Teams.

2. Attendance

Members

Mr Dave Saunders (DS)
Mr Mike Scurr (MS)
Mr Rashid Fataar (RF)
Ms Cecilene Muller (CM)
Mr David Gibbs (DG)
Mr Gaarith Williams (GW)
Ms Sarah Winter (SW)
Mr Graham Jacobs (GJ) (co-opted for item 15.2)
Ms Emmylou Bailey (EB) (co-opted for item 26.1)

Staff

Ms Cathy-Ann Potgieter (CAP)
Mr Olwethu Dlova (OD)
Ms Waseefa Dhansay (WD)
Ms Stephanie Barnardt (SB)
Ms Penelope Meyer (PM)
Ms Nosiphiwo Tafeni (NT)
Ms Khanyisile Bonile (KB)
Ms Zikhona Sigonya-Ndongeni (ZSN)
Mr Thando Zingange (TZ)

Observers

None

Visitors

Dr Jayson Orton
Ms Lize Malan
Ms Patricia Botha
Mr Bruce Eitzen
Ms Ursula Rigby
Ms Quahnita Samie
Dr Nicolas Baumann
Ms Berendine Irrgang
Ms Berta Hayes

Mr Philip Smith
Mr Pieter du Toit
Mr Avril Paterson
Ms Cillie Malan
Ms Cindy Postlethwayt
Mr Darryn Botha
Mr Neil Schwartz
Ms Ronel Fourie

3. Apologies

Mr Jason Knight (JK)
Mr Siphiwo Mavumengwana (SM)

3.1. Absent

None

4. Approval of the Agenda

4.1 Agenda dated 14 October 2020

The Committee resolved to approve the agenda dated 14 October 2020.

5. Approval of Minutes of Previous Meeting

5.1 Minutes dated 9 September 2020

The Committee reviewed the minutes dated 9 September 2020 and resolved to approve them with no amendments.

5.2 Minutes dated 9 October 2020

The matter was deferred to a Special IACom meeting to be held on 26 October 2020.

6. Disclosure of Interest

- MS: item 13.5 and 15.2
- DG: item 13.2, 15.2 and 15.5
- SW: item 15.2

7. Confidential Matters

7.1 None

8. Appointments

8.1 The Committee note the appointments of item 15.2 set for 10:00, item 21.1 set for 11:00 and item 13.4 set for 12:00.

9 Administrative Matters

9.1 Outcome of the Appeals and Tribunal Committees

PM reported back on the outcomes of the following Appeals matters:

- Proposed Total Demolition of a Structure older than 60 years on Erf 488, 13 Voor Street, Pniel, Stellenbosch
- Proposed Residential Development on Watervliet Farm 1221, Paarl (S38.4 HOMs)

9.2 Special IACom Meeting

For notification.

9.3 Proposed Development of a New House, Entertainment Area and Caretaker Cottage on Portion 6 of the Farm Mosselbank Fontein 496, Riversdale

The Committee confirmed that a Heritage Impact Assessment (HIA) is required.

The requirement for a full HIA results from the interpretation of "*change in character of a site*". In this regard, the definition of "site" is not limited to the discrete building footprint but rather the affected area.

The comment as per the previous meeting therefor still applies:

The Committee resolved that the HIA submitted by ACRM dated July 2020 does not satisfy the requirements of S.38(3) of the National Heritage Resources Agency (NHRA). Given this, the consultant is requested to attend to the following:

1. An assessment of the existing and proposed built form as well as an assessment of the existing sense of place and cultural landscape qualities of the site and of the broader coastline.

2. The HIA should include design indicators and informants arising from the above study.
3. It is recommended that a heritage consultant with particular expertise in vernacular architecture of the area provide input in this regard.
4. A Conservation Management Plan (CMP) for the site is required, considering especially the significant shell midden located on the property.

9.4 Discussion on Heritage Impact Assessment reports: (Re: Agenda Items: 13.3, 15.3 and 15.4)

Mr Bruce Eitzen was present and took part in the discussion.

The HIA report formats submitted for the three agenda items above were discussed collectively.

FURTHER REQUIREMENTS:

To meet the requirements of section 38(3) of the NHRA, the Committee requires revised and re-structured HIA documents for agenda items 13.3, 15.3, and 15.4 to be submitted to HWC for IACOM consideration.

In meeting the requirements of section 38(3) of the NHRA, reference should be made to HWC's guidelines for Heritage Impact Assessments (dated 15 June 2016) as well as HWC's Circular (dated November 2014) regarding the requirements for HIA Executive Summaries.

10. Standing Items

10.1 Site Inspections/ Virtual Assessments

The Committee noted the following site inspections that had been undertaken:

- Proposed Mixed Use Development, Southern Right Farm Portion 4, 6 and 11 of Farm 585, Hermanus
- Proposed Fuel Station and Associated Infrastructure on Portion 14 of Farm 786, Weltevreden Road, Philippi

10.2 Report back from Council and other Committees

Nothing to report.

10.3 Discussion of the agenda

For noting.

10.4 Potential Site Inspections

None

10.5 HWC and DEA&DP Standard Operating Procedure (SOP)

Nothing to report.

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 Proposed Weltevreden Filling Station Farm 786 Ptn 14, Philippi: MA HM/CAPE TOWN METROPOLITAN/PHILLIPI/FARM 786 PTN 14

Case No: 19022708AS0305E

IACom reported back on the site visit undertaken on 25 September 2020. The site visit report submitted by MS and CM was tabled as per the attached Annexure SI1.

Dr Jayson Orton and Mr Philip Smith were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- There is an issue of scale and complexity (typical urban filling station proposed within a very rural context).
- There is an issue of grading (context and site) – multilayered / nested grading.
- The precedent of Paradise Motors on Edinburgh Drive was noted (this is an example of a positive response of the design of a filling station to its context).

INTERIM COMMENT:

The Committee does not support the proposal as submitted in its current form, for the following reasons:

1. The site is inappropriate for the scale and complexity of an urban filling station with related facilities (food court, canopy etc.).
2. The rural context of the site would be compromised irrevocably by the development proposed.

TZ

13.2 Proposed Site Development of Farm 81 Ptn 29, Stellenbosch: NM HM/CAPE WINELANDS/STELLENBOSCH/FARM 29 PTN 81

Case No: 20061010TZ0624E

DG recused himself and logged off from MS Teams. The Committee elected SW to chair this item.

A Heritage Impact Assessment prepared by Ms Lize Malan was tabled.

Mr Thando Zingange introduced the case.

Ms Lize Malan, Mr Pieter du Toit, Mr Avril Paterson, Ms Patricia Botha, Ms Ronel Fourie and Ms Berta Hayes were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- It was noted that the development site is located within the urban edge and will be surrounded by future development.
- The HIA has adequately addressed the heritage issues and mitigation measures.

RECORD OF DECISION:

The Committee resolved to endorse the HIA as having met the requirement of S38(3) of the NHRA. The Committee resolved to endorse the findings and recommendations of the HIA.

The Committee resolved that the development may proceed subject to the recommendations of the HIA as outlined below.

- 1) The landscaping plan is further detailed. This should include:
 - a. More trees in clusters on the boundaries & informal hedges edges; and
 - b. Specification of tree sizes to be planted. It is important that trees of an adequate height are planted from the onset to reduce potential visual impacts – thus tree heights must be specified in the landscaping plan.

The landscaping plan must be submitted to the Stellenbosch Municipality for approval, together with the SDP referred to below.

- 2) The preparation of a detailed site development plan, that will reflect the architectural controls referred to in the indicators, namely:
 - a. Variation in roofscape and colour between units (no more than 2 attached units to have the same roof shape).
 - b. Variation in rendering of walls between units through use of different paint colours and/or finishes in particular. Muted earth tones should be specified.
 - c. Visually permeable external fencing.
 - d. The SDP should also include controls for external lighting, and other security measures and appropriate signage.

The SDP must be submitted to the Stellenbosch Municipality for approval, before building plan approval.

TZ

**13.3 Proposed Housing Development on Jonkersdrift Farm (Farm 1440, 1441, 334/17 & 334/9), Stellenbosch Magisterial District): NM
HM/CAPE WINELANDS/ STELLENBOSCH/ JONKERSDRIFT FARM 1440,1441, 334/17 & 334/9**

Case No: 20041707SB0603E

A Heritage Impact Assessment and associated documentation prepared by New World Associates was tabled.

DEFERRED:

This matter was discussed under Administrative Matters (Item 9.4).

SB

**13.4 Proposed Development of the Site on Erf 884, 889, 895 and 5856, Masonic Hotel, Reitz Street and Hoop Street, Robertson: MA
HM/ROBERTSON/ LANGEBOEG/ERF 884, 889, 895 AND 5856**

Case No: 181002306AS1017E

Heritage Impact Assessment (interim comment) was tabled.

Ms Khanyisile Bonile introduced the case.

Ms Cindy Postlethwayt was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The properties have been consolidated into a single erf (erf 8526).
- Feedback from the site inspection conducted by the previous Committee.
- Subsequent development on the adjacent development and the implications of the infill development on Reitz Street can now be seen.
- The further information provided on the Hoop Street cottages and Masonic Hotel.
- The design revisions made in response to earlier comments.
- The need for attention to the interfaces between new development and historical building as part of this development.
- The status of the supplementary report with regards to the previous HIA were discussed.

RECORD OF DECISION:

The Committee endorsed the HIA report as submitted by Ms Postlethwayt, dated September 2020, as having met the requirements of S38(3) of the NHRA; as well as the recommendations contained within the report, as follows:

It is recommended that Heritage Western Cape:

1. endorse this report as having met the requirements of Section 38(3) of the NHRA.
2. in terms of Section 38(4) of the NHRA, approves the proposed redevelopment of Erf 8526, as outlined in Annexure D2 of this report; 21 Supplementary HIA Erf 8526, Reitz & Hoop Street, Robertson 2020, *subject to the following conditions:*

1. The refurbishment of the Masonic Hotel and the vernacular cottages are to be the subject of separate application/s to HWC. The work is required to be directed and monitored by an architect with suitable conservation experience; building plans are to be accompanied by a Method Statement; and a Close Out Report is to be submitted to HWC upon completion.
2. This approval specifically precludes any development proposals which may involve that portion of the property originally described as Re Erf 891, Church Street.

KB

13.5 Proposed Re Development of the Site on ere 8019, Sir Lowry Square, Woodstock: NM HM/CAPE METROPOLITAN/WOODSTOCK/ERF 8019

Case No: 20091008KB0921E

Ms recused himself and logged off from MS Teams.

Heritage Impact Assessment (interim comment) was tabled.

Ms Khanyisile Bonile introduced the case.

Ms Quahnita Sammie, Mr Darryn Botha and Ms Berendine Irrgang were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Archaeological monitoring during excavation will be required.
- The St Francis Street interface with the residential row houses.
- The scale and height of the development relative to context, particularly at the edges.
- Provision of space for landscaping with respect to basement extent.
- Lack of setbacks.
- Part of the site is within a Heritage Protection Overlay Zone (HPOZ).
- More detailed work has been undertaken in relation to discussions with the CoCT of which the Committee has not had sight.

FURTHER REQUIREMENTS:

The Committee requests the HIA report to be updated with the detailed work included and resubmitted to HWC for IACom consideration.

KB

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 Minor Deviations from Approved Building Envelope: Erf 31990 Mowbray Cape Town: MA
HM/CAPE TOWN METROPLITAN/ MOWBRAY/ERF 31990**

Case No: 120418JW08

Letter to HWC prepared by Aikman Associates was tabled.

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Minor changes to the envelope are not considered consequential.
- A more restrained architectural response has been proposed.
- The Importance of corner interface was noted.
- The heritage indicators originally prepared by Mr Chris Snelling were noted.
- The Committee noted that a Phase II HIA had not been undertaken.

FURTHER REQUIREMENTS:

Whereas the proposed changes to the building envelope are minor and inconsequential, the Committee expressed concern with respect to the interface with the significant corner - in terms of activation of edges, fenestration, colonnade etc. as well as the necessity of testing the proposal against the original heritage indicators. The Committee therefore requires that the applicant test the proposal against the original heritage indicators, with reference to floorplates and use (particularly ground and first floors), and to submit this assessment to HWC for IACom review and consideration.

SB

**15.2 Proposed Mixed-Use Development, Southern Right Farm Portion 4, 6 and 11 of Farm 585, Hermanus: MA
HM/ OVERBERG/ OVERSTRAND/ HERMANUS/ PORTION 4, 6 AND 11 OF FARM 585**

Case No: 19120618AS1213E

DG, MS and SW recused themselves and logged off from MS Teams. The Committee elected GJ to chair for this item.

IACom reported back on the site visit undertaken on 22 September 2020. The site visit report submitted by DS and GJ was tabled as per the attached Annexure SI2.

Dr Nicolas Baumann was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Development is proposed over four cadastral entities within existing agricultural land use rights.
- The landscape qualities of the site and its surrounds, which are characterized by undulating terrain, taller hillside backdrops and depressed, vegetated riverine corridors such that the quantum of the proposals would not be visible from any single point along the Hemel en Aarde Road. However, parts of the development will be visible from this road.
- Residential typologies, fynbos and agricultural patterns characterizing the broader spatial context.
- The proposed layouts which are linear in nature ('string of beads') vs the overall landscape pattern which is punctuated by isolated development clusters visually softened by concentrations of trees.
- Design guidelines to be considered with particular emphasis on building scale, massing, envelope characteristics, layout arrangements, choice of finishes within the fynbos vs agricultural areas, and landscaping.

INTERIM COMMENT:

DS and GJ (who visited the site) to prepare a draft interim comment for circulation to members for endorsement.

SB

15.3 Proposed Mixed-Use Urban Node Re 1/697, Farm 1/1113, Ptn of Erf Re 353, Erf 1449 and 1450, De Hoop Nature Reserve, Malmesbury: NM HM/SWARTLAND/MALMESBURY/ RE OF PTN 1 OF FARM 697, PORTION 1 OF FARM 113, RE OF FARM 1113, RE OF FARM 301, RE OF FARM 353

Case No: 19110103SB1106E

A Heritage Impact Assessment and associated documentation prepared by New World Associates was tabled.

DEFERRED

This matter was discussed under Administrative Matters (Item 9.4).

SB

**15.4 Proposed CNC Aquaculture Facility on Portion 8 of the Farm Bottelfontein 11, Near Elands Bay: NM
HM/ WEST COAST/ SWARTLAND/ BERGRIVER / PIKETBERG / FARM BOTTLEFONTEIN**

Case No: 20070607SB0707E

Heritage Impact Assessment and associated documentation prepared by New World Associates was tabled.

DEFERRED:

This matter was discussed under Administrative Matters (Item 9.4).

SB

**15.5 Proposed Site Development of Farm 81 Ptn 33, Stellenbosch: NM
HM/CAPE WINELANDS/STELLENBOSCH/FARM 33 PTN 81**

Case No: 19032707AS0402M

DG recused himself and logged off from MS Teams. The Committee elected SW to chair this item.

Heritage Impact Assessment prepared by Ms Lize Malan was tabled.

Mr Thando Zingange introduced the case.

Ms Lize Malan, Mr Pieter du Toit, Mr Avril Paterson, Ms Patricia Botha, Ms Ronel Fourie and Ms Berta Hayes were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The development is located within the urban edge and will be surrounded by future development to the north and south.
- The preferred alternative has addressed previous concerns raised by the Committee regarding cumulative impacts and the need for an integrated development approach.
- The preferred alternative including mitigation measures in the form of planting and architectural form and use of colour and additional measures as indicated in the recommendation will ensure that heritage impacts will occur within an acceptable level.

FINAL COMMENT:

The Committee resolved to endorse the HIA as having met the requirement of S38(3) of the NHRA. The Committee resolved to endorse the recommendations of the HIA as outlined below:

- 1) The landscaping plan is further detailed to inter alia specify tree sizes to be planted. It is important that trees of an adequate height are planted from the onset to reduce potential visual impacts – thus tree heights must be specified in the landscaping plan. The landscaping plan must be submitted to the Stellenbosch Municipality for approval.
- 2) Architectural guidelines for the whole development to realize the intentions of the urban design framework and the heritage indicators set out in section 10 of the HIA are prepared.

The following aspects will need to be addressed:

- a. Height restrictions for all buildings across the site as indicated in the proposed SDP. It is however noted that the indicators stated that certain smaller elements of the four storey buildings may extend to five storeys. This is regarded as appropriate to mark key points/intersections in the development and should be controlled through the guidelines.
- b. Massing and articulation of the apartment blocks – monolithic blocks are to be disallowed and the guidelines must specify the extent of articulation in detail.
- c. Roof shape and colour to ensure variation in design and colour throughout the development but keeping the colour palette to neutral greys and black.
- d. Finishes of buildings, using plaster and paint in muted neutral earth tones (no highly-reflective white), concrete or stone, with restricted or prohibited use of metal cladding.
- e. Openings with restrictions on large reflecting surfaces, and shading of openings, particularly to the east.
- f. Lighting, services, security features and signage to be low key and/or not visible as may be appropriate (refer to indicators)
- g. Fencing – use of visually permeable fencing on perimeter with werf walls allowed for internal boundaries, provided that screening tree planting is accommodated.

These guidelines are to be to the approval of the Stellenbosch Municipality (Heritage Resources Management).

TZ

15.6 Proposed Development, Remaining Extent of Portion 47 (A Portion of Portion 1) of the Farm Ganse Valleï No. 444, Plettenberg Bay: NM HM/BITOU/PLETTENBERG BAY

Case No: 18121204SB1220E

Heritage Impact Assessment and associated documentation prepared by Ms Ursula Rigby was tabled.

Ms Stephanie Barnardt introduced the case.

Ms Ursula Rigby was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The significance of the coastline with respect to the history of human habitation.
- The requirement for archaeological test pits or monitoring during earthworks and excavations or preferably both.

FINAL COMMENT:

The Committee resolved to endorse the recommendations of the HIA dated September 2020, prepared by Ursula Rigby as having met the requirements of S38(3) of the NHRA, as well as the

recommendations outlined within the report and illustrated within appendix D Guideline sheet REV 01 (i.e. the Heritage related design indicators); with the addition of the palaeontological / archaeological monitoring required during earthworks and excavations.

SB

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 42 HERITAGE AGREEMENT

24.1 None

25. ADVICE

25.1 None

26. OTHER

**26.1 Conservation Management Plan for Amsterdam Battery on Erven 149294 & 9588, V&A Waterfront: MA
HM/CAPE TOWN METROPOLITAN/ WATERFRONT/ERVEN 149294 AND 9588**

Case No: 15110515GT1110E

Draft Conservation Management Plan (CMP) and Heritage Agreement (HA) were tabled.

Ms Stephanie Barnardt introduced the case.

Dr Nicolas Baumann and Mr Neil Schwartz were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The proposed trees and shrubs on the rampart walls to be omitted as their roots cause damage to the heritage resource.
- The existing trees on the rampart to be cut down at the base of the trees and root growth to be monitored (only grasses should be allowed on the ramparts etc.).
- An archaeologist with appropriate expertise to be included in the monitoring panel as a permanent member.
- General in principle endorsement of the proposed CMP and proposed HA.

FURTHER REQUIREMENTS:

The amendments as discussed are to be incorporated into the proposed CMP and HA, which must be circulated to legal advisor and APM for comment via email.

SB

27 Adoption of decisions and resolutions

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

28. CLOSURE:

The meeting adjourned at 15:30

29. DATE OF NEXT MEETING:

11 November 2020

MINUTES APPROVED AND SIGNED BY:

CHAIRPERSON:

DATE:

SECRETARY:

DATE:

Annexure SI1

IACOM Site Inspection Report

Ptn 14 of Farm 786 Weltevreden, Philippi, Cape Town Metropolitan

Submitted by Cecilene Muller and Mike Scurr

Case Number: 19022708AS0305E

Erf No: Ptn14 of Farm 786

Registered Owner: The Business Zone 649 cc

Grading: TBC – refer to HIA discussion pp 36-37

Nature of Application: Development of a proposed fuel station and associated commercial infrastructure

Date of Site Visit: 25 September 2019

HWC Representatives: Olwethu Dlova (Staff)

IACOM Committee Members: Mike Scurr and Cecilene Muller.

Reasons for Site Inspection: IACOM resolution to assess the impact and nature of the development on Weltevreden Road and the relationship to the Philippi horticultural area.

Area Inspected: Ptn 14 of Farm 786 (part of Weltevreden Wedge), existing infrastructure, open spaces and surrounds

Findings:

The property was accessed from Weltevreden Road on the day of the site visit by the committee members present. The site was walked and the following was observed;

- A notice indicating that the site will be developed at the entrance gate to the property
- Caretaker's cottage just after the entrance with a nursery and associated infrastructure towards the southeast corner of the property, which is screened from Weltevreden road by a vibracrete wall.
- Vacant land behind the cottage which is grazed by few cattle.

On site no Archaeology could be seen on the ground, but this observation does not preclude possible subsurface evidence although the area is very disturbed.

The site is developed and in use. The present/recent uses are however rural and informal/ lowkey in character.

Recommended Action:

Members to report the findings of the inspection at the next Committee meeting.

Which committee should this report be submitted to:

IACom – 13 October 2020

Images overleaf



Figure 1: The notice as per NHRA indicating development and a call for public participation.



Figures 2 & 3: The vacant land behind the caretaker's cottage and evidence of current activities.



Figure 4: Behind the caretaker's cottage



Figure 5: Weltevreden Road looking north



Figure 6: Site adjacent to Weltevreden Road



Figure 7: Abandoned nursery



Figure 8: Abandoned nursery



Figure 9: Informal agricultural use on site

Annexure SI2

IACom Site Inspection Report for SOUTHERN RIGHT FARM, PORTIONS 4,6,11,17, NO 585 HEMEL EN AARDE VALLEY, HERMANUS

Submitted by Dave Saunders on 13th October 2020

Case Number:Erf/Farm No.: Southern Right Farm, Ptns 4,6,11,17 No585 Hemel en Aarde Valley

Registered Owner: Midnight Storm Investments 295 (Pty) Ltd

Grading: located within a broader landscape that is considered to be a significant heritage resource in terms of its overall scenic qualities.

Nature of Application: A mixed use development including farm dwellings, tourism and accommodation facilities, and farm associated infrastructure. 7 dwellings per cadastral unit ranging in size from 250m2 to 500m2

Date of Site Visit: 5TH September 2019

HWC Representatives: Olwethu Dlova (Staff)

IACOM Committee Members: Dave Saunders, Graham Jacobs co-opted.

Reasons for Site Inspection: IACOM resolution to assess the site in rural context and landscape.

Area Inspected: The property and surrounds.

Findings:

The property was accessed at one point on the south edge adjacent to the R301 and along the western side of the property. This area includes the existing wine cellar /tasting room. The landscape is reasonably intact with most of the existing structures positioned in the southern most area of the greater site. The site was also viewed at three specific points along the

Recommended Action:

Members to report the findings of the inspection at the next Committee meeting.

Which committee should this report be submitted to: IACom – 14th October 2020

PHOTOGRAPHS:



Figure 1: Aerial photo of Southern Right and the greater context





