

**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, 10 February 2021**



MATTERS DISCUSSED

11. SECTION 38(2) RESPONSES TO NOTIFICATION OF INTENT TO DEVELOP (NID)

**11.1 Proposed Pedestrian Bridge and Ramp along the Eerste Rivier, Erven 5667 and 7587
(Pedestrian Bridge) and 5667 (Pedestrian Ramp), Stellenbosch: NM
HM/ CAPE WINELANDS / STELLENBOSCH/ ERVEN 5667, 7587, 5667**

Case No: 21011803SB0120E

RESPONSE TO NID:

The Committee supports the recommendation that S38 is not triggered and therefore no further heritage studies are required.

SB

12. SECTION 38(1): INTERIM COMMENT

12.1 None

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

**13.1 Proposed 'Seven Oaks' Retirement Village on Erven 103, 104 and a Section of Rotterdam Street,
Wittedrift, Bitou Municipality: MA
HM/EDEN/WITTEDRIFT/ERVEN 103, 104 AND A SECTION OF ROTTERDAM STREET**

Case No: 19090401AS0927E

INTERIM COMMENT:

The Committee noted that S38(3) requirements have not been fully met. The following needs to be included in the submission:

1. Analysis of the cultural landscape, including the built form.
2. Assessment of the significance of the heritage resources identified, including the grading of individual buildings and the cultural landscape as a whole.
3. Development of a set of heritage indicators which will inform the design response (and against which the design response may be assessed).

TZ

**13.2 Proposed New Residential Development Farm 4722, Wellington:MA
HM/CAPE WINELANDS/DRAKENSTEIN/WELLINGTON/FARM 4722**

Case No: 17080109ZK0122M

INTERIM COMMENT/FURTHER REQUIREMENT:

In order to address these concerns, the Committee recommends the following:

1. A green, planted buffer be established
2. That buffer is to be collectively managed and maintained
3. That to create this buffer, the two large erven should be removed
4. Views from the Blouville Road scenic route along the development edge and represented by 2 and 4 quadrants, including the 10 meter setback, should be illustrated using 3D designs.

TZ

**13.3 Proposed Rezoning, Construction of a Conference Venue, Restaurant, Spa and Associated Infrastructure, Glenhof, Erf 50339, 12 Glenhof Road, Claremont: NM
HM/ CAPE TOWN METROPOLITAN/ CLAREMONT / ERF 50339**

Case No: 19022808HB0524E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection (DS, CM, MS, SW and RF).

SB

**13.4 Proposed Redevelopment of the Site on Erf 56421 1 Torquay Avenue, Claremont: NM
HM/CAPE METROPOLITAN/CLAREMONT/ERF 56421**

Case No: 20081705KB0718E

HELD OVER:

The Committee referred the matter back to the legal advisor to confirm the correct legal process in order to take the matter forward.

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 Boutique Hotel Development, Franschhoek Pass Winery, Farm No 1545 Paarl,
Franschhoek: MA
HM/ CAPE WINELANDS / STELLENBOSCH / FRANSCHHOEK / FARM1545**

Case No: 20012313AS0225E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection (DS, MS, SW and RF).

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. ADVICE

**24.1 RE of Erf 49306, Cannon Brewery, Newlands: NM
HM/CAPE TOWN METROPOLITAN/ NEWLANDS/RE ERF 49036**

Case No: 17022304AS0306E

ADVICE:

The Committee considered the Tribunal ruling and referred this matter to the legal advisor for clarity.

WD

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. CM moved to endorse and adopt the resolutions and decisions and DS seconded.