

**Adopted Resolutions and Decisions of the Meeting of the Impact Assessment
Committee (IACOM)
of Heritage Western Cape (HWC) held 1st Boardroom, Protea Assurance Building,
Green Market Square, Cape Town
at 09H00 on Wednesday, 21 June 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 None

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

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

Case No: 22072610SB0827E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection.

SB

**13.2 Proposed Rezoning, Subdivision, and Adaptive Reuse of Structure on Erf 1220, Pinard Street,
Malmesbury: MA
HM/WEST COAST/SWARTLAND/ MALMESBURG/ ERF1220**

Case No: HWC23050801SB0509

RECORD OF DECISION:

The Committee resolved to endorse the heritage impact assessment prepared by Sarah Winter as meeting the requirement of the NHRA and further endorse the recommendation of HIA as follows:

1. It is recommended that HWC endorse the Heritage Indicators outlined in Section F of the HIA report and endorse the HIA as having satisfied the provisions of Section 38 (3) of the NHRA.
2. It is recommended that HWC allow the proposed rezoning and subdivision to proceed subject to the following conditions:
 - a. The submission of building plan proposals to HWC for alterations for adaptation of the villa and barn buildings.
 - b. A building maintenance programme for the villa and outbuilding must accompany the building plan submission to HWC in terms of S.34. The building maintenance programme must be subject to a Heritage Agreement between HWC and DPW in terms of Section 42 of the NHRA.

- c. A Site Development and Landscape Plan indicating edge security and planting, vehicle access, parking, lighting, surface treatments and other landscaping must be submitted to HWC for approval.
- d. Building alterations are subject to the heritage indicators (Section F of this report) and require monitoring by an architectural professional with heritage experience.

This approval pertains only to the building that are the subjects of the HIA.

**13.3 Consolidation, Rezoning and Subdivision on Erven 564, 2759 and 6809, Corner of Voortrek Street and R60, Swellendam: MA
HM / OVERBERG / SWELLENDAM / ERVEN 564, 2759 AND 6809**

Case No: HWC22120813CN1209

RECORD OF DECISION:

The Committee resolved to endorse the heritage impact assessment prepared by Perception Planning as meeting the requirements of the NHRA. The Committee further endorse the recommendations of the HIA as follows:

This report satisfies the requirements of Section 38(3) of the NHRA Act 25 of 1999 for a Heritage Impact Assessment, namely:

1. Identification and mapping of all heritage resources in the area affected.
2. Assessment of the significance of such resources in terms of the heritage assessment criteria set out in section 6(2) or prescribed under section 7.
3. Results of consultation with communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources.

It is recommended that HWC approve the findings of this HIA report including the following Conditions of Approval:

1. The urban design interventions/ mitigation measures outlined in 8.4 of the HIA report (3 of the Executive Summary) must be incorporated into the final Site Development Plan.
2. If any human remains or significant archaeological materials are exposed during development activities, then the find should be protected from further disturbance and work in the immediate area should be halted and Heritage Western Cape must be notified immediately. These heritage resources are protected by Section 36(3)(a) and Section 35(4) of the NHRA (Act 25 of 1999) respectively and may not be damaged or disturbed in any way without a permit from the heritage authorities. Any work in mitigation, if deemed appropriate, should be commissioned and completed before construction continues in the affected area and will be at the expense of the developer.

As a condition of approval, a landscape plan which addresses inter alia the eastern boundary of the site as per the mitigation measures of the HIA as follows:

1. Proposed tree line for visual screening - To improve the aesthetic appeal of the site and block the view of the building and storage spaces, it is recommended to establish a tree line and dense planting of indigenous vegetation along the southern and eastern edges.

2. Tree line and landscaping to define edges - In order to define the edges along the R60 and Voortrek Street, it is recommended to establish a tree line and other landscaping features aimed at providing visual cues that create a sense of enclosure and in turn, a sense of safety, security, and privacy. These also assist in creating a sense of ownership, pride, and well-being. They can act as a buffer between the public and private spaces and can help to soften the harsh lines of built environments. They also provide shade, windbreaks, and other environmental benefits.
3. Ornamental trees - To enhance the visual appeal of the parking bays and driveways, it is recommended to establish ornamental trees. The trees are essential to providing shade from the summer heat of Swellendam because they reduce the ambient temperature. The trees would provide shade by blocking the sun's direct rays and also by evaporating water from their leaves, which has a cooling effect. The trees would also provide cooling shade that helps reduce energy costs associated with air conditioning, as well as providing a pleasant and comfortable environment for people.
4. Low-walled gabions - To establish clear boundaries around the subject site while maintaining permeability, it is recommended to use low-walled gabions (minimum 300mm height above natural ground level) and other permeable boundary fences/walls. These features would define the edges of the site while creating an appealing visual transition between private and public realms. The features can also contribute to sense of place and visual permeability by creating a visually pleasing and accessible space. By using gabions to create a three-dimensional structure, the space can be divided into different sections with varying levels of visual permeability. This can help create an interesting space that encourages exploration and interaction. Additionally, gabions can be used to create unique and creative seating areas and can be used to create a variety of beautiful and interesting garden features. Gabions can also be used to define a space and create a sense of enclosure, providing a space for people to gather and interact, as well as a physical and visual separation from the R60 and Voortrek Street to the proposed development. To curb costs, a low, plastered wall (minimum 300mm height above natural ground level) may be permitted along the lower (southeast) boundary along the R60.
5. Textured Parking bays and driveways - To establish different textures of hard surfaces to define parking bays and driveways as those features would add to visual interest, helps to define, and differentiate different types of spaces, and creates a more comfortable space. Different textures and colours can help to create a feeling of movement and flow, as well as a sense of harmony and unity. They can also provide a sense of safety and security, as different colours and textures can distinguish between areas of high and low traffic, or those intended for pedestrian or vehicular use. Additionally, the different textures and colours can provide a tactile experience, making the space more inviting and pleasant.
6. Lost Space as part of the road reserve - This area of green space between the subject site and the public road, owned by the Municipality, is currently a "lost space" that requires thoughtful and considered design (Figure 18). This space could serve as a buffer zone between the proposed development and the road, with the potential to establish a link between the soft edges created by the proposed low-walled gabions and landscaping. This could provide a sense of definition and purpose to the area and create a pleasant and inviting environment.
7. Landscape berm - The addition of a landscape berm along the southern boundary to provide visual screening to the storage area and delivery section on the subject site from being seen from the R60 was considered. However, due to limited storage and delivery space available, this design intervention could not be included.

8. Screening device - Screening devices along the edge of the storage or refuse areas must be implemented as illustrated in Figure 18 of the HIA to prevent them from being seen by creating visual barriers that conceal the area from view.

The landscape plan is to be prepared by a suitably qualified landscape architect. This landscape plan to be submitted to HWC for approval by HOMs.

The approvals contained in this decision are valid for 5 years from the date of this decision. This period may be extended on good reason being shown and at the discretion of HWC, provided that application for extension must be made prior to the effluxion of the 5-year period.

CN

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 Development on Portion 2 of Farm Calais No. 6000, Paarl: MA
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ PTN 2 OF 6000**

Case No: 22021102SB0221E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection.

SB

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

**16.1 Proposed M3 Road Widening and Pedestrian Bridge, Bishopscourt: NM
HM/CAPE TOWN METROPOLITAN/BISHOPSCOURT/M3**

Case No: 21062507SB0920E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection.

SB

**16.2 Proposed Retirement Village on Erf 11628, Bellville: MA
HM/CAPE TOWN METROPOLITAN/BELLVILLE/ERF 11628**

Case No: 20082603SB0826E

HELD OVER:

The matter is to be held over.

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 Erf 31990, Corner Rhodes Avenue and Main Road, Mowbray: NM
HM / CAPE TOWN METROPOLITAN / MOWBRAY / ERF 31990**

Case No: None

COMMENT:

The Committee resolved that the proposal is not substantially in accordance with the approved phase I HIA dated 2012. New application is required to be submitted in terms of S.38(1) of the NHRA.

CN

25 SECTION 42 HERITAGE AGREEMENTS

25.1 None

26. OTHER

26.1 Heritage Agreement_UCT Conservation Framework: NM

Case No: None

COMMENT:

The IACom fully endorses the following:

1. Heritage Agreement and UCT Conservation Framework with in the context, prepared by Stephen Townsend and Claire Abrahamse, dated April 2023 and recommends that HWC Council approve the Heritage Agreement and UCT Conservation Framework.
2. The IDF as prepared by Bluegreen Planning and Design and MLH Architects and Planners, dated January 2023.

Further detailed comment on the heritage management agreement to follow.

CM

27 Adoption of decisions and resolutions

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