



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/10451

Our File Reference Number: Remainder Farm 222, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendoiff@stellenbosch.gov.za

PER E-MAIL [REDACTED]

Sir / Madam

APPLICATION FOR REZONING AND DEPARTURE: FARM 222, STELLENBOSCH DIVISION

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the following application(s) in terms of Section 15(2) of Stellenbosch Municipal Land Use Planning Bylaw, promulgated by notice number 354/2015, dated 20 October 2015 on Remainder Farm No.222, Stellenbosch Division, namely:
 - 2.1.1 The **rezoning** in terms of section 15(2)(a) of the said Bylaw from Agricultural Zone I to open Space Zone II ($\pm 11\ 000\text{m}^2$) for an 18-hole golf course and driving range with associated infrastructure.
 - 2.1.2 The **departure** in terms of Section 15(2)(b) of the said Bylaw to relax the building line (adjacent to Farm No.222/31 &33) from **30m** to **3,0m** and to exceed the height from **3,5m** to **4,5m** for purposes of a new entrance gate.
 - 2.1.3 The **departure** in terms of Section 15(2)(b) of the said Bylaw to relax the building line (adjacent to Farm No 222/31 & 33 from **30m** to **7,0m** for purposes of a new equipment storeroom/workshop.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

2.2 The approval is subject to the following conditions imposed in terms of Stellenbosch 66 of the said Bylaw:

- 2.2.1 The approval only applies to the proposal under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaw or Regulations that may be applicable.
- 2.2.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
- 2.2.3 The development shall be implemented substantially in accordance with the Master Site Development Plan (ABQD/1/UD/1000/H) and dated 21 May 2022, and attached as **ANNEXURE C**.
- 2.2.4 The conditions imposed by the Department of Transport and Public Works in their letter dated 30 November 2020 and 11 March 2021, attached as **ANNEXURE J** be adhere to.
- 2.2.5 The following conditions of the **Director: Engineering Services** as specified in their memo dated 11 August 2020, attached as **ANNEXURE K**, be complied with;

2.2.5.1 **Water**

- a. The Municipality does not have water network in this area.
- b. The onus is on the "Developer" to ensure a sustainable water source to the said development and that the "Municipality" be exempted from any claims whatsoever, should the natural water source not be sufficient.
- c. The water infrastructure required to serve any buildings must be indicated on the building plans.
- d. The potable water stored and distributed by the Owner, must comply with SANS 241 Drinking Water Quality Standards.

2.2.5.2 **Wastewater and Sewage**

- (i) The Municipality does not have a sewer network in this area
- (ii) The sewer infrastructure required to serve any buildings must be indicated on the building plans.
- (iii) No new septic tanks and soak-aways are permitted to be built.
- (iv) Any wastewater and sewage generated may not pollute any groundwater, stormwater or surface.

2.2.5.3 **Roads**

1. The application has to be referred to the District Roads Engineer for comments and conditions.
 2. All conditions set by the District Roads Engineer will be applicable.
 3. The proposed new access road to the development will link to the CoCT road network at Ronelle Street.
- Approval by the CoCT must be obtained prior to the construction of this road.

- Any funding arrangements for new roads/road upgrades must be agreed between the Developer and the CoCT.

2.2.5.4 Development Charges (DCs)

- (a) Development Charges will be determined during building plan submission stage.
- (b) Any development charges identified will be payable prior to building plan approval.

2.3 Building plans must be generally in accordance with site development plan as referenced (ABQD/1/UD/1000/H-Master Site Development Plan; ABQD/01/AR/1003)

- Driving Range; ABQD/01/AR/1005/-Golf Maintenance building; ABQD/01/AR/1006
- Gatehouse; drawn by Boogertman & Partners) and attached as **ANNEXURE C**.

3. The reasons for the above decision are as follows:

- 3.1 The SDF encourages tourist activities in rural and agricultural land to stimulate the tourist economy but should be related to the primary functions of farms.
- The proposed use will be ancillary to the existing tourism related uses on the farm which has become a cultural tourist destination over the years.
- 3.2 The golf course creates a soft buffer between the hard-urban edge of CoCT, earmarked of medium to high density urban development, and the rural landscape of Stellenbosch.
- 3.3 The golf course will blend naturally into the landscape and will contribute to the rural look and feel of the surroundings area.
- 3.4 The structure which will accommodate the driving range will be making use of the contours to naturally set into the existing landscape and accordingly minimise the visual impact on the agricultural land scape.
- 3.5 The proposed use will have no agricultural impact because no arable lands, suitable for crop production will be lost and no sensitive environmental land are impactable on.
- 3.6 The departures for the entrance gate and storeroom buildings will not have negative impact on the surrounding area as it will blend in with height of the existing buildings on the premises.
- 3.7 No objections were received.

2.4 Matter to be noted:

- 2.4.1 Building plans be approved by the Municipality.
- 2.4.3 Compliance to the conditions of the Environmental Authorisation.
- 2.4.3 All electrical requirements be directed to Eskom.
- 2.2.4 The requirements stated in letter (HM/CAPEWINELANDS/STELLENBOSCH/HAZENDAL FARM 222, Case No. 19102928AS1107M) by Heritage Western Cape). See **ANNEXURE I**.

3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

4. Appeals must be submitted with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law. The following prescribed information is accordingly required:
 - (a) The personal particulars of the Appellant, including:
 - (I) First names and surname;
 - (II) ID number;
 - (III) Company of Legal person's name (if applicable)
 - (IV) Physical Address;
 - (V) Contact details, including a Cell number and E-Mail address;

 - (b) Reference to this correspondence and the relevant property details on which the appeal is submitted.

 - (c) The grounds of the appeal which may include the following grounds:
 - (i) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000);
 - (ii) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.

 - (d) whether the appeal is lodged against the whole decision or a part of the decision;

 - (e) if the appeal is lodged against a part of the decision, a description of the part;

 - (f) if the appeal is lodged against a condition of approval, a description of the condition;

 - (g) the factual or legal findings that the appellant relies on;

 - (h) the relief sought by the appellant; and

 - (i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;

(j) That the appeal includes the following declaration by the Appellant:

- (i) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
- (ii) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.

5. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of E-mail at the following address: landuse.appeals@stellenbosch.gov.za

6. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

7. The approved tariff structure may be accessed and viewed on the municipal website (<https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs>) and the banking details for the General Account can also be accessed on the municipal website (<https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details-1/file>).

8. An applicant who lodge an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

(a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.

(b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.

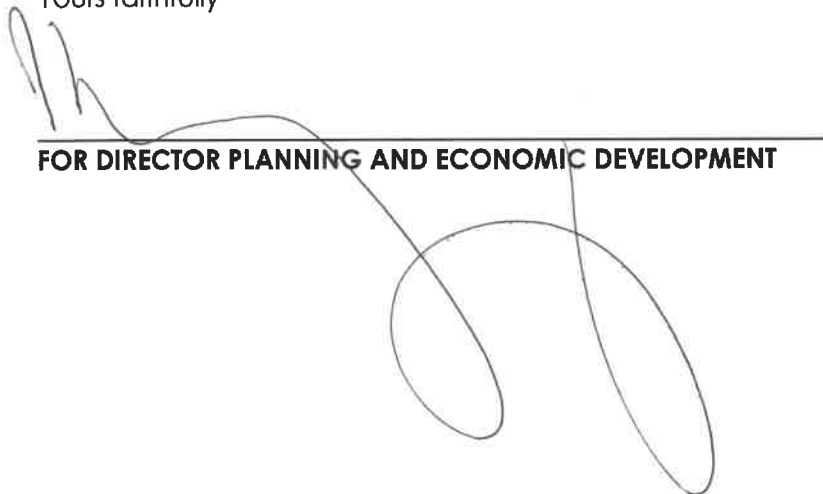
(c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.

(d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

10. Kindly note the above decision is suspended, and in the case of any approval, may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully



A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above a solid horizontal line.

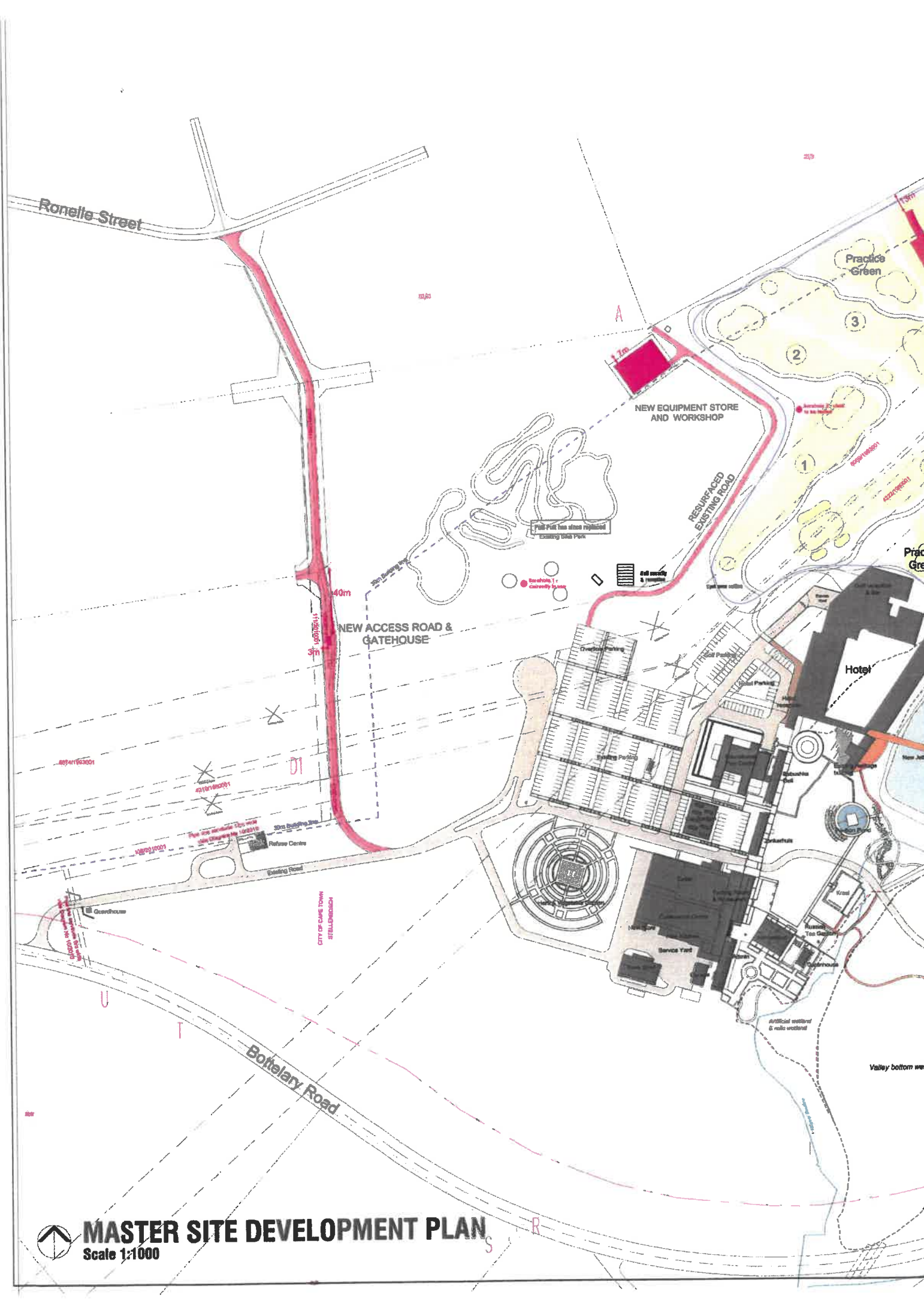
FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

20/7/2022.
DATE:

ANNEXURE C

**APPLICATION FOR REZONING AND DEPARTURE:
REMAINDER FARM HAASENDAL NO. 222,
STELLENBOCH DIVISION**

SITE DEVELOPMENT PLAN



MASTER SITE DEVELOPMENT PLAN
Scale 1:1000

ANNEXURE J

**APPLICATION FOR REZONING AND DEPARTURE:
REMAINDER FARM HAASENDAL NO. 222,
STELLENBOSCH DIVISION**

**COMMENT FROM THE
DEPARTMENT OF
TRANSPORT AND PUBLIC
WORKS**

29



ROAD NETWORK MANAGEMENT
Email: Grace.Swanepoel@westerncape.gov.za
tel: +27 21 483 4669
Rm 335, 9 Dorp Street, Cape Town, 8001
PO Box 2603, Cape Town, 8000

STELLENBOSCH MUNICIPALITY
PLANNING AND DEVELOPMENT SERVICES
02 DEC 2020
RECEIVED

REFERENCE: 16/9/6/1-25/192 (Job 24480)
ENQUIRIES: Ms GD Swanepoel
DATE: 30 November 2020

Director: Planning and Economic Development
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Attention: Mr U von Molendorff

Dear Sir

Form with fields: FILE NR, SCAN NR (F 222 S), COLLABORATOR NR (699190)

REMAINDER FARM HAASENDAL 222, STELLENBOSCH: MAIN ROAD 187: APPLICATION FOR REZONING

- 1. The following refer:
1.1 Undated letter from Ms Cornelia van Zyl of I.C@Plan, Application No. LU/10451, received by the Department of Transport & Public Works on 25 September 2020 and attached land use application;
1.2 Your letter, reference Farm 222 Stellenbosch, application no. LU/4748, dated 1 November 2016 and attached land use application;
1.3 This Branch's comments 16/9/6/1-25/192 (Job 24480) dated 12 December 2017 on paragraph 1.2 above.
2. The current application is for:
2.1 Rezoning of a portion of Rem. Farm Haasendal No. 222, Stellenbosch ±1.1 ha in extent from Agriculture Zone I to Open Space Zone II (Private Open Space) for a golf course and driving range; and
2.2 Departures for the relaxation of building lines to several adjacent parcels of land.

3. The traffic analyses carried out by ITS Global, together with a review of turn lane warrants in terms of this Branch's Access Management Guidelines (2020), indicate that a right turn lane is required at the main entrance to the property at ±km5.36 on Main Road 187 Bottelary Road.
4. It is noted that the application referenced in paragraphs 2.1 and 2.2 above included a conference centre which has been operational for some time and other facilities which appear to have been implemented, but the right turn lane on Main Road 187, which was a condition of this Branch's "no objection" to that application, has not yet been implemented, despite the design for the turn lane having been approved by this Branch's Chief Directorate: Design in July 2019.
5. This Branch objects to the proposed rezoning of a portion of the subject property from Agriculture Zone I to Open Space Zone II for a golf course and driving range, as discussed above and in the land use application, due to the failure of the applicant to comply with the conditions of this Branch's 12 December 2017 letter referenced in paragraph 1.3 above.
6. Should the applicant implement the following measures, this Branch would be willing to withdraw its objection to the proposed development:
 - 6.1 Completion of the approved access road from the subject property north to Ronelle Street;
 - 6.2 Upon completion of the link to Ronelle Street, closure of the property access onto Main Road 187 Bottelary Road at ±km4.47;
 - 6.3 Implementation of the approved design of a right turn lane for westbound traffic to give access to the subject property at the existing main access at ±km5.36 on Main Road 187 Bottelary Road.
 - 6.4 Detailed construction drawings and proposals for traffic accommodation during construction shall be submitted for approval to the District Roads Engineer, Paarl (Mr E Smith - 021 863 2020) prior to construction;
 - 6.5 The Applicant's consultant or contractor shall accept the handing over of the site in writing from the Road Authority prior to construction;
 - 6.6 After completion of the construction phases to the satisfaction of the District Roads Engineer, the Road Authority shall accept in writing the handing over of the site from the Applicant's consultant or contractor;

6.7 As built drawings shall be sent to this Branch (Ms GD Swanepoel), the District Roads Engineer (Mr Elroy Smith) and the Roads Department of Cape Winelands District Municipality (Mr ACA Stevens - 086 126 5263).

Yours faithfully



SW CARSTENS

For CHIEF DIRECTOR: ROAD NETWORK MANAGEMENT

ENDORSEMENTS

1. IC@Plan Town Planners
Attention: Ms Cornelia van Zyl (e-mail: cornelia@icaplan.co.za)
2. ITS Global
Attention: Mr Pieter Arangie (e-mail: pietera@itsglobal.co.za)
3. JG Africa (e-mail: MurphyD@jgafrika.com)
4. Stellenbosch Municipality
Attention: Mr Ulrich von Molendorff (e-mail)
5. Cape Winelands District Municipality
Attention: Mr Aubrey Stevens (e-mail)
6. District Roads Engineer
Paarl
7. Mr Elroy Smith (e-mail)
8. Mr SW Carstens (e-mail)
9. Mr H Thompson (e-mail)
10. Mr Evan Burger (e-mail)
11. Mr B du Preez (e-mail)



REFERENCE: 16/9/6/1-25/192 (Job 24480)
ENQUIRIES: Ms G Swanepoel
DATE: 11 March 2021

Director: Planning & Economic Development
Stellenbosch Municipality

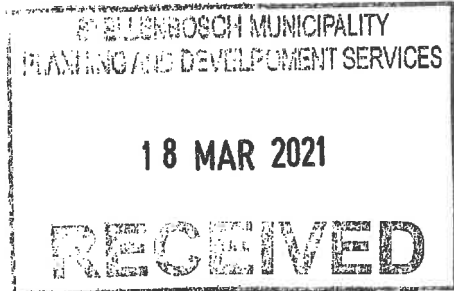
PO Box 17

STELLENBOSCH

7599

Attention: Mr Ulrich von Molendorff

Dear Sir



FILE NR:	
SCAN NR:	F 222 S
COLLABORATOR NR:	703845

FARM HAASENDAL 222, STELLENBOSCH: MAIN ROAD 187 (BOTTELARY ROAD): REZONING APPLICATION

1. The following refer:
 - 1.1 This Branch's letter 16/9/6/1-25/192 (Job 24480), dated 30 November 2020 to you and
 - 1.2 Letter report to this Branch from ITS Engineers, ref. ITS 3802.1 dated 10 February 2021.
2. In our 30 November 2020 letter, of paragraph 1.1 above, this Branch objected to the proposed rezoning of land for purposes of developing a golf course, on the grounds that conditions of approval of past applications for various facilities had not been met, even though those facilities had been in place for several years. In particular, there was the requirement that a right turn lane into the property from the entrance on Main Road 187 Bottelary Road be constructed at the Applicant's expense.
3. In the interim, a new access from the property to Ronelle Street is under construction. While the design of the right turn lane on Main Road 187 Bottelary Road was approved by this Branch's Chief Directorate: Design in July 2019, the turn lane has not yet been constructed, nor has a traffic management plan for such construction been received by the District Roads Engineer.
4. The letter report by ITS (ref. 1.2 above) proposes the following:
 - 4.1 Once the Ronelle Street link is completed and operational, the main access off Main Road 187 Bottelary Road will be closed and locked until such time as the right turn lane is in place.

- 4.2 Traffic to be redirected to Ronelle Street via Kruis Road; existing tourism guidance signs at the access to be removed and placed at the Main Road 187 Bottelary Road/Kruis Road intersection, with additional signage at the Kruis Road/Ronelle Street intersection.
- 4.3 Once the right turn lane has been constructed on Main Road 187 Bottelary Road, the access can be re-opened as a secondary access.
5. It is considered likely that once the access on Main Road 187 Bottelary Road is re-opened, it will revert to being the primary access to Hazendal Estate.
6. It will be important to ensure that access arrangements are such that queues do not develop at the entrance and extend back to Main Road 187 Bottelary Road, causing congestion and creating a safety hazard.
7. The traffic analyses carried out indicate that if all Hazendal traffic is diverted via Kruis Road and Ronelle Street through to 2025, including background traffic growth of 3% p.a. and traffic generated by a proposed future hotel on the subject property, the two intersections on Kruis Road will function satisfactorily in both peak periods.
8. In light of the above, this Branch is prepared to withdraw its objection to the proposed land use application referenced in our 30 November 2020 letter, subject to compliance with the following conditions:
 - 8.1 Completion of the approved access road from the subject property north to Ronelle Street;
 - 8.2 Upon completion of the link to Ronelle Street, closure of the current exit from the property onto Main Road 187 Bottelary Road at \pm km4.47;
 - 8.3 Also upon completion of the Ronelle Street link and becoming operational, the current main access off Main Road 187 Bottelary Road shall be closed (including locking of the gate) until such time as the approved right turn lane has been implemented;
 - 8.4 Implementation of the approved design of a right turn lane for westbound traffic to give access to the subject property at the existing main access at \pm km5.36 on Main Road 187 Bottelary Road;
 - 8.5 Submission of plans to this Branch's Chief Directorate: Design (for attention Ms M Barker, e-mail: Melissa.Barker@westerncape.gov.za), showing the precise locations and detailed plans of all signs proposed for the temporary and permanent access arrangements. (It should be noted that Kruis Road is a municipal street, so the approval of the City of Cape Town for the signage plan as it relates to their road, as well as to the intersection plans will also be required);
 - 8.6 Detailed construction drawings and proposals for traffic accommodation during construction shall be submitted for approval to the District Roads Engineer, Paarl (Mr E Smith, e-mail: Elroy.Smith@westerncape.gov.za) prior to construction;
 - 8.7 The Applicant's consultant or contractor shall accept the handing over of the site in writing from the Road Authority prior to construction;

- 8.8 After completion of the construction phases to the satisfaction of the District Roads Engineer, the Road Authority shall accept in writing the handing over of the site from the Applicant's consultant or contractor;
- 8.9 As built drawings shall be sent to this Branch (Ms GD Swanepoel), the District Roads Engineer (Mr E Smith, e-mail: Eloy.Smith@westerncape.gov.za) and the Roads Department of Cape Winelands District Municipality (Mr ACA Stevens, e-mail: aubrey@capewinelands.gov.za) and
- 8.10 The Applicant shall ensure that when the access onto Main Road 187 Bottelary Road is re-opened, queues do not extend into the road. When events are scheduled with a large number of arrivals over a short time interval, the gates shall be kept open to permit the free flow of entering traffic.

Yours Sincerely



SW CARSTENS

For DEPUTY DIRECTOR-GENERAL: ROADS

ENDORSEMENTS

1. Stellenbosch Municipality
Attention: Mr U von Molendorff (e-mail: Ulrich.Vonmolendorff@stellenbosch.gov.za)

2. City of Cape Town
Attention: Mr S Storm (e-mail: Sigmund.Storm@capetown.gov.za)
Mr S de Villiers (e-mail: StefanJuan.DeVilliers@capetown.gov.za)

3. ITS Engineers
Attention: Dr C Krogscheepers (e-mail: Christoff@itsglobal.co.za)
Mr P Arangie (e-mail: pietera@itsglobal.co.za)

4. District Roads Engineer
Paarl

5. Mr E Smith (e-mail)

6. Mr H Thompson (e-mail)

7. Mr A Cope (e-mail)

8. Mr B du Preez (e-mail)

9. Mr E Burger (e-mail)

10. Mr S Carstens (e-mail)



I.C.@PLAN
Town Planners

Unit 2A Crossfire House, 25 De Beers Avenue, Paardevlei
Somerset West, 7130

Cellphone: 082 978 7151

Facsimile: +27 866140447 | **Website:** www.icaplan.co.za

From: Pieter Arangie <pietera@itsglobal.co.za>
Sent: Friday, March 26, 2021 10:30 AM
To: Cornelia van Zyl <cornelia@icaplan.co.za>
Subject: FW: Job 24480 - Farm Haasendal 222, Stellenbosch

FYI

Pieter Arangie
Transport Planner
Western Cape Office



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🌐 www.itsglobal.co.za

Th
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From: Harry Thompson <Harry.Thompson@westerncape.gov.za>
Sent: Thursday, 25 March 2021 17:02
To: Pieter Arangie <pietera@itsglobal.co.za>
Cc: Christoff Krogscheepers <christoff@itsglobal.co.za>; Schalk Carstens <Schalk.Carstens@westerncape.gov.za>; Grace Swanepoel <Grace.Swanepoel@westerncape.gov.za>; Ulrich.Vonmolendorff@stellenbosch.gov.za
Subject: Re: Job 24480 - Farm Haasendal 222, Stellenbosch

Good day Pieter,

This application, and the reason for our conditions, has a long history.

The first application I dealt with was for the conference centre / function venue for 250 attendees, and expansion of their restaurant, deli etc. Our comment on that application dates back to December 2017. At that point Hazendal's website already was advertising their function venue as being available to serve up to 380 attendees! The TIA showed entry and exit being on Bottelary Road, which we did not question, but subsequently we found that this was not the case, and the unapproved access onto Bottelary Road close to the Kruis Street intersection was being used by all vehicles leaving the site.

One of our conditions in our December 2017 comments (ie. more than three years ago!) was the provision of a right turn lane from Bottelary Road. Clearly this should have been in place before the function venue was allowed to operate. If it is needed, then it was needed from the outset, not just three or four years later. I have ascertained from our Chief Directorate: Design that the design of the required right turn lane

Cc: Christoff Krogscheepers <christoff@itsglobal.co.za>; Schalk Carstens <Schalk.Carstens@westerncape.gov.za>
Subject: Job 24480 - Farm Haasendal 222, Stellenbosch

Morning Harry,

Thank you for your assistance with this project. We appreciate it.

Can you just please clarify how we should interpret point 8.4 below. Condition 8 states that Province is prepared to withdraw its objection, subject to compliance with these conditions.

- 8.4 Implementation of the approved design of a right turn lane for westbound traffic to give access to the subject property at the existing main access at ±km5.36 on Main Road 187 Bottelary Road;

Does this mean that they first need to start the implementation of the right-turn lane before Province's objection is withdrawn or can we accept that the objection is withdrawn and the right-turn lane must just be completed before the main gate can be opened again?

Regards

Pieter Arangie
Transport Planner
Western Cape Office



 pietera@itsglobal.co.za
 +27 82 318 5061
 +27 21 914 6211
 www.itsglobal.co.za

This
ad-
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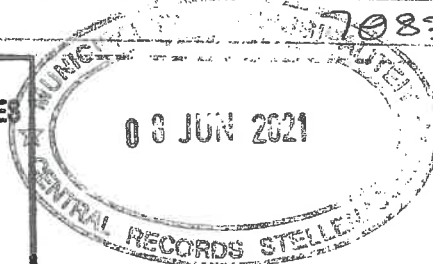
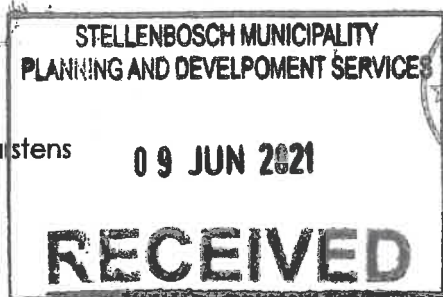
TRANSPORT & PUBLIC WORKS: ROADS
Chief Directorate: Road Planning
Email: grace.swanepoel@westerncape.gov.za
Tel: +27 21 483 4669
Room 335, 9 Dorp Street, Cape Town, 8001
PO Box 2603, Cape Town, 8000

REFERENCE: 16/9/6/1-25/192 (Job 24480)
ENQUIRIES: Ms G Swanepoel
DATE: 27 May 2021

Director: Planning & Economic Development
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

FILE NR:	
SCAN NR:	F 222 S
COLLABORATOR NR:	708309

Attention: Mr Stiaan Carstens



Dear Sir

FARM HAASENDAL 222, STELLENBOSCH: MAIN ROAD 187 (BOTTELARY ROAD (M23): STELLENBOSCH: REZONING FOR GOLF COURSE AND ACCESSES ONTO BOTTELARY ROAD

1. The following refer:
 - 1.1 Letter report ref. ITS 3802.1 from Dr JC Krogscheepers of ITS Engineers to Mr Schalk Carstens of this Branch dated 10 February 2021;
 - 1.2 This Branch's letter to Stellenbosch Municipality ref. 16/9/6/1-25/192 (Job 24480), marked for attention Mr Ulrich von Molendorff, dated 11 March 2021;
 - 1.3 E-mail from Mr Stiaan Carstens of Stellenbosch Municipality to Mr Schalk Carstens of this Branch dated 11 May 2021 and
 - 1.4 E-mail from Mr Schalk Carstens to Mr Stiaan Carstens dated 24 May 2021.
2. It should be noted that the letter report by ITS referenced in paragraph 1.1 above indicated that once the new Ronelle Street access to the property was open for use by visitors to Hazendal, the existing main access at ±km5.36 on Main Road 187 (Bottelary Road) would be temporarily closed while the proposed right turn lane was constructed. This Branch's letter of 11 March 2021 (1.2 above) was based on that assumption. It was this Branch's opinion then and it still is now, that if the existing access at ±km5.36 on Main Road 187 is available for the use of visitors, then even if it is not signposted, it is likely that most visitors from the eastern (Stellenbosch side)

approach will turn right at that point, as this would be a shorter route than the new main access route via Kruis Road and Ronelle Street. Given the large numbers of visitors to the extensive range of facilities on the estate and the heavy traffic volumes using Bottelary Road, it is then likely that the right turn lane would be required.

3. It now appears that the Applicant is proposing to permanently close the existing main access on Bottelary Road to visitors, but still wants to utilize it as a private access. For this to be effective, it will be important to ensure that the gate is kept closed most of the time, except for private use associated with Hazendal Estate. It will be important to have a sign installed at the gate on Bottelary Road indicating that it is a private access and to communicate that public access is via Kruis Road and advising visitors to follow the signed route from the Bottelary Road / Kruis Road intersection. The Estate's website should also clearly indicate that access for visitors is via the new access off Kruis Road and Ronelle Street.
4. The current unapproved access to the property at ±km4.47 on Main Road 187 (Bottelary Road) is unacceptably close to the Kruis Road intersection and is regarded as hazardous, especially in peak periods when available gaps are few and far between. It is essential that this access be permanently closed for all motorised traffic - as was stated in this Branch's letter of objection of 30/11/2020 paragraph 6.2 as a condition for withdrawal of the objection.
5. In light of the above, this Branch is prepared to amend the conditions set down in its letter of 11 March 2021 (ref. 1.2 above) as follows (using the same paragraph numbers as in that letter):
 - 8.2 Upon the completion and opening for use of the Ronelle Street access to the Hazendal Estate, the current unapproved (illegal) access onto Main Road 187 (Bottelary Road) at ±km4.47 (close to Kruis Road intersection) shall be permanently closed for motorised traffic and only allow for non-motorised traffic (pedestrians, cyclists) by reinstating the road reserve fence across this access to an acceptable standard;
 - 8.3 Upon the completion and opening for use of the Ronelle Street access to the Hazendal Estate, the current main access off Main Road 187 (Bottelary Road) at ±km 5.36 shall be closed to tourist traffic and existing tourism directions signs relative to that access, shall be removed. Appropriate signage shall be erected at the gate to indicate it is a private access with a notice to visitors that public access is via Kruis Road. The Hazendal Estate's website currently lack clear directions towards access to the facility and it is highly recommended that clear directions be included to direct arriving visitors via the new access via Kruis Road and Ronelle Street. It is noted that new tourism signs from the Bottelary Rd/Kruis Rd intersection is installed but covered up. It is assumed that these were arranged with City of Cape Town and could be unveiled when the Ronelle St access is opened. Please note that the signs erected on MR187 (Bottelary Road) has not been approved by this Branch.

- 8.4 In the event that the Applicant should wish in the future to reinstate the existing main access to the property at ±km5.36 on Main Road 187 (Bottelary Road) as a secondary access for visitors, the Applicant shall implement the approved design of a right turn lane for traffic turning in from MR187 Bottelary Road prior to the re-opening of this gate to tourist traffic. Clauses 8.6 to 8.10 of this Branch's 11 March 2021 are only applicable to that possible eventuality.

Yours Sincerely



SW CARSTENS

For DEPUTY DIRECTOR-GENERAL: ROADS



21 June 2021

Attention: Me Cornelia van Zyl

REMAINDER FARM 222, STELLENBOSCH, HAZENDAL ESTATE: RELOCATION OF MAIN ACCESS

1. Discussions with this department started in 2019 to allow a secondary access for Hazenal Estate towards Ronelle Street via a new north-south public road.
2. The new access road was required due to operational constraints at the main access and the compulsory closure of the secondary access on Bottelary Road (MR187).
3. The intention was to utilise the new access for the primary egress in order to accommodate the estate's internal operations.
4. The rezoning application to accommodate a new golf course on the estate was subsequently considered by the City's transport departments.
5. The Western Cape Government's (WCG) Transport & Public Works department objected towards the rezoning application in the letter dated 30 November 2020 based on among other, non-compliance of conditions of approval that makes provision for a right-turn lane at the existing main access on MR187.
6. Subsequent to discussions between ITS Engineers and the WCG, the objection letter was revised to support the golf course application, on condition that the main access toward the farm on MR187 be **permanently closed** for visitors and only reopened when and if the applicant comply with conditions of approval pertaining to the construction of a dedicated right-turn lane.
7. The closure of the main access on MR187 will result in the main and only access towards Hazendal Estate to be from the newly constructed road linking towards Ronelle St.
8. The non-compliance of the applicant to implement the conditioned turning lane at the existing main access is resulting in unforeseen and unmitigated traffic on the City's local road network.
9. Transport studies from consultants representing developers in the direct vicinity are indicating that both the Ronelle Street/Kruis Road and Bottelary Road/Kruis Road intersection will experience capacity constraints due to the rapid developing environment.

10. Remainder Farm 222 is situated within the Stellenbosch Municipality's administrative area and therefore the City will not receive development charges that would typically act as a mitigating factor to be used for bulk infrastructure upgrades.

11. This department cannot support intensified land-use applications that will not contribute to a road network under rising capacity constraints.

12. In light of the above this department is not in support of:

12.1. The access towards Ronelle St being utilized as the sole/main ingress for the current operations to Hazendal Estate;

12.2. Any proposed land-use application (including the golf course and hotel) on remainder farm 222 if the existing main access on MR187 is to be closed.



Yours sincerely

Stefan de Villiers

CC: Pieter Arangie – ITS Engineers
Schalk Carstens – Western Cape Government
Daniel Potgieter – COCT: TIA & Development Control

10

Daniel Meyer

From: Louisa Guntz
Sent: 29 July 2021 10:53 AM
To: Daniel Meyer
Subject: FW: Hazendal Toegang
Attachments: Job 24480_March 2021.pdf; job 24480_May 2021.pdf; Remainder Farm 222, Stellenbosch, Hazendal Estate - Relocation of main access.pdf

Importance: High

STELLENBOSCH MUNICIPALITY
 PLANNING AND DEVELOPMENT SERVICE

29 JUL 2021

RECEIVED

Hi Daan

Kan hierdie op leer geplaas word en vir my uitgemerk word asb.

Dankie

From: Cornelia van Zyl [mailto:cornelia@icaplan.co.za]
Sent: Thursday, 29 July 2021 10:24
To: Stiaan Carstens <Stiaan.Carstens@stellenbosch.gov.za>; Louisa Guntz <Louisa.Olyyn@stellenbosch.gov.za>
Cc: Evert Lategan | Integrated Solutions (evert@intsolutions.co.za) <Evert@intsolutions.co.za>
Subject: [EX] Hazendal Toegang
Importance: High

REF:	
STW NR:	F 222 S
COLLABORATOR NR:	710855

Goeie môre Stiaan & Louisa,

Hoop dit gaan goed met julle.

Na afloop van die vergadering met al die partye rakende die ~~toegange by Hazendal~~ is daar besluit om die regsdraai baan op Bottelary te bou en dus die hoof ingang oop te hou.

Op die oomblik het ons die aangehegte kommentaar van Provinsie en Stad Kaapstad wat oor die toegange ontvang is. Kan julle asseblief bevestig of julle tevrede is met die kommentaar ter ondersteuning van die voorgestelde gebruike indien die regsdraai baan gebou word?

Die kommentaar tydperk vir eksterne partye sluit 6 Augustus en ek sal dit baie waardeer as julle kan laat weet indien julle enige addisionele inligting/wysigings benodig en of ek hierdie briewe net so kan insluit in my 'portfolio of evidence'.

Kind Regards/Vriendelike Groete,
Cornelia van Zyl

Partner



Unit 2A Crossfire House, 25 De Beers Avenue, Paardevlei
Somerset West, 7130

Cellphone: 082 978 7151

Facsimile: +27 866140447 | **Website:** www.icaplan.co.za

ANNEXURE K

**APPLICATION FOR REZONING AND DEPARTURE:
REMAINDER FARM HAASENDAL NO. 222,
STELLENBOSCH DIVISION**

**COMMENT FROM THE
DIRECTOR: ENGINEERING
SERVICES**



STELLENBOSCH MUNICIPALITY
STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag Salome Newman
From ▫ Van: Manager: Development (Infrastructure Services)
Author ▫ Skrywer: Tyrone King
Date ▫ Datum: 11 August 2020
Our Ref ▫ Ons Verw: Civil LU 2024
Your Ref: LU/10451
Re ▫ Insake: Farm 222: Development of a 18 hole golf course and driving range

Background: according to the application (Par 4.2), no permanent structures are proposed. The new equipment store and workshop used for maintenance, will be a temporary structure.

The application is recommended for approval, subject to the following conditions:

1. Water

- 1.1 The Municipality does not have a water network in this area.
- 1.2 The onus is on the "Developer" to ensure a sustainable water source to the said development and that the "Municipality" be exempted from any claims whatsoever, should the natural water source not be sufficient.
- 1.3 The water infrastructure required to serve any buildings must be indicated on the building plans.
- 1.4 The potable water stored and distributed by the Owner, must comply with the SANS 241 Drinking Water Quality Standards.

2. Waste Water and Sewage

- 2.1 The Municipality does not have a sewer network in this area.
- 2.2 The sewer infrastructure required to serve any buildings must be indicated on the building plans.
- 2.3 No new septic tanks and soak-aways are permitted to be built.
- 2.4 Any wastewater and sewage generated may not pollute any groundwater, stormwater or surface water.

3. Roads

- 3.1 The application has to be referred to the District Roads Engineer for comments and conditions.
- 3.2 All the conditions set by the District Roads Engineer will be applicable.
- 3.3 The proposed new access road to the development will link to the CoCT road network at Ronelle Street. Approval by the CoCT must be obtained prior to the construction of this road. Any funding arrangements for new roads / road upgrades must be agreed between the Developer and the CoCT.

4. Development Charges (DCs)

- 4.1 Development Charges will be determined during building plan submission stage.
- 4.2 Any Development Charges identified will be payable prior to building plan approval.

5. Electrical Engineering

- 5.1 Refer to **Annexure: Electrical** for comments and conditions.

Tyrone King Pr Tech Eng
MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)

ANNEXURE I

**APPLICATION FOR REZONING AND DEPARTURE:
REMAINDER FARM HAASENDAL NO. 222,
STELLENBOCH DIVISION**

**COMMENT FROM HERITAGE
WESTERN CAPE**

Our Ref: HM/ CAPE WINELANDS/ STELLENBOSCH/ HAZENDAL FARM 222
Case No.: 19102928AS1107M
Enquiries: Stephanie-Anne Barnardt
E-mail: stephanie.barnardt@westerncape.gov.za
Tel: 021 483 5959
Cell: 076 481 8392 (during the lock-down period)
Date: 14 July 2020



Stuart Hermansen
Farm 222 Bottelary Road
Stellenbosch
7599
stuart@hermansen.co.za

FINAL COMMENT

In terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003

HERITAGE IMPACT ASSESSMENT: PROPOSED HOTEL & GOLF COURSE, HAZENDAL FARM 222, BOTTELARY ROAD, STELLENBOSCH SUBMITTED IN TERMS OF SECTION 38(8) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

CASE NUMBER: 19102928AS1107M

The matter above has reference.

This matter was discussed at the Impact Assessment Committee (IACom) meeting held on 8 July 2020

It was noted that the matter was tabled at Archaeology, Palaeontology and Meteorites Committee (APM) meeting held on the 6 May 2020 whereby the Committee recommended that the revised HIA include:

The APM Committee endorses the report with the following additional recommendations:

Monitoring of all earthworks must be undertaken by an appropriately qualified historical archaeologist particularly in the areas to the west of the cottage (towards the trapvloer) and to the north of the cottage into the area of the poplar grove. A Workplan must be submitted to HWC which indicates the repository for any chance finds.

FINAL COMMENT:

The Committee resolved to endorse the application as having met the further requirements as well as the additional items now included, namely the gate house, golf academy driving range and golf maintenance building.

HWC reserves the right to request additional information as required.

Should you have any further queries, please contact the official above and quote the case number.

Yours faithfully

p.p.


Dr. Mxolisi Dlamuka
Chief Executive Officer, Heritage Western Cape

www.westerncape.gov.za/cas

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • Postal Address: P.O. Box 1665, Cape Town, 8000
• Tel: +27 (0)21 483 5959 • E-mail: ceheritage@westerncape.gov.za

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Idilesi yendawo: kumqangatho 3, kwisakhiwo siphrota Assurance, Greenmarket Square, eKapa, 8000 • Idilesi yeposi: iimbolo yembonozi
siphos 1665, eKapa, 8000 • Iincumbolo zomnxeba: +27 (0)21 483 5959 • Idilesi ye-imeyile: ceheritage@westerncape.gov.za

**Approved Minutes of the Meeting of the Impact Assessment Committee (IACOM)
of Heritage Western Cape (HWC) held via Microsoft Teams,
at 09H00 on Wednesday, 8 July 2020**



1. Opening and Welcome

Note: Due to the Chairperson, Mr. Jason Knight tendering his apologies for not attending the meeting, the CEO, Dr Mxolisi Dlamuka presided over the election of an Acting Chairperson in terms of the rule 12(5) of the Rules of Order and Conduct at Meetings of HWC. The Committee elected Mr David Gibbs to chair the meeting.

The Acting Chairperson, Mr David Gibbs, opened the meeting at 09h05 and welcomed everyone present via Microsoft Teams.

2. Attendance

Members

Mr Dave Saunders (DS)
Mr Mike Scurr (MS)
Mr Rashiq Fataar (RF)
Ms Cecilene Muller (CM)
Mr Siphwi Mavumengwana (SM)
Mr David Gibbs (DG)
Mr Mokena Makeka (MM)

Staff

Dr Mxolisi Dlamuka (MD)
Mr Jonathan Windvogel (JW)
Ms Waseefa Dhansay (WD)
Ms Stephanie Barnardt (SB)
Ms Khanyisile Bonile (KB)
Mr Thando Zingange (TZ)
Ms Nokubonga Dlamini (ND)
Ms Sandisiwe Matole (SM)
Mr Olwethu Dlova (OD)
Ms Aneeqah Brown (AB)
Ms Nosiphiwo Tafeni (NT)

Observers

None

Visitors

Ms Claire Abrahamse
Dr Nicolas Baumann
Ms Jenna Lavin
Mr Christo Beukes
Mr Zainab Fakier
Mr Stuart Hermansen
Ms Belinda Gebhardt
Ms Alma Küsspert

Ms Sarah Winter
Mr Murray Campbell
Mr Darryl Pryce-Lewis
Mr Liwalethu Mondli
Mr Grant Arendse
Mr Shlomi Azar
Mr Rohan Nothnagel
Ms Berendine Irrgang

3. Apologies

Mr Jason Knight (JK)

3.1. Absent

None

4. Approval of the Agenda

4.1 Agenda dated 8 July 2020

The Committee resolved to approve the agenda dated 8 July 2020 with two additional items.

5. Approval of Minutes of Previous Meeting

5.1 Minutes dated 10 June 2020

The Committee reviewed the minutes dated 10 June 2020 and resolved to approve them without amendments.

6. Disclosure of Interest

- MS: item 9.2

7. Confidential Matters

7.1 None

8. Appointments

8.1 None

9 Administrative Matters

9.1 Outcome of the Appeals and Tribunal Committees

Nothing to report.

9.2 Proposed re-development for West Block of Rex Trueform Factory Complex, Erf 175934, Victoria Road, Salt River

MS recused himself and logged-off from Microsoft Teams.

Ms Waseefa Dhansay introduced the case.

In terms of public participation, the Committee resolved to endorse the proposals with the recommendation that recordings of any workshops/ presentations be made available to the interested and affected parties.

WD

9.3 Proposed Total Demolish of 3 Buildings & Consolidation for the Development of a Four Storey (Lower Ground Parking, 2 Floors & A Floor in The Roof), 29 Alma Road, Rosebank, Erven 31751; Erven 31752; Erven 150019

The committee noted that the following Final Comment was made via email dated 6 July 2020 as per the Impact Assessment Committee (IACom) decision to do so on the 10 June 2020 and noted that the comment has been ratified electronically.

FINAL COMMENT (as per the above)

The landscaping plans by Planning Partners (drawing numbers 77214/004/Rev B and 77214/003/Rev B, both dated 12 May 2020, as submitted to HWC 30 June 2020, in response to the Further Requirements of the IACom meeting held on 10 June 2020, were reviewed by the committee members by email. All members confirmed:

1. that these correlate with the building plans approved by HWC; and
2. endorsed the landscaping plans as acceptable.

9.4 Two Rivers Urban Park (TRUP) Heritage Impact Assessment (HIA)

The CEO proposed that a meeting (physical) be held to further discuss the TRUP application, in a venue that will comply with health regulations under lockdown. The Committee supported the CEO's proposal as detailed, noting the importance of reaching the I&APs through public participation despite the COVID 19 restrictions.

10. Standing Items

10.1 Site Inspections/ Virtual Assessments

None

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

The Committee requested from HWC an official policy statement on site visits given COVID-19 restrictions.

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 Proposed Stellenbosch Waste Transfer Facility on Farm RE 279, Stellenbosch, Cape Winelands: NM
HM/STELLENBOSCH/FARM 279**

Case No: 20032622SB0615E

NID application was tabled.

Ms Stephanie Barnardt introduced the case.

Ms Belinda Gebhardt and Mr Alma Küspert were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The cultural landscape is a primary heritage resource.
- The visual impact on the landscape gateway to Stellenbosch.
- Clustering of the facilities in a cultural landscape.
- The issue of risk.
- Visibility from the R310 scenic route.

RESPONSE TO NID:

The Committee recommended that a heritage practitioner with cultural landscape experience be appointed to undertake a HIA to clearly identify the heritage resources potentially impacted upon by the proposed activity.

SB

12 SECTION 38(1), INTERIM COMMENT

12.1 None

13 SECTION 38(4) RECORD OF DECISION

13.1 Proposed Additions and Alterations, Erf 27616, 364 Victoria Road, Woodstock: MA HM/ CAPE TOWN METROPOLITAN/ WOODSTOCK/ ERF 27616

Case No: 18032702HB0328M

Socio-Historic Study was tabled.

Ms Waseefa Dhanjay introduced the case.

Ms Claire Abrahamse and Ms Berendine Irrgang were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The Committee commended the consultant on her professionalism and the excellent work undertaken in highlighting and documenting the social and industrial significance of the building.
- Ms Abrahamse advised the Committee that the framework report will be augmented as access to additional information becomes available and that the closeout report will be consolidated to include the full record.

RECORD OF DECISION:

The Committee resolved to endorse both the social and historic study and the implementation plan.

WD

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 Residential Development, Erf 8892, Firwoods, Paarl: NM
HM/CAPE WINELANDS/ DRAKENSTEIN/ PAARL/ERF 8892**

Case No:19120617AS1213E

Interim Heritage Impact Assessment Report was tabled.

Ms Khanyisile Bonile introduced the case.

Ms Sarah Winterand Mr Murray Campbell were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The Committee is unable to engage meaningfully as they had not received the full package of information. The item was deferred to the next IACom meeting.

KB

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: MA
HM/ WEST COAST/ SWARTLAND/ MALMESBURY/ ERVEN 1845, 1846, 1847, 1848, 1849, 1850, 23, 32, 36 and PORTION 8 of FARM 642**

Case No: 19060710SB0607E

Updated Final Spatial Development Plan (SDP) and Landscape Plan were tabled.

Ms Waseefa Dhansay introduced the case.

Ms Jenna Lavin and Mr Darryl Pryce-Lewis were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The two parking lots/spaces that were removed as requested in the previous IACom meeting.

REVISED FINAL COMMENT:

The Committee endorsed the SDP and Landscape plan as presented as meeting the requirements.

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 Parliament Precinct Security Upgrade: NM
HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN CBD/ PARLIAMENT PRECINCT**

Case No: 20061502WD0617E

Application documents for comment was tabled.

Ms Waseefa Dhansay introduced the case.

Ms Sarah Winter, Dr Nicolas Baumann, Mr Christo Beukes, Mr Liwalethu Mondli, Ms Zainab Fakier and Mr Grant Arendse were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The committee noted its significant reservations around various philosophical aspects of the increasing securitization of the precinct and the impact this has on the social and urban fabric of the City. Notwithstanding these concerns, the committee recognized the need to also comment on the practical, aesthetic and heritage aspects of the physical proposal as submitted to HWC for comment.

- Philosophical aspects: the perceived accessibility of Parliament, Government Avenue and Stal Plein to the people as a public spaces and the primary interfaces between government and the populace; the concept of fortification of the Parliament and the implications of this on the public realm; geographic extent of the national key point area; general consideration of security methodologies and alternative options for providing security, safety and surveillance; the extent of public participation and communication to aforementioned populace is advisable in cases of such national significance:
- Technical aspects: height of fence – architectural reference to building plinths and design features; clarification of the references to wrought iron (Tuyhuys Gateway) and cast iron (sections of fencing); a mock-up which has been installed on site (no comments received); poor quality of some of the graphics within the report.
- Detailed components: proposed canopy structure between 90 and 120 Plein Street; fence between National Council Building and Cultural Historical Museum; interface between old assembly and national assembly; and the retention of the fence line. Existing sentry posts to remain unchanged, existing sentry posts to be extended. The ownership of Bouquet street where the canopy was proposed was questioned. Indications are that this is land owned by the City of Cape Town. Given this, the question was raised as to whether the City had consented to the inclusion of this structure in the application made. Potential impacts on the Belvedere Building, the Masonic Lodge, Parliament Street and Stal Plein (inter alia), visual permeability of the precinct with respect to the transparency of governance. The proposed canopy outside Belvedere House is seen to be particularly problematic as Belvedere House is a Provincial Heritage Site and is a particularly fine example of its period and strategically positioned on the corner of a wider significant public space. The positioning of this canopy is purely functional with little consideration given to the negative impact that it will have on a heritage resource (a Provincial Heritage Site). The Committee therefore recommended that this canopy be removed.
- The Committee questioned the degree of public participation that has been undertaken. The buildings and associated spaces are of national significance and given this, the proposed interventions should have been the subject of wider and more meaningful dialogue. While it was noted that the City Bowl Ratepayers Association were notified it was also noted that this Civic Association represent a very small and geographically defined portion of the people of the City. In matters pertaining to significant civic space/places/buildings it was recommended that wider registered conservation bodies be approached for comment as well.

FINAL COMMENT:

1. Philosophical aspects: The Committee endorsed (in principle) the imperatives of securing the Parliamentary Precinct and its environs with respect to national key point considerations, but raised questions with respect to the message that this conveys to the public with respect to access to Parliament. The Committee felt that there are a host of opportunities and options to address security concerns whilst maintaining the sense of place and historical character and dignity of the interface between the Parliamentary Precinct and the broader public realm, both on the Plein Street/Roeland street side and the highly significant Government Avenue

urban spine and Company's Garden, which are key urban structuring and place-making elements. The Committee is therefore of the opinion that overt visual securitization of Parliament may project the impression that it is fortifying itself against the public which it exists to serve. IACom as a Committee is available to provide guideline or additional options for a state security apparatus to consider ameliorating these concerns. The committee is concerned that the proposals will have significant social implications as well as material impacts upon tangible heritage resources. The heritage resources are not only the physical, heritage-fabric elements of the perimeter interface, but also the manner in which these relate to the Avenue and the ensemble as a whole (the intangible). The current raising of the fencing at St George's Cathedral was also noted and the issue of cumulative impact on key city public spaces must not be under-estimated.

2. The proposal includes the extension of three existing of Guard houses, the retention of two Guard houses as they are, the raising of the height of the perimeter fence and the introduction of new canopy structures at certain entrances.
3. With reference to the recommendations made by the consultants within the HIA report: (see extracts copied below)
 - a. It is recommended that SAHRA and HWC endorse this HIA as having fulfilled the requirements of Section 38(3) NHRA as per HWC's recommendations and including its recommendation for a visual impact study.
 - b. It is recommended that SAHRA issue a NHRA Section 27 permit of approval for the proposed development as contained in the drawings attached to this report. It is recommended that endorsement by HWC and approval by SAHRA of the proposals be subject to the following conditions:
 - i. The proposed canopies over Belvedere Street (also called Bouquet Street) and the Roeland Street entrances are to be reconsidered. While it is acknowledged that the project team has looked at alternatives to mitigate visual impacts, the visual impacts are still considered substantially negative.
The Committee supports this condition and recommended that the Belvedere House canopy be removed
 - ii. Further detailed design development is required to address the junctions on either side of the historic entrance to Tuynhuys on Government Avenue to ensure minimal visual impact on the Tuynhuys architectural ensemble and associated garden forecourt. This detailed design resolution including cross sections is subject to further heritage assessment and must be submitted to HWC for comment prior to SAHRA's approval.
The Committee supports this condition.
 - iii. A minor adjustment to the overhang to the south of the guard house structure at the Parliament Street entrance is required in terms of setting it back from the horizontal main roof line facing Parliament Street.
The Committee supports this condition.

- iv. All work to the historical perimeter fencing is to be undertaken by a suitably qualified and experienced contractor to be jointly approved by HWC and SAHRA. This work must be supervised and monitored by Etienne De Kock or a suitable alternative specialist of similar professional standing, experience, and expertise to be jointly approved by HWC and SAHRA. Monthly progress reports prepared by this specialist must be submitted to HWC and SAHRA for endorsement and must include a photographic record and description of work in progress. Monthly site meetings must be undertaken. Such site meetings must be coordinated by the project managers and include representatives of the Parliament Precinct Security Stakeholders Committee, the project team, the heritage consultants, the contractor, HWC, SAHRA and the City of Cape Town Heritage Section as well as the abovementioned specialist supervisor. Minutes of these site meetings must be undertaken and included in monthly progress reports.
The Committee supports this condition.
- v. A close out report must be prepared by the heritage consultants and be submitted to HWC and SAHRA for endorsement within 30 days of practical completion of the work. This report must include input from the abovementioned specialist as it concerns the perimeter fencing interventions. The close out reporting process must be integrated with a phased work plan and accordingly submitted as each phase of the interventions is completed.
The Committee supports this condition.
- vi. The extension to the Parliament Street guard house will involve below ground excavation which may impact on archaeological remains and therefore must be subject to archaeological monitoring.
The Committee supports this condition.
- vii. Whereas the proposed interventions involve alterations to Belvedere House, which is a PHS, a separate NHRA Section 27 permit application to HWC is attached as Annexure B. It is recommended that HWC approve the internal proposals in principle subject to detailed building plans being submitted once the exact refurbishment has been finalized within the overall scope of works.
The Committee supports this condition.

Whereas the Parliamentary Precinct is located within a HPOZ in terms of the City of Cape Town Development Management By-Laws, separate City approval will be required for the proposals.

The Committee supports this condition.

The committee further recommends that the detailed architecture proposals must have the input and guidance of an architect with appropriate heritage and conservation experience, prior to the finalization and submission of detailed drawings to HWC for comment and to SAHRA for approval as outlined above.

WD

23.2 Proposed Development of Golf course and Hotel on Hazendal Estate, Stellenbosch: NM HM/HAZENDEL/ERF 222

Case No: 18120510AS50712E

SDP, Gate House, and Golf Building Maintenance was tabled.

Ms Stephanie Barnhardt introduced the case.

Mr Mr Stuart Hermansen, Mr Shlomi Azarand Mr Rohan Nothnagel were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Mr Makeka referred to his concerns around the impact of the golf course and associated infrastructure upon the cultural landscape but had no further comments.
- The Committee thanked the applicants for a thorough and comprehensively illustrated submission.

FINAL COMMENT:

The Committte resolved to endorse the application as having met the further requirements as well as the additional items now included, namely the gate house, golf academy driving range and golf maintenance building.

SB

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 as minuted above.

28. CLOSURE:

The meeting adjourned at 13:20

29. DATE OF NEXT MEETING:

12 August 2020

MINUTES APPROVED AND SIGNED BY:

CHAIRPERSON _____

DATE _____

SECRETARY _____

DATE _____

APPROVED

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN
CAPE (HWC)
ARCHAEOLOGY, PALAEOLOGY AND METEORITES
COMMITTEE (APM)**



Held on Wednesday, 6 May 2020. On Microsoft Teams Cape Town at 09:00 AM

1. Opening and Welcome

The Chairperson, Dr Lita Webley (LW), officially opened the meeting at 09:05 and welcomed everyone present.

2. Attendance

Members

Dr Lita Webley (LW)
Ms Emmylou Bailey (EB)
Dr Jayson Orton (JO)
Ms Cecilene Muller (CM)
Mr John Gribble (JG)
Dr Ragna Redelstorff (RR)

Members of Staff

Ms Penelope Meyer (PM)
Ms Stephanie Barnardt (SB)
Ms Waseefa Dhansay (WD)
Mr Jonathan Windvogel (JW)
Ms Colette Scheermeyer (CS)
Ms Nuraan Vallie (NV)
Ms Ameerah Peters (AP)
Dr Mxolisi Dlamuka (MX)
Ms Nosiphiwo Tafeni (NT)
Ms Cathy-Ann Potgieter (CP)

Visitors

None

Observers

None

3. Apologies

Dr Wendy Black

Absent

None

4. Approval of Agenda Dated 6 May 2020

4.1 The Committee approved the agenda dated 6 May 2020 with minor changes including additional items.

5. Approval of Minutes and Matters Arising from Previous Meeting

5.1 APM Minutes dated 20 March 2020.

The Committee reviewed the minutes dated 20 March 2020 and approved the minutes with amendments.

6. Disclosure of Interest

6.1 Recusals
None

7. Confidential Matters

7.1 None

8. Appointments

8.1 The Committee noted the appointment for item 12.1 set for 09h30. Erf 4998, Sayers Lane, Simons Town to be deferred. Invitations were sent out to the parties identified during the meeting of the 20th of March 2020 but no response was received. This matter is therefore deferred to the next APM meeting in June 2020 and invitations to be sent to parties again.

9. Administrative Matters

9.1 Outcome of appeals and tribunals

9.1.1 Proposed Additions and Alterations, Erf 172004. 212A Buitengracht Street , Bo-Kaap (Section 34)

HM/ CAPE TOWN METROPOLITAN/ BOKAAP/ ERF 172004

Case No: 19080614LB0807E

Matter from BELCOM

9.1.2 Proposed Additions and Alterations To Erf 1444, 24 Davenport Road, Vredehoek (Section 34)

HM/ CAPE TOWN METROPOLITAN/ VREDEHOEK/ ERF 1444

Case No: 198080508WD0807E

Matter from BELCOM

9.1.3 Athlone Power Station, cnr Bhunga Avenue and N2, Athlone (Section 34)

HM/CAPE TOWN/ATHLONE/ERF 32564

Case No: 19053115HB0604E

Matter from BELCOM

PM

10.1 Site Inspection

10.1.1 None

10.2 Site Inspection Reports

10.2.1 Erven 149294 & 173716, a Ptn of Erf 149294, Dock Road & c/o Buitengracht Street, V&A Waterfront, Amsterdam Battery

The site inspection report was tabled and discussed under item 20.1

10.2.2 Portion 1, 11, 26, 30, 34, 58, 60, 64, 67 and 109 of Farm 222, Hazendal Development

The site inspection report was tabled and discussed under item 16.1

10.3 Report back on ExCo and Council

10.3.1 None

11. POLICY AND PROCEDURES

11.1 SAPS and HWC Accidental Finds Protocol and Procedure

Nothing to report.

MATTERS TO BE DISCUSSED

12. SECTION 35 PERMIT APPLICATIONS

**12.1 Permit application, Erf 4998, Sayers Lane, Simons Town. S35 Application
Case No: 18061907SB0704E**

Deferred to June 2020.

SB

**12.2 Ptn 37 of Farm 516, De Hoop Nature Reserve, The Potteberg Estate, Midden. Section 35
HM/OVERBERG/ AGULHAS/ DE-HOOP/ PORTION 37 OF FARM 516**

Case No:19041104SB04131E

Discussion

The earlier email correspondence by the Committee regarding this application was referred to, which discussed amongst other things, the following:

- The Committee noted that the penguins pose a significant threat to the midden due to their burrowing habits, and questioned whether the "*anchovy netting over the surface of the ground, secured in place with pegs*" would be sufficient to prevent future long-term damage to the site as the development of a penguin colony on the point is encouraged.
- The Committee discussed the archaeological value of digging small holes along the edge of the midden, on the line of the proposed fence. They were of the opinion that the scientific value of the samples would be enhanced by the formal archaeological excavation of one or two square meters of the midden which would produce a larger sample of material that could be retained for future analysis and dating.
- It was noted that the budget for the project was provided by BirdLife Africa, a non-governmental organisation, and that funding could be limited.
- It was noted that the CMP for the area was prepared in 2009, and incorporated into the Management Plan of the De Hoop Nature Reserve Complex Protected Area in 2016. Although the nature of the intervention does not require that the entire CMP be re-drafted, it is recommended that conservation methods dealing with this specific midden should be updated.

FURTHER REQUIREMENTS

Ms Smuts is advised to discuss the comments of the Committee with her client and present a revised application to the APM committee. It is recommended that Ms Smuts attends the next APM meeting when this item is discussed.

SB

**12.3 Proposed thin-sectioning of tortoise specimens from Duinefontein, DFT2, Duynefontein.
Section 35
HM/CAPE TOWN METROPOLITAN/DUYNEFONTEIN**

Case No: 20012809SB0311E

Discussion

Amongst other things, the following was discussed:

- The Committee was in support of the project but was concerned about the lack of information on the methodology to be used in interpreting the thin-section results;
- There is a lack of information on the provenance of the specimens.

FURTHER REQUIREMENTS

The applicant is requested to resubmit:

- Full provenance for each specimen;
- A brief description of the interpretive methodology.

SB

13. PERMIT REPORTS

13.1 None

14. SECTION 38 WORKPLAN APPLICATIONS

14.1 None

15. SECTION 38 (8) TO OTHER AUTHORITIES

**15.1 9/441, 10/441 and RE 700, Proposed expansion of an existing dam
HM/CAPE WINELANDS/ BREEDE RIVER WINELANDS/ WORCESTER/ FARM 9/441, 10/441
AND RE 700**

Case No: 19032202SB0514M

HIA documentation was tabled.

DISCUSSION

Amongst other things, the following was discussed:

- The Committee noted that a number of recent archaeological impact studies had been conducted in the Breede River Valley, although these were not available on SAHRIS. These studies indicated a widespread distribution of MSA material. Since collections have never been made, these artefact scatters are poorly understood;

- The Committee commented on the poor quality of the photographs of the archaeological scatters which generally did not provide enough detail for assessment of typology or significance;
- Similarly, the site records/tables did not provide enough information on artefact densities and types which could inform on site formation and taphonomy, although it was noted that the artefacts were said to be eroding from the sand cover which hints at the possibility of *in situ* materials;
- The desktop PIA was endorsed and the Fossil Finds Reporting Protocol supported.

INTERIM COMMENT

The report does not comply with S38(3) as it does not provide sufficient information on the archaeological resources for the Committee to make an informed decision. The stone artefact scatters need to be appropriately graded and described through provision of:

- Adequate photographs of sufficient quality to make identification possible;
- Better descriptions of the sites, including information about site extent and location as well as artefact density; and
- Provision of further information about each site recorded, including diagnostic artefacts present.

SB

16. SECTION 38(3)

16.1 Portion 1, 11, 26, 30, 34, 58, 60, 64, 67 and 109 of Farm 222, Hazendal Development.

Discussion

Amongst other things, the following was discussed:

- The site report was tabled.
- Certain elements (brickwork, sash windows and ceilings) indicate a late 19th century date for the cottage rather than the "2nd half of the 20th century" as reported in the AIA.
- The granite wall footings suggest an earlier building on the site which may be indicated on the early map of the werf.
- The HIA does not indicate how the cottage, "kraal" and "afdak" will be incorporated in to the renovated structure proposed in the development plans.
- Full recording of the cottage and associated features, including a floor plan and fabric analysis, must be conducted prior to the commencement of renovation and submitted to the IACOM.

COMMENT

The APM Committee endorses the report with the following additional recommendations: Monitoring of all earthworks must be undertaken by an appropriately qualified historical archaeologist particularly in the areas to the west of the cottage (towards the trapvloer) and to the north of the cottage into the area of the poplar grove. A Workplan must be submitted to HWC which indicates the repository for any chance finds.

SB

17. SECTION 27: PROVINCIAL HERITAGE SITE

17.1 None

18. REQUEST FOR EXCEPTION / OPINION / ADVICE

18.1 None

19. REPORT BACK FROM OTHER MEETINGS WHEN RELEVANT

19.1 None

20. OTHER MATTERS

20.1 Draft Heritage Agreement for Amsterdam Battery, V & A Waterfront

Discussion

Amongst other things, the following was discussed:

- The site report was tabled-
- The Committee discussed the draft Heritage Agreement and the supporting documentation.
- The Committee emphasised that the “cease works order” cannot be lifted until the five points described in the document titled “Motivation for lifting cease works order” dated June 2019 (pages 12 & 13) have been complied with. These five items must be included in the Heritage Agreement.
- The proposed Heritage Oversight Committee (HOC) must include an appropriately qualified historical archaeologist as well as a landscape/or general heritage specialist in order to ensure that the appropriate heritage and archaeological skills are available for the conservation of the site.
- The APM committee considers the site worthy of being a Provincial Heritage Site (PHS) (not Grade IIIA as listed in the draft Heritage Agreement) as agreed at the APM Committee meeting of the 28th of June 2019.

INTERIM COMMENT

The Committee awaits a revised heritage agreement which addresses the above points.

20.2 Kasteelberg

A draft dossier for the proclamation of Kasteelberg as a PHS has already been prepared and the document was forwarded to JG and LW. JW and JG will continue with the nomination process and keep the APM Committee advised of their progress.

JW

21. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions with minor changes.

22. CLOSURE

The meeting adjourned at: 12:11

23. DATE OF NEXT MEETING:

3 June 2020