



Our Ref: HM/ CAPE TOWN METROPOLITAN/ OBSERVATORY/ TWO RIVERS
URBAN PARK BASE LINE HERITAGE STUDY –
OUDE MOLEN ERF 26439 RE ALEXANDRA ERF 24290 RE
VALKENBURG ERF 26439 RE, ERVEN 118877,160695 THE OBSERVATORY
ERF 26423-0-1RIVER CLUB ERF 151832 NDABENI ERF 103659-0-2 RE
Case No.: 16071903WD0721M
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Date: 23 January 2018

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TWO RIVERS URBAN PARK BASE LINE HERITAGE STUDY – OUDE MOLEN ERF 26439 RE ALEXANDRA ERF 24290 RE VALKENBURG ERF 26439 RE, ERVEN 118877,160695 THE OBSERVATORY ERF 26423-0-1RIVER CLUB ERF 151832 NDABENI ERF 103659-0-2 RE, OBSERVATORY.

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter. This matter was discussed at the Impact Assessment Committee (IACom) meeting held on 17 January 2018 for advice by the committee.

Amongst other things, the following was discussed:

The Committee noted the process that has been entered into between HWC and the applicant and noted the Baseline Study and Supplementary Report that have been prepared.

The Committee acknowledged that various heritage resources have been identified and assessed to date and that these may be further unpacked, and that other heritage resources and suitable responses to these, may still be identified through a process of public participation, as the Section 38 process continues.

The Committee commended the research undertaken to date, and on the understanding that wider and further public participation will be ongoing throughout the various applicable statutory processes, including the s38 process, the Committee agreed that the findings contained in the draft Baseline Study could be used as a starting point for further and inclusive public participation.

The Committee noted however that it is premature, at this stage, to endorse any of the heritage resource indicators provided in the document. These should also be informed by the ongoing public participation process, the outcome of which, should, by necessity also assist in informing an appropriate land use and development framework for the site, its overall character, and ambience of the TRUP. Furthermore, these findings should influence a possible overarching quality and association that should influence the design of individual precincts as and when they are considered.

Amongst others, the site is representative of highly significant intangible heritage values, and opportunity exists for the creation of a unique environment that embodies this.

The Committee was informed by the applicant that no development proposals existed as yet and that such proposals would be informed by the findings of the final Baseline Study.

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The Committee accepted that there are private land owners within the wider TRUP who would be within their rights to not follow the process entered into and to submit applications independent of this process, if they so choose. It was however noted that if such applications were to be made, it would be inadvisable to ignore the findings or heritage resources identified and assessed in the broader Baseline Study.

INTERIM COMMENT

The Committee notes the process undertaken thus far and requires that the applicant subjects all the TRUP Phase 1 HIA information to further public participation and thereafter submit the Phase 1 HIA information and the outcomes of the further public participation to HWC for consideration.

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



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Mr. Mxolisi Dlamuka
Chief Executive Officer, Heritage Western Cape