

Our Ref: HM / OVERBERG / OVERSTRAND / STANFORD / ERF 438
Case No: HWC24021419SB0219
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RESPONSE TO HERITAGE IMPACT ASSESSMENT: INTERIM 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 DEVELOPMENT ON ERF 438, R43 BETWEEN STANFORD AND GANSBAAL, STANFORD, SUBMITTED IN TERMS OF SECTION 38(1) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

The matter above has reference.

This matter was discussed at the Impact Assessment Committee (IACOM) held on 9 July 2025.

INTERIM COMMENT:

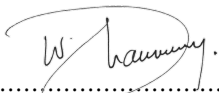
The Committee has resolved to endorse in terms of S38(8) the Heritage Impact Assessment (HIA) dated May 2025, and prepared by CTS Heritage, as having met the provision of Section 38(3) of the National Heritage Resources Act (NHRA), with specific reference to the following recommendations to be attended to:

1. Detailed designs of the Treehouse Lodge being submitted to HWC for further comment and endorsement.
2. Amendment to the double storey height of the proposed residential buildings by allowing for a roof attic/loft expression of upper storey elements and/or the Stanford Heritage Guidelines
3. Detailed design development proceeding largely in accordance with the Site Plan and Landscape Plan as dated 27 May 2024, prepared by Coetzee Sadie Architectures.
4. Detailed design development proceeding largely in accordance with the Landscape Development Plan and Stanford Green Architectural Guidelines respectively.
5. The proposed demolition of the existing residential structure located on the site is approved as this structure has been determined to be Not Conservation-Worthy.
6. The HWC Chance Finds Protocol must be implemented for the duration of excavation activities
7. Should any archaeological resources, palaeontological resources or human remains or burials be uncovered during the course of development activities, work must cease in the vicinity of these finds, Heritage Western Cape (HWC) must be contacted immediately in order to determine an appropriate way forward.
8. The amended designs as required, must be submitted to HWC in order for HWC to provide a final comment to DEADP prior to approval being granted.

The approval contained in this comment is 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.

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.


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Waseefa Dhansay
Assistant Director: Professional Services



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