

**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, 13 January 2021**



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 Proposed siting of employee housing, deli and 3 new dwellings on Jonkersdrift Farm. Housing development on Jonkersdrift Farm (Farm 1440, 1441, 334/17 & 334/9):MA
HM/CAPE WINELANDS/ STELLENBOSCH/ JONKERSDRIFT FARM 1440,1441, 334/17 & 334/9**

Case No: 20041707SB0603E

FURTHER REQUIREMENTS:

The Committee supports the concept of the location and arrangement of the additional buildings on the 3 farms concerned in principle, however further development of heritage indicators is required. The HIA is not yet considered S38(3) compliant. The Committee requires the submission of an updated HIA (or a supplementary HIA report) which addresses the concerns noted including, inter alia, architectural idiom and the need for expanded architectural guidelines to address built form character, height, scale, form, landscaping, access arrangements, etc.

The updated information is to be circulated to I&APs when submitted to HWC.

SB

**13.2 Erf 905 and Remainder Erven 904 and 905, Vredehoek: MA
HM/CAPE TOWN/METROPOLITAN/VREDEHOEK/ERVEN 904 AND 905**

Case No: 18071104AS0713M

RECORD OF DECISION:

The Committee commended the applicant on the clarity, thoroughness and completeness of the documentation supplied, in particular the urban design system of coding which will enable the design to be implemented and verified accordingly. The Committee confirms that the HIA meets the requirement of S38(3) and that the previous concerns have been addressed, and that accordingly the development may proceed.

ND

14 SECTION 38(8) NEMA RESPONSES TO NOTIFICATION OF INTENT TO DEVELOP

14.1 None

15 SECTION 38(8) NEMA INTERIM COMMENTS

15.1 None

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

**16.1 Proposed Mixed Use Urban Node Re 1/697, Farm 1/1113, Ptn of Erf Re 353, Erf 1449 and 1450, De Hoop Farm, Malmesbury: MA
HM/SWARTLAND/MALMESBURY/ RE OF PTN 1 OF FARM 697, PORTION 1 OF FARM 113, RE OF FARM 1113, RE OF FRAM 301, RE OF FARM 353**

Case No: 19110103SB1106E

FINAL COMMENT:

Notwithstanding that the HIA does not adequately address heritage issues at various scales. The Committee is of the opinion that the proposed development will have minimal impact on the landscape. This is largely due to the recognition of the larger 'green' landscape framework elements such as hilltops and riverine corridors are integrated into the proposed development. The landscape context does not possess scenic or cultural landscape qualities worthy of formal protection. While consideration needs to be given to the visible location of the site in relation to the N7 corridor and at the entrance to Malmesbury, and the stitching together with the existing community and urban fabric, it is appreciated that these are not strictly heritage issues.

Given that the ruins are identified as Not Conservation Worthy, the Committee does not require these to be conserved or subject to a CMP.

The HIA does not meet the requirements of Section 38(3) but there are no heritage resources worthy of formal protection. The development may proceed.

SB

**16.2 Proposed SANSA Space Operations at portion 8 of Farm Matjiesfontein: NM
HM/CENTRAL KAROO/ MATIJIESFONTEIN/PTN 8 OF FARM MATJIESFONTEIN**

Case No: 19092518WD0926E

FINAL COMMENTS:

The HIA is endorsed as meeting the requirements of S38(3). The recommendations of the HIA are endorsed including the preferred alternate site 2.

The Committee endorsed the following recommendation based on the available information; there is no objection to the proposed development on condition that:

1. Alternative 2 (Area A2 and Area B) is the preferred development alternative in terms of impacts to heritage.

2. The HWC Chance Finds Procedure must be adopted during the construction phase due to the high palaeontological sensitivity of the area.
3. The recommendations included in the VIA be implemented including:
 - I. The perimeter treatment and fencing must be sensitive to the natural context and must be appropriately coloured to blend into the surrounding vegetation. Silver, black and bright green fencing should not be used.
 - II. Where safety and technical standards permit, colours that blend into the natural environment and vegetation must be used for the antennae and associated infrastructure. These should be darker, duller colours that can disguise the infrastructure in the landscape. In the case of the reflective areas of the four large antennae, a naturally coloured tint should be considered for the working surface.
 - III. Buildings must be made from local materials where possible and should draw from existing building traditions.
 - IV. A landscape plan is developed for avenue or block planting of gum trees or similar that fit into the cultural landscape to screen the proposed infrastructure from the PHS. This planting should be focused on the south and eastern side of the railway line.
 - V. Wanton stripping of vegetation that causes scarring on the landscape must be avoided.
 - VI. Lighting must be minimized and carefully controlled and must be developed with sensitivity to the rural landscape.
 - VII. Waterwise, indigenous planting, and green-star building practices must be used.
4. Equipment must not be placed on the upper southern slopes of the perched valley in Area B that have a long-distance view of Matjiesfontein.
5. The HWC Chance Finds Procedure must be adopted during the construction phase due to the high palaeontological sensitivity of the area.

SB

**16.3 Proposed Nautica Development on Erf 1942, Beach Road, Mouille Point: MA
HM/CAPE TOWN METROPOLITAN/MOUILLE POINT/ERF 1942**

Case No: 20032622SB0615E

FURTHER REQUIREMENTS:

The Committee requires the HIA to be updated to address the concerns noted. DS agreed to assist the applicant with locating the earlier information related to the view cone dating from the time of the earlier development C1990.

SB

**16.4 Proposed 150MW Kruispad PVSEF on Kruispad 120, East of Velddrift: NM
HM/WEST COAST/BERGRIVER/VELDDRIFT/K RUISPAD 120**

Case No: 16112202AS1124E

FINAL COMMENTS:

The HIA is endorsed as meeting the requirements of S38(3). The recommendations in the HIA are endorsed including the suggested visual mitigation and mitigation measures for possible fossil

finds. If any marked or unmarked graves are encountered on construction, work must immediately halt and HWC must be contacted.

SB

**16.5 Proposed Bentonite and Zeolite Mining Activities on Erf 1412, Heidelberg:NM
HM/EDEN/HESSEQUA/HEIDELBER G/ERF 1412**

Case No: 20070808SB0710E

FINAL COMMENTS:

The HIA is endorsed as meeting the requirements of S38(3). The recommendations in the HIA are endorsed. If any marked or unmarked graves are encountered on construction, work must immediately halt and HWC must be contacted.

SB

**16.6 Proposed Bentonite and Zeolite mining activities on Ptn 1 of Farm 585, Uitspanskraal,
Heidelberg:NM
HM/EDEN/HESSEQUA/HEIDELBER G/PTN 1 OF FARM 585**

Case No: 20070809SB0710E

FINAL COMMENTS:

The HIA is endorsed as meeting the requirements of S38(3). The recommendations in the HIA are endorsed. If any marked or unmarked graves are encountered during construction, work must immediately halt and HWC must be contacted.

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 New Commonwealth War Graves Commission Memorial, Company's Garden, Cape Town

COMMENT:

The Committee agreed that a S27 process should be followed instead of S38 given that the entire Company Garden is a Provincial Heritage Site (PHS). The City of Cape Town and a heritage consultant should tailor the process and content of the S27 application to inform the desired interim comment in due course. The City of Cape Town will revert to HWC at an early stage with a proposed outline of the public consultation process for comment. This submission should include the scope of the heritage study being undertaken. It was further agreed that two members of BELCom would be co-opted on to IACom as and when required for this matter/application.

SB

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.