

**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, 21 July 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 Redevelopment of the Historic Complex as an Agri-Tourism Facility, Phase 2 on Farm 956, Donkerhoek, Simondium, Paarl: MA
HM/ CAPE WINELANDS / DRAKENSTEIN / PAARL/ FARM 956**

Case No: 20030508SB1020E

RECORD OF DECISION:

The Committee supported the proposals as contained within the additional information pack dated 29 June 2021, inclusive of the Arcon June 2021 Method Statement & Model Specifications, Square One landscape details and planting strategies, Open City architectural detailed drawings and finishes schedules.

The HIA dated February 2021 and prepared by Aikman Associates with the supplementary information pack referred to above, as collated by Open City Architects, is together confirmed as meeting the requirements of S38(3) of the NHRA. Therefore, the development may proceed, subject to the following conditions:

1. Monitoring methodology as indicated in the Archaeological Impact Assessment (AIA) (phase 1 dated 2020 prepared by Hearth Heritage) and Fabric Analysis Report dated January 2021 prepared by Hearth Heritage, and the final Spatial Development Plan (SDP) to be submitted to APM
2. Submission of interim and monitoring reports prior to and during construction which should update the Committee on detail development work and findings.
3. Submission of close-out report within 30 days of practical completion

The above authorisation is valid for a period of five years from the date of notification to the applicant thereof in writing. This period may be extended for good reason shown, provided that an application for extension stating the reasons is made prior to the expiration of the five-year period.

SB

**13.2 Erf 14601, Oude Molen, Stellenbosch: MA
HM/STELLEBOSSCH/ERF 14601**

Case No: 20101911KB1020E

RECORD OF DECISION:

The Committee resolved to endorse the HIA and Supplementary Report prepared by Cindy Postlethwayt and Chris Snelling dated June 2021 as meeting the requirements of S38(3) of the NHRA. The Committee supported the recommendations of the HIA and Supplementary report (p 11) as follows:

1. The submission of building plans for any future proposed alterations to the "Manor" House to HWC for approval, prior to the submission of final building plans;
2. The submission of building plans for any future alterations/additions to the warehouse to HWC for approval, prior to the submission of final building plans.
3. The retention and display of the mill workings within the Mill House.
4. Archaeological monitoring of the subsurface excavations when demolition of the large warehouse occurs, to confirm the presence or footprint of the original mill remains.

The above authorisation is valid for a period of five years from the date of notification to the applicant thereof in writing. This period may be extended for good reason shown, provided that an application for extension stating the reasons is made prior to the expiration of the five-year period.

KB

**13.3 Proposed Development of Remainder Farm 1054, Klein Goederust, Franschhoek: NM
HM/CAPE WINELANDS/ STELLENBOSCH / FRANSCHHOEK/ FARM 1054**

Case No: 20120229TZ1203E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on 13 August 2021 (DG, RF, SW and MS).

SB

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 on a 23d/ha Land, Consisting of a Variety of Residential Typologies of Varying Heights within a Gated Precinct with single access on Ptn 8 of Farm Ronwe 851, Paarl: MA
HM/CAPE WINELANDS/ DRAKENSTEIN/ PAARL / PTN 8 OF FARM 851**

Case No: 17062709HB0804E

FINAL COMMENT:

The Committee endorsed the HIA prepared by Graham Jacobs and dated May 2021 as meeting the requirements of S38(3) of the NHRA. The Committee supports preferred development alternative 2 as indicated within figure 15 (drawing numbered A525, dated 07/05/2021) subject to conditions as indicated within section 10.2 of the HIA:

1. That HWC allow the following detailed aspects of the proposals to be submitted to Drakenstein Municipality (Land Use Planning: Heritage Resources Sub-Section) for negotiation and final approval as part of the planning application, given that the subject site falls within a local authority heritage area, and that this local authority does have the necessary heritage-related resources and expertise:
 - a. A general statement regarding the lighting strategy to be employed to minimize nighttime light spillover. This would include details regarding lighting design/light standards/lighting bollards as set out in the heritage indicators and informed by Section 6.3.3 of the Visual Impact Assessment (VIA) report.
 - b. A general statement regarding the policy to be adopted for the installation of satellite dishes, TV aerials and other installations with potential to affect the development skyline.
 - c. A general policy statement and details regarding signage proposed for the development.
 - d. A general policy statement and particulars regarding the manner in which the property is to be secured, especially along the Lustigan and Wemmershoek Road boundaries if any further security measures other than those already endorsed by HWC, are proposed.
 - e. The preparation (by a SACLAP-registered professional) of a Landscape Development Plan in accordance with the requirements of the VIA specialist and including, as a minimum, the following:
 - (i) Locating on this Landscape Development Plan: -The various tree species as currently proposed in the landscaping plan Dwg. A525 dated 2021/05/07 by Daffonchio Architects; and-The various plant species and other surfacing details as currently proposed in the landscaping plan Dwg. A525 dated 2021/05/07 by Daffonchio Architects with particular attention to the Lustigan and Wemmershoek Road/R301 boundaries in order to meet the requirements in the VIA for more detail regarding the proposed 'buffer strips' along these roads;
 - (ii) Providing typical sections, at minimum 1:100 scale, through the above-mentioned roadways up to the first buildings within the site to better understand, in terms of the VIA requirements, the relative scale, landform and screen planting volumes, as well as proposed boundary treatment;
 - (iii) Indicating the proposed roof plans of all individual buildings on the property to better understand as a quantum, the relationship of the proposed tree canopies with the new built forms;

- (iv) Providing more particulars regarding the proposed soft landscaping treatment of the 30m wide buffer strip interface with the R301/Wemmershoek Road and the interface with Lustigan Road: all to retain/sustain rural qualities, where possible;
- (v) Providing details of proposed pedestrian pathways (including suggested materials) along the outer edges of the property;
- (vi) Providing particulars regarding parking areas if/where visible from Wemmershoek and Lustigan Roads to mitigate reflected glare from windshields and negative visual impacts from continuous paved surfaces;
- (vii) Providing more details of the storm water strategy with regard to the open, planted channels and swales (as recommended in the VIA) where affecting visual impacts along Wemmershoek and Lustigan Roads;
- (viii) A requirement that all trees planted (roots to be established in minimum 80-100L bags) have a clear stem height of 1,8m minimum and a minimum girth of approximately 60mm or as otherwise advised by a qualified arborist in conjunction with the local authority;
- (ix) Particulars regarding the mature heights of the various proposed tree species and the time spans for those heights to be reached; and
- (x) A requirement that present ground levels of existing trees be retained around their bases to the satisfaction of a qualified arborist to ensure their survival and continued health.

AM

**15.2 Amended Part II to Juno Wind Energy Facility on the Remainder of Farm De Boom 273, Vredendal: MA
HM/WEST COAST/ VREENDAL/REM OF DE BOOM 273**

Case No: 21021103SM0312E

FINAL COMMENT:

The Committee confirms that the requirements of S38(3) of the NHRA have been met. The Committee supports the recommendations within the HIA report (ref page 55-56) and endorses the APM comments as follows:

1. The Sandlaagte River Valley should be avoided in totality with no infrastructure placed within 500 m of the centre of the valley;
2. Measures to reduce the visual impacts on the landscape as identified in the VIA should be implemented (e.g. minimising disturbance, minimising lighting, ensuring rehabilitation); and
3. Should any buried human remains or unknown archaeological or palaeontological heritage resources be uncovered during the construction phase, work must cease in that area and HWC must be contacted regarding the appropriate way forward.

SB

**15.3 Proposed Development on Portion 14 of Schryvershoek Farm 362, Langebaan Lagoon, Saldanha Bay: NM
HM/WEST COAST/ SALDANHA BAY / PTN 14 OF 362**

Case No: 21012504SB

FURTHER REQUIREMENTS:

The Committee requires the resubmission of a complete HIA which meets the requirements of S38(3) of the NHRA. This HIA is to address (amongst others):

1. Archaeology.
2. Palaeontology.
3. Cultural landscape.
4. Parameters for development - to be clearly articulated.

SB

**15.4 Proposed Various Mixed-Use Developments on Farm 1450, 1276. 1277, Ptn 5 of 382, Rhebokskloof Wine Estate, Paarl: NM
HM/ CAPE WINELANDS / DRAKENSTEIN / FARM 1450, 1276, 1277, PTN 5 OF 382**

Case No: 21061407SB0621E

FURTHER REQUIREMENTS:

The Committee resolve to undertake a site inspection on 13 August 2021 (DG, RF and MS).

SB

**15.5 Proposed Rezoning for Group Housing, Eco Estate Plots, a Small Apartment, etc. on REM of Cape Farm 1529 and Erf 5112, Kommetjie: NM
HM/ CAPE TOWN METROPOLITAN/ KOMMETJIE/ RE 1529 & ERF 5112**

Case No: 21062408JW0625E

FINAL COMMENT:

The Committee endorsed the HIA and associated documentation as prepared by Cindy Postlethwayt and dated May 2021 as meeting the requirements of S38(3) of the NHRA. The Committee supports the recommendations and findings of the HIA (refer to p 56 of the HIA):

1. HWC fossil finds, and accidental finds of human remains protocol to be included in the environmental authorisations;
2. The implementation in all important respects of the mitigations outlined in Section 13 of this report;
3. During the construction phase, archaeological and paleontological monitoring of any earthworks and deep trenching so that in the event of paleontological or archaeological material being encountered e.g. bones, stone artefacts, trace fossils or wetland deposits, work is to be stopped in that area immediately, and reported to the heritage authority (HWC) for further consideration.

The above authorisations are valid for a period of five years from the date of notification to the applicant thereof in writing. This period may be extended for good reason shown, provided that

an application for extension stating the reasons is made prior to the expiration of the five-year period.

AM

- 15.6 Proposed re-purpose of York Farm Cottages (Boschendal), R310, Dwars River Valley, Farm 11_1674, Stellenbosch: NM
HM/ CAPE WINELANDS / STELLENBOSCH/ FARM 11/1674**

Case No: 20032005SB0331E

INTERIM COMMENT:

The Committee provisionally supports the HIA and approach prepared by Rennie Scurr Adendorff and dated 22 June 2021 as well as APM comments on the AIA. HWC awaits submission of final HIA (inclusive of the public participation process) to comply with S38(3) of the NHRA.

SB

- 15.7 Proposed Consolidation, Subdivision and Rezoning to create a Large Residential Development Goede Verwachting Development, Remainder Farm 869; Portion 3 Farm 870; Farm 866; Farm 867; Farm 868; Farm 1054; and Portion 2 of Farm 870, Sir Lowry: NM
HM/ CAPE TOWN METROPOLITAN/ OLD SIR LOWRY / REM FARM 869, PTN 3/870, 866, 867, 868, 1054, PTN 2/870**

Case No: 21062404SB0625E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on 13 August 2021 (DG, SW, RF and MS).

SB

- 15.8 Proposed Subdivision for Prospective residential Units on Erf 177476, Main Road, St. James: MA
HM/ST JAMES/ERF 177476**

Case No: 17090415AS0914M

FINAL COMMENT:

The Committee resolved to endorse the revised HIA prepared by Prof Peters dated 30 June 2021 as meeting the requirements of S38(3) of the NHRA. The Committee supports the recommendations of the HIA as conditions of approval, listed as follows:

1. The sub-division of Lot 177476 into three portions as conforming with the cadastral character of its 'identity area';
2. The landscaping proposals for visually mitigating the impact of the stone retaining walls of the platform for the residence proposed for Portion 3 (to plans approved by the City of Cape Town on 13th June 2017) as serving to soften, recede and cohere with the townscape of St James to an acceptable degree;

3. Endorse the topographically-sensitive design for the proposed residence on Portion 2 (Appendix B) as being appropriate for development of the site abutting the natural environment with ravine and seasonal stream, and that in terms of Section 38(4)(a) consent is given for the development to proceed; and that;
4. Any development for Portion 1 be subjected to the prescribed approval processes in its time. However, that the conceptual proposals as articulated in Appendix D respond positively to the environmental and contextual constraints of Portion 1 and provide an acceptable basis for its development, and;
5. At the hand of the Heritage Indicator for Design formulated in 2.1.4 (a), above, the Design Indicators contained in Appendix F, and the need expressed by IACom to bind the current owner's successors in title to certain restrictions in order to mitigate the heritage impact of the proposed development, it is recommended that the particular points extracted from the Guidelines in 1.1(e) are incorporated into the conditions for the approval of subdivision, and as such, are to be registered against the title deeds of the Portions resulting from the subdivision.

The Committee recommends that the subdivision approval be subject to restrictive conditions applicable to portion 1 and that these be informed by the heritage indicators as set out in the supplementary heritage report dated 30 June 2021 and included in the title deed for portion 1.

The above authorisations are valid for a period of five years from the date of notification to the applicant thereof in writing. This period may be extended for good reason shown, provided that an application for extension stating the reasons is made prior to the expiration of the five-year period.

SB

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

16.1 None

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 None

25 SECTION 42 HERITAGE AGREEMENTS

25.1 None

26. OTHER

**26.1 Draft Conservation Management Plan (CMP) for Bains Kloof, Wellington: MA
HM/ CAPE WINELANDS/ DRAKENSTINE/ WELLINGTON/ BAINS KLOOF PASS**

Case No: 19050303SB0619E

HELD OVER:

The matter is deferred to the next IACom meeting.

SB

27 Adoption of decisions and resolutions

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