

**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, 18 August 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 Integrated Rapid Transport System, Erven 52424, 52423, 58104, 58105 and 110205, M24, M5 Road, Lansdowne: MA
HM/ CAPE TOWN METROPOLITAN/ CLAREMONT/ ERVEN 524524, 52423, 58104, 58105 AND 110205**

Case No: 16062006WD0928M

FURTHER REQUIREMENTS:

Whereas the Committee resolved to endorse the heritage impact assessment prepared by Ms Bridget O'Donoghue dated 27 July 2021 as meeting the requirements of S38(3) of the NHRA and to endorse the recommendations of the HIA on pg 251-252, specifically in that W1 route is to be approved, the Committee requires further exploration of alternative sites for the bus turnaround facility to be explored, and revised proposals to be submitted to HWC.

The Recommendations of the HIA are endorsed as follows:

1. The application to develop the IRT W1 infrastructure (except for the Garfield Road bus turn around facility) and the Landscaping Plan as presented in Annexures 6 and 7 is approved on the M24 from the M5 Highway to Claremont Boulevard;
2. An additional site for the bus turn around and bus driver check facility is explored. The site should be more compatible as a land use within its context and not have high social impacts as the facility proposed on Garfield Road;
3. Detail design of the Stanhope Bridge and roadways solves the issue of the current informal rubbish dump on the area to the east of the bridge;
4. CCT EHRM should:
 - a. Develop public art and interpretive signage be installed at strategic positions along the route, for example the Chichester Road Bus Station precinct, Kenilworth Centre Bus station precinct;
 - b. Develop a memorial to Uyinene Mrwetyana addressing gender violence be installed outside the Clareinch Post Office on Imam Haron Road;
 - c. Approve the finalized Landscape Plan and Landscape Maintenance Plan conditions.
 - d. CCT Urban Design should provide the following information and/or assessments:

- i. Use of the remainder of the purchased sites is required, in addition to new site definition structures. CCT purchased land should be considered for either public facilities such as green public open spaces and / or vehicular parking or consolidated into larger pockets for commercial and/or residential development. No dead-space should be permitted allowed post construction future use of remainder of the purchased properties require for the W1 roadway;
 - ii. Design of the bus stops for this route;
 - iii. Position of informal traders located along the route and especially around bus stops;
 - iv. CCT Recreation and Parks to:
 - Approach private land owners to encourage tree /hedge planting on private sites e.g. CCT Recreation & Parks Department can donate trees to Apartment building Lynwood Gardens on Erf 57255-RE and Livingstone High School to improve the public environment and the privacy for the private erven;
 - Provide final commitment from the CCT Recreation and Parks for the minimum of 12 months maintenance period on the proposed soft landscape plan;
 - CCT to cover the costs associated with relocation of people from their properties required for Acquisition.
5. In the event of human bone being encountered the find-site must be cordoned off immediately and Heritage Western Cape and SA Police Services informed. If it is determined that foul play is involved, the remains will be moved by SAPS forensic services. If the remains are deemed to be archaeological, an archaeologist must apply for an emergency permit and complete the removal. If other finds of archaeological material such as everything from pre-colonial Stone Age scatters to historic dumps and middens and structural remains (bottle glass, animal bone, ash deposits and ceramics), Heritage Western Cape and/or an archaeologist must be informed in order to inspect and mitigate the find.
6. In the event of human bone being encountered the find-site must be cordoned off immediately and Heritage Western Cape and SA Police Services informed. If it is determined that foul play is involved, the remains will be moved by SAPS forensic services. If the remains are deemed to be archaeological, an archaeologist must apply for an emergency permit and complete the removal. If other finds of archaeological material such as everything from pre-colonial Stone Age scatters to historic dumps and middens and structural remains (bottle glass, animal bone, ash deposits and ceramics), Heritage Western Cape and/or an archaeologist must be informed in order to inspect and mitigate the find.

SB

13.2 Revised Masterplan, Re of Portion 12 of the Vergenoegd Farm No 653, Somerset West: MA HM/ CAPE TOWN METROPOLITAN/ SOMERSET WEST/ RE OF PORTION 12 OF THE VERGENOEGD FARM NO 653

Case No: 16012507WD0210M

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection.

WD

**13.3 Proposed Mixed Use Development and General Alterations on Erven 168985, 603 & 604, The Piazza, Corner of Dixon and Waterkant Street, De Waterkant: NM
HM/CAPE TOWN METROPOLITAN/CITY CENTRE CBD/ERVEN 168985, 603 & 604 DE
WATERKANT**

Case No: 15031705AS0331M

RECORD OF DECISION

The Committee resolved to approve the revised drawings as tabled.

SB

**13.4 Proposed Redevelopment of the site on Erf 56421, 1 Torquay Avenue, Claremont: MA
HM/CLAREMONT/ERF 56421**

Case No: 20081705KB0718E

RECORD OF DECISION:

The Committee resolved to approve the revised SDP and further clarification provided by Lize Malan heritage consultant dated 20 May 2021.

KB

**13.5 Proposed New Building (creche) on Erf 19308, Paardevlei, Somerset West, Cape Town: NM
HM/CAPE METROPOLITAN/ SOMERSET WEST/ PAARDEVLEI/ERF 19308**

Case No: 20110213SB

RECORD OF DECISION:

The Committee resolved to endorse the HIA and associated documentation prepared by Bridget O'Donoghue as meeting the requirements of S38(3) of the NHRA. The Committee approved the proposal as there is no impact on the heritage resources.

SB

**13.6 Proposed Additions and Alterations on Erf 1719, 108 Main Road, Greenpoint: NM
HM/ CAPE METROPOLITAN/ GREENPOINT/ERF 1719**

Case No: 20030303MS0309E

RECORD OF DECISION:

The Committee resolved to endorse the HIA prepared by Claire Abrahamse dated July 2021 as meeting the requirements of S38(3) of the NHRA and further endorsed the recommendations of the HIA to be included in the ROD as conditions of approval, as follows:

1. A method statement from a structural engineer, stating the approach that shall be taken with respect to ensuring the stability of the IIIC-graded Victorian building on Erf 608 during construction, is provided as part of the building plans approval application.

2. That the measures suggested in the Tree Report of 21 June 2021 (Annexure D) are implemented and that the excavations and other construction activities are monitored by an independent tree specialist.

The authorisations contained in this decision are valid for five years from the date of communication to the applicant. 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 five-year period.

MS

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

Case No: 20120229TZ1203E

FURTHER REQUIREMENTS:

The Committee has expressed support in broad principle for the proposed demolition of the existing cottage as well as the siting and placement of proposed wine cellar and gatehouse buildings, but has expressed concerns with respect to the architectural language and scale of the gateway and cellar buildings. The Committee requires these aspects to be addressed in relation to architecture and place making qualities, to achieve a greater degree of congruence with site and context. Revised proposals to be submitted to HWC.

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

Case No: 21061407SB0621E

INTERIM COMMENT:

The Committee has expressed general support for the Site Development Plan but recommends further detail investigation into the “stone cutters village” component in particular.

SB

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

Case No: 21062404SB0625E

INTERIM COMMENT:

The Committee expressed concerns around the inward focus of the development proposal which creates a rural island centered around the homestead. The relationship between the homestead, Old Sir Lowry's Pass and the mountain context should be retained. Further exploration in terms of the gradation of residential density and pattern of layout responsive to edge conditions is required. Revised proposals to be submitted.

SB

- 15.3 Proposed Vortum Solar Park Project of The Remainder of Portion 4, Portion 9 And Portion 11 of the Farm Langeberg 187 and the Remainder of Portion 1 of the Farm Uyekraal 189, Saldanha: NM HM HM/WEST COAST/SWARTLAND/VREDENBURG/RE OF PTN 7 OF FARM 187**

Case No: 20092301SB1215E

FINAL COMMENT:

The Committee resolved that the requirements of S38(3) have been satisfied by the revised heritage impact assessment prepared by ASHA dated 12 August 2021.

The Committee endorses the recommendation within the HIA as follows:

1. A Palaeontological Chance Finds Procedure must be in place for the duration of the construction phase. Project staff must be instructed to report any fossils seen;
2. The un-ploughed area around the Kleinberg (2) farm complex must be protected. The proposed berm must be constructed on ploughed land only (it may be within the edge of the Grade IIIB area);
3. No gum or other trees may be removed;
4. If any archaeological material or human burials are uncovered during the course of development, then work in the immediate area should be halted. The find would need to be reported to the heritage authorities and may require inspection by an archaeologist. Such heritage is the property of the state and may require excavation and curation in an approved institution.

The Committee further recommends that a detailed landscape plan be developed for the proposed berm to explore shape, form, scale, continuity or otherwise, and planting to ensure an appropriate fit within the broader landscape context.

SB

**15.4 Proposed redevelopment of Portion 28 of Farm 918, Strand: NM
HM/CAPE METROPOLITAN/ STRAND/ PTN 28 OF FARM 918**

Case No: 20070202SB0706E

FINAL COMMENT:

The Committee had no objection to the development proposal as no apparent heritage resources will be impacted. The Committee resolved to endorse the HIA as prepared by Cindy Postlethway dated July 2021 as meeting the requirements of S38(3) of the NHRA and further endorsed the recommendations as follows:

1. In respect of heritage related considerations, it is generally in accordance with the SDP, Landscape Plan and Tree Management Plan included in Annexure C of this report, and the mitigation measures included in the VIA, Section 6.6, included as Annexure A of this report.

SB

**15.5 Proposed Vaalkoof Solar Project on Farm Vaal Rivier 261, Farm Vaalkoof 262, Portion 1 of Farm Jurgens Fontein 263, Portion 2 of Farm Kolkies Rivier 234 and Portion 1 of Farm Eiberg West 260, East of Ceres: NM
HM/ CAPE WINELANDS / WITZENBURG / CERES/ 261, 262, PTN 1 OF 263, PTN 2 OF 234 & PTN 1 OF 260**

Case No: 2126553180SB0719E

FINAL COMMENT:

The Committee had no objection to the proposal. The Committee further endorses the APM recommendations as follows:

1. Palaeontology: A Fossil Chance Find Protocol as attached as Appendix D of the PIA must be implemented. If the two hills in the south of the study area formed by the Floriskraal Formation are going to be impacted by the development of the PV facility (Cf on Figure 8), then a site visit by a palaeontologist is recommended to survey and collect a representative sample of the fossils, if they are present. Alternatively, the Floriskraal Formation must be avoided by the PV facility.
2. Archaeology: As stated above, some of the archaeology recorded on the site to date is graded as NCW and is of low heritage significance. No mitigation is proposed in respect of this material. It is recommended that wherever possible the occurrences of archaeological material graded as 3C are avoided and preserved in situ during the construction of the PV facility. Given their location and topography, it is unlikely that the rock art site and the hilltop site on the outcrop of Dwyka Group diamictite or tillite, both of which are graded 3A, will be affected by the PV facility. However, it is recommended that exclusions zones are established around these sites and they are treated as no-go areas during construction work. Generally, should any human remains be encountered at any stage during the construction or earthworks associated with the project, work in the vicinity must cease immediately, the remains must be left in situ but made secure and the project archaeologist and HWC must be notified immediately so that a decision can be made on how best to deal with the remains. Once the final position and extent of the proposed PV facility has been established it is recommended that a final, intensive archaeological walkover survey of this area is undertaken to ensure that no additional archaeological sites or materials will be impacted by the facility.

3. Built Environment: Activities related to the proposed PV facility must avoid the stonewalled kraal and the workers' cottage and the kraal should be demarcated as no-go area on project documentation.

The Committee endorsed the HIA prepared by ACO dated July 2021 as meeting the requirements of S38(3) of the NHRA and further endorsed the recommendations of the HIA as follows:

Visual: According to the VIA, the visual impacts from the PV facility can be reduced with the implementation of the following mitigation measures:

1. Indigenous thorn trees to be planted as a barrier along the R48 to conceal the proposed infrastructure from road users;
2. PV facility buildings and fencing to be painted a natural colour to blend in with surrounding vegetation; and
3. Full cut-off lights to be used on and around the facility.

SB

**15.6 Proposed Development, Ptn 7 of Farm 16 Hamel Kraal Laingsburg: NM
HM/ CENTRAL KAROO/ LAINGSBURG/ PTN 7 FARM 16**

Case No: 21062404SB0625E

FINAL COMMENT:

The Committee had no objection to the proposal. The Committee further endorsed the APM recommendations as follows:

1. The MTS site should be included within the preconstruction survey for the already authorised powerlines in order to check for any further significant resources, especially engravings
2. A work plan must be submitted to record the engraved stones (497 - 502, 506) before they are moved.
3. Waypoints 508 and 510 to the East of the MTS footprint must be declared a no-go area.
4. A work plan must be submitted to investigate the potential grave
5. The cluster of Stone Age material located outside of the East end of the site should be avoided and protected throughout construction.

The Committee endorses the HIA prepared by ASHA Consulting dated 7 August 2021 as meeting the requirements of S38(3) of the NHRA and further endorses the recommendations of the HIA as follows:

1. The MTS site should be included within the preconstruction survey for the already authorised powerlines in order to check for any further significant resources, especially engravings;
2. The engravings should be photographed and traced as necessary to produce a clear record. This should include moving the stones in order to achieve the best light for photography;
3. The potential grave cairn should be unpacked, and the ground tested to determine the status of the feature;
4. The cluster of Stone Age materials located just outside the eastern edge of the site should be avoided and protected from harm throughout the construction phase; and
5. If any fossils, archaeological material or human burials are uncovered during the course of development then work in the immediate area should be halted. The find would need to be reported to the heritage authorities and may require inspection by an archaeologist. Such

heritage is the property of the state and may require excavation and curation in an approved institution.

AM

**15.7 Revised Development for Business Park and Warehousing, Vergenoegd, Farm 653 Ptn 15, Faure, Somerset West: NM
HM/CAPE METROPOLITAN/ SOMERSET WEST/ PTN 15 OF FARM 653**

Case No: 19120210AS1211E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection.

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/DRAKENSTINEN/WELLINGTON/BAINSKLOOF PASS**

Case No: 19050303SB0619E

COMMENT:

The CMP needs to address the following:

1. The issue of land ownership and the responsible management authorities;
2. Provide a list of the formal stakeholders and indicate the nature of the consultation process which will be undertaken;
3. Practical steps for the implementation of CMP;
4. Who will be responsible for monitoring the implementation and ensuring that they are undertaken to the satisfaction of HWC; and
5. Indication that the CMP will be updated on a regular basis.

SB

**26.2 Conservation Management Plan: Phosphate Mining Right on a Portion of Portion 2 and Portion
4 of the Farm Elandsfontein 349, Saldanha: NM
HM\WEST COAST\SALDANHA BAY\ELANDSFONTEIN PRIVATE NATURE
RESERVE\ELANDSFONTEIN 349**

Case No: 14012902TS0217

COMMENT:

The Committee referred the item to APM Committee for comment.

SB

27 Adoption of decisions and resolutions

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