

**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, 20 October 2021**



MATTERS DISCUSSED

11. SECTION 38(2) RESPONSES TO NOTIFICATION OF INTENT TO DEVELOP (NID)

11.1 None

12. SECTION 38(1): INTERIM COMMENT

12.2 None

13. SECTION 38(4) RECORD OF DECISION (ROD)

**13.1 Proposed Refurbishment and Development of the Cape Town Station Forecourt Precinct, Erf 148638, Cape Town: MA
HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ERVEN 148638**

Case No: 16102520KR1026M

RECORD OF DECISION:

Upon the receipt of further information, including an assessment by independent art specialists on the artistic merit of the mosaic panels, the committee agreed upon a decision via email:

After due consideration of the information supplied, the committee concurred with the heritage consultant that the two mosaic panels along Strand Street are not of sufficient significance to warrant salvage at all costs.

The Committee therefore supports the application for the removal and destruction of the two mosaic panels, provided that the panels are thoroughly recorded in high resolution photographic detail prior to their removal and destruction.

Whereas the committee notes that it is not a heritage management requirement to replicate, represent or otherwise display the images of the two panels within the station concourse interior (as recommended by the heritage consultant), the committee has no objection to this proposal.

SB

**13.2 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

RECORD OF DECISION:

The Committee resolved to approve the revised road infrastructure and landscaping plans, omitting the bus turn around facility and assessment report as submitted by Ms Bridget O'Donoghue and to endorse the recommendations of the report on page 251 to 252 and date 27 July 2021. Any future plans for a bus turn around facility must be subjected to a new heritage process inclusive of public participation and stakeholder's engagement.

SB

**13.3 Proposed Phase 2A: W6 IRT, Wynberg Main Road and Associated Roads: MA
HM/ CAPE TOWN METROPOLITAN/ WYNBERG/ W6 IRT**

Case No: 20081805SB0917E

FURTHER REQUIREMENTS:

The Committee resolved to endorse the heritage indicators and conceptual layout in principle, but required further design development in detail, following an urban design and place-making approach, as per the recommendations contained in the HIA report (in section 15.2 on page 297-302), summarized as follows:

1. In principle the W6 proposal is assessed positively in the Urban Design study, the SIA and the Built environment study. However further design work is required prior to the approval of the development proposal, given that if the proposal was developed without further urban design studies, an unacceptable high level of negative impacts will result on the Wynberg townscape. The recommended solution to the proposal is an urban design led solution;
2. Further submission to HWC is required once the additional urban design studies are completed and inform the revision of the road design and Landscape Plan;
3. Urban Design recommendations are implemented, and further studies are commissioned to prepare detailed designs for a later submission to HWC;
4. Social Impact Assessment mitigation measures inform the recommended future design work and are included in a revised HIA to HWC.
5. Built environment recommendations must inform the detailed design phase;
6. Landscape Plan is developed and guided by the recommended urban design strategy;
7. The proposed PTI development informs the W6 project;
8. Traffic research is developed to answer the questions raised and is available to the future HIA specialists in order to inform the detail designs;
9. Archaeology: In the event of human bones 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

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

Case No: 20120229TZ1203E

ENDORSEMENT:

The Committee resolved to endorse the revised plan drawings as submitted by the applicant on date 13 October 2021.

SB

**13.5 Proposed Rezoning, Construction of a Conference Venue, Restaurant, Spa and Associated Infrastructure, Glenhof, Erf 50339, 12 Glenhof Road, Claremont: NM
HM/ CAPE TOWN METROPOLITAN/ CLAREMONT / ERF 50339**

Case No: 19022808HB0524E

RECORD OF DECISION:

The Committee resolved to endorse the heritage impact assessment and documentation prepared by Ms Abrahamse, dated December 2020 including the recommendations on page 53, as meeting the requirements of S38(3) of the NHRA, subject to the following:

1. Further mitigation as suggested in section 6 of the HIA.
2. Incorporation of the non-extruded arch gasket link.
3. Detailed design drawings to be submitted to HWC for IACom review.
4. The submission of the closeout report within 30 days of practical completion.
5. Given the high significance of the building and interior, the involvement of an architect with heritage experience is required.

SB

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

**14.1 Proposed Erf 15219, 12 Rietz Northern Paarl: NM
HM/CAPE WINELANDS/ DRAENSTEIN/ PAARL/ ERF15219**

Case No: 21082307AM0824E

RESPONSE TO NID:

Whereas the Committee has no in principle objection to the reduction of the number of units, nor the revised entrance position, the Committee requires the submission of a supplementary report which indicates clearly the revised proposal compared with the approved proposal.

AM

15 SECTION 38(8) NEMA INTERIM COMMENTS

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

Case No: 19120210AS1211E

FINAL COMMENT:

The Committee agreed to review the amended SDP by email. The revision was submitted Friday 15 October 2021, with a further dimension clarification received on Sunday October 17 by email (the drawings remain dated 28 September 2021). The setback dimensions (183.2m from water servitude and 60m from previous position indicated) were endorsed by the Committee.

The Committee endorsed the recommendation of HIA date July 2021 and prepared by ARCON Specialist Architectural & Heritage Consultants as meeting the requirements of S38(3) of the NHRA including VIA mitigation measures as set out to 8.2 to 8.5 of the VIA dated 17 March 2020.

SB

**15.2 Proposed additional fruit packing facilities on Fram 128, La Boroux, Hermon Road, Wellington: NM
HM/CAPE WINELANDS/ DRAKENSTEIN/ WELLINGTON/FARM 128**

Case No: 21052005SB0602E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection and I&APs should be invited to attend.

SB

**15.3 Proposed Consolidation for a Proposed Hotel Boutique Hotel, Erven 19324, 19325, 19326 Pinnacle Point: MA
HM/ GARDEN ROUTE / MOSSEL BAY / PINNACLE POINT / ERVEN 19324, 19325, 19326**

Case No: 19060606AS0726E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection.

SB

**15.4 Proposed Development of the Sadawa Solar Energy Facility Collector Substation, Touwsrivier: MA
HM/ CAPE WINELANDS/ WITZENBERG/ FARM SADAWA 239 (PTN 0)**

Case No: 21041903SB0419E

INTERIM COMMENT:

The Committee can only provide comment on the cultural landscape aspects of the proposal at this stage: The Committee resolved to endorse the recommendations of the revised HIA in so far as they pertain to the cultural landscape. Aspects pertaining to archaeological and palaeontological heritage resources to be addressed by APM.

SB

**15.5 Proposed Development of the Electrical Grid Infrastructure (EGI) for the Sadawa Cluster Solar Energy Facility near Touwsrivier, Western Cape: MA
HM/ CAPE WINELANDS/ WITZENBERG/ FARM DIE BRAK 241 (PORTION 0); FARM MISGUNST 239 (PORTION 0); AND FARM NO. 240 (PORTION 0 OF)**

Case No: 21041904SB0419E

INTERIM COMMENT:

The Committee can only provide comment on the cultural landscape aspects of the proposal at this stage: The Committee resolved to endorse the recommendations of the revised HIA in so far as they pertain to the cultural landscape. Aspects pertaining to archaeological and palaeontological heritage resources to be addressed by APM.

SB

**15.6 Proposed Development of the Sadawa Solar Energy Facility Suite, Touwsrivier: MA
HM/ CAPE WINELANDS/ WITZENBERG/ FARM MISGUNST 239 (PTN 0)**

Case No: 21041905SB0419E

INTERIM COMMENT:

The Committee can only provide comment on the cultural landscape aspects of the proposal at this stage: The Committee resolved to endorse the recommendations of the revised HIA in so far as they pertain to the cultural landscape. Aspects pertaining to archaeological and palaeontological heritage resources to be addressed by APM.

SB

- 15.7 Proposed Development of the Electrical Grid Infrastructure (EGI) for the Kolkies Cluster Solar Energy Facility on Farm Die Brak 241 (Portion 0); Farm Sadawa 239 (Portion 0); and Farm no. 240 (Portion 0), Touwsrivier**
HM/TROUWSRIVIER/FARM DIE BRAK 241 (PTN 0)/FARM SADAWA 239 (PTN 0)/FARM NO 240 (PTN 0)

Case No: 21041901SB0419E

INTERIM COMMENT:

The Committee can only comment on the cultural landscape aspects of the proposal at this stage. The Committee endorses the recommendations of the revised HIA in so far as they pertain to cultural landscape, including the proposed design criteria section 5.4 of the heritage report. The committee also supports the findings of the HIA which identify the sitting of Erika and Lily as problematic and needing to be relocated. The new proposed sittings are to be subject to heritage processes. The Committee notes that the APM Committee has endorsed the recommendation of the PIA that the HWC fossil finds protocol will be implemented for the duration of the project.

SB

- 15.8 Proposed Development of the Kolkies Solar Energy Facility Cluster on Farm Die Brak No.241 and Farm No. 240, Touwsrivier: MA**
HM/ CAPE WINELANDS/ WIT+B63:G73ZENBERG/ FARM DIE BRAK NO.241 AND FARM NO. 240

Case No: 21041902SB0419E

INTERIM COMMENT:

The Committee cannot comment on the cultural landscape aspects at this stage. The Committee endorses the recommendations of the revised HIA in so far as they pertain to cultural landscape, including the proposed design criteria section 5.4 of the heritage report and support the findings identify the sitting of Erika and Lily as problematic and needed to be relocated with the new proposed sitting to be subject to heritage processes. The Committee notes that the APM Committee has endorsed the recommendation of the PIA that the HWC fossil finds protocol be implemented for the duration of the project.

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 None

27 Adoption of decisions and resolutions

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