

**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 April 2022**



MATTERS DISCUSSED

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

**11.1 Proposed expansion of Duplex 7, Unit 213, Paardevlei Lifestyle Estate, Erf 19506, Somerset West:
S38(4)-NID. NM
HM/ CAPE TOWN METROPOLITAN/ SOMERSET WEST/ ERF 19506**

Case No.: 22031507MS0411E

FUTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection

MS

12. SECTION 38(1): INTERIM COMMENT

12.1 None

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

**13.1 Proposed New Agricultural Werf and Associated Buildings Kleinbosch Farm, Dal Josaphat, Paarl: MA
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/ PORTION 9 OF FARM 1576**

Case No: 21091320SB1004E

COMMENT:

The Committee resolved to hold over the item to the meeting of 18 May 2022, BELCom members to be invited. The Workplan submission to be tabled to APM on 4 May 2022.

SB

**13.2 Proposed New Retreat on Farm Boschendal, off R310, Dwars River Valley, Portion 11 of Farm 1674,
Stellenbosch: MA
HM/CAPE WINELANDS/ STELLENBOSCH / BOSCHENDAL / PORTION 11 OF FARM 1674**

Case No: 20032005SB0331E

FINAL COMMENT:

The Committee supported the Heritage Impact Assessment prepared by Rennie Scurr Adendorff as well as the recommendation of the HIA as follows:

1. The strategy of hybrid redevelopment modes across the site should be employed, such that the reception/community centre is retained in largely unaltered form, and simply made fit for purpose.

Other cottages can then be more freely adapted without sacrificing the integrity and authenticity of the original settlement.

2. Detailing should be low key to prevent misrepresentation of the significance of form and fabric.
3. HWC should endorse the designs presented in this HIA, namely:
 - SK 100 (24/07/2020)
 - SK 102 (14/08/2020)
 - SK 103 (17/08/2020)
 - SK 104 (17/08/2020)
 - SK 105 (17/08/2020)
4. Landscaping should avoid orthogonal layouts and geometric planting patterns, and reflect the untended, less formal character of this part of the farm.
5. HWC should endorse the Landscape Concept Plan of August 2020 presented in this HIA (Figure 56), subject to detailed plans being provided for review and endorsement by HWC;
6. The development team/site foreman should be advised of the type of archaeological materials that could occur on site;
7. An appropriately experienced archaeologist should conduct a site visit, once during and again after any deep excavation activities on site, prior to backfilling or construction, to identify any evidence for in situ, subsurface LSA material;
8. Should any significant, in situ material be encountered on site, work in that area must stop immediately, and HWC should be notified so that they can advise of the appropriate way forward; this may include further inspection and mitigation by an archaeologist;
9. Should any human burials, or potential burials be encountered, all work should cease in that area, and HWC should be notified immediately to determine the appropriate course of action.

The Committee also endorse the Landscape Concept Plans (by Terra+ Landscape Architects) on page 47 of the HIA.

SB

**13.3 Proposed Mixed Use Development on the Erven 10712-RE, 10713, 10715 and 14932-RE Corner Albert Road, Rail Street and Strand Street, Woodstock: MA
HM/CAPE TOWN METROPOLITAN/ WOODSTOCK/ERVEN 10712-RE, 10713, 10715 AND 14932-RE**

Case No: 20082107KB0824

RECORD OF DECISION:

The Committee generally endorsed the adjustments to the building made in response to the previous IACom comments but there remains some discomfort regarding the double volume sections of the colonnade. The committee notes that the architectural response will now be translated into a revised SDP which will be returned back to IACom for review.

KB

- 13.4 Heritage Statement to inform the approval of a Site Development Plan and Landscape Plan for Heartland / Paardevlei, Precinct One, ERF 18792, Corner of WR Quinan Blvd. & Gardner Williams Street, Paardevlei: MA
HM/CAPE TOWN METROPOLITAN/STRAND/ERF 18792**

Case No: SB0228E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection.

SB

- 13.5 Proposed Newmarket Social Housing and Mixed-Use Development Integrated Phase 1 on Erf 14888 0 1, Newmarket Street, Woodstock,: NM
HM/CAPE TOWN METROPOLITAN/ WOODSTOCK/ ERF 14888**

Case No: 20112613KB1126E

RECORD OF DECISION:

The Committee fully supports the proposal as presented and also fully endorses the inclusion of social housing component in the Cape Town CBD.

KB

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, Ptn 19 of Farn 653, Croydon, Cape Town: MA
HM / CAPE TOWN METROPOLITAN / CROYDEN / PTN 19 OF FARM 653**

Case No: 16061416KR0615M

FINAL COMMENT:

IACom is of the opinion that the heritage impacts of the revised layout will not differ from the heritage impacts of the previous approved proposal, and therefore no further heritage impact assessment is required.

(The proposed amendments to the layout plan are not of a substantive nature so as to trigger the need for a revised HIA).

CN

**15.2 Proposed Suikerbekkie Solar Solar Facility 1 Near Windmeul Suikerbekkie PV 1 HIA: NM
HM/CITY OF CAPE TOWN METROPOLITAN/MALMESBURY FARMS/RE PORTION 2 OF FARM 921**

Case No: 21102001AM1027E

FINAL COMMENT:

The Committee endorsed the HIA as presented as meeting the provisions and requirements of Section 38(3) of the NHRA.

The committee further endorsed the recommendations of the HIA as follows:

1. The mitigation measures proposed in the VIA (Gibbs, 2021) are implemented in the development design;
2. The existing avenues of trees on the property as indicated in Figure 9.2 and 9.3 must be retained as much as possible;
3. The area presently excluded from the proposed layout around the structures graded IIIC should be considered a no-go area for development or related activities; and
4. Although all possible care has been taken to identify sites of cultural importance during the investigation of the study area, it is always possible that hidden or subsurface sites could be overlooked during the assessment. If any evidence of archaeological sites or remains (e.g. remnants of stone-made structures, indigenous ceramics, bones, stone artefacts, ostrich eggshell fragments, charcoal and ash concentrations), fossils, burials or other categories of heritage resources are found during the proposed development, work must cease in the vicinity of the find and HWC must be alerted immediately to determine an appropriate way forward.

NK

**15.3 Proposed Suikerbekkie Solar Solar Facility 1 Near Windmeul Suikerbekkie PV 1 HIA: NM
HM/CITY OF CAPE TOWN METROPOLITAN/MALMESBURY FARMS/RE PORTION 2 OF FARM 921**

Case No: 21102001AM1027E

FINAL COMMENT:

The Committee endorsed the HIA as meeting the requirements of the S.38(3) of the NHRA.

The committee further endorsed the recommendations in the HIA as follows:

1. Either of option 1 are preferred (option 2 and the No-Go alternative are not preferred.);
2. The mitigation measures proposed in the VIA (Gibbs, 2021) are implemented in the development design;
3. The existing avenues of trees on the property as indicated in Figure 9.2 and 9.3 must be retained as much as possible;
4. The area presently excluded from the proposed layout around the structures graded IIIC should be considered a no-go area for development or related activities; and
5. Although all possible care has been taken to identify sites of cultural importance during the investigation of the study area, it is always possible that hidden or subsurface sites could be overlooked during the assessment. If any evidence of archaeological sites or remains (e.g. remnants of stone-made structures, indigenous ceramics, bones, stone artefacts, ostrich egg shell fragments, charcoal and dash concentrations), fossils, burials or other categories of heritage resources are found during the proposed development, work must cease in the vicinity of the find and HWC must be alerted immediately to determine an appropriate way forward.

NK

**15.4 Proposed Development of The Grid Connection for The Jessa Wind Energy Facilities Near Beaufort West, Portion 1, 5, 6 and 7 of Farm 319 Portion 0 of Farm 432 Portion 10 of Farm 170, Portion 1, 5 and 6 of Farm 319, Portion 0 of Farm 330, Portion 10 of Farm: NM
HM/CENTRAL KAROO/BEAUFORT WEST / JESSA WEF**

Case No: 21101408SB1102E

FINAL COMMENT:

The Committee endorsed the HIA as meeting the requirements of S.38(3) of the NHRA and endorse the recommendations as follows:

1. The following powerline corridor routes are not preferred from an archaeological perspective due to the likely presence of archaeological resources along the banks of the dry river courses in the valleys (as discussed in section 4.1 and 4.2):
 - a. Jessa Z to Jessa M 132kV OHL (additional river crossing not recommended, however, can be mitigated to acceptable levels);
 - b. Jessa Z to Jessa S 132kV OHL (additional river crossing not recommended, however, can be mitigated to acceptable levels);
 - c. Additional Servitude for Jessa S (i.e., Powerline Corridor Alternative 1 for powerline route alternatives to link each proposed Jessa WEF to Droërivier MTS) (additional river crossing not recommended, however, can be mitigated to acceptable levels);
 - d. Northern sections of Powerline Corridor Alternatives 2 and 3 (for powerline route alternatives to link each proposed Jessa WEF to Droërivier MTS) which fall within 1km buffer recommended around the N12; and
 - e. Eastern sections of Powerline Corridor Alternative 2 and 3 (for powerline route alternatives to link each proposed Jessa WEF to Droërivier MTS) which fall within 1km buffer recommended around the N12 (see Figure 5b).
2. Should the above Alternatives be authorised, this may result in negative impact to significant archaeological heritage, which may require mitigation in the form of micro-siting within the recommended buffer area, archaeological collection and/or excavation of any identified significant sites. However, despite the fact that the above-mentioned routes are not preferred, should the appropriate setback distances / buffers be adhered to, and the recommended mitigation measures implemented and strictly enforced, the impacts associated with these routes can be mitigated to acceptable levels and development allowed to proceed.
3. The following overhead lines (OHLs) are implemented:
 - a. Jessa M to Jessa S 132kV OHL
 - b. Droë to Jessa M 132kV OHL
 - c. Droë to Jessa Z 132kV OHL
4. The final development footprint for each respective grid connection project must be cross-checked against available palaeontological databases and satellite imagery by professional palaeontologist.
5. A pre-construction walkdown of potentially sensitive, unsurveyed sectors of footprint for each respective grid connection project must be completed by a professional palaeontologist and archaeologist.
6. Palaeontological recording and sampling / collection of valuable fossils threatened by development for each respective grid connection project (as per Table 9) must take place prior to construction activities.
7. The Chance Fossil Finds Protocol is implemented during the Construction Phase of each respective grid connection project, with recording and collection of significant new finds by professional palaeontologist.

8. A 30m “no-go” development buffer is implemented around sites JS010, JS036 and JS062 (all Grade IIIC).
9. A 500m “no-go” development buffer is implemented around sites JS055, JS094 and JS096 (all Grade IIIB).
10. Although all possible care has been taken to identify sites of cultural importance during the investigation of the study area for the three grid connection projects, it is always possible that hidden or subsurface sites could be overlooked during the assessment. If any evidence of archaeological sites or remains (e.g. remnants of stone-made structures, indigenous ceramics, bones, stone artefacts, ostrich eggshell fragments, charcoal and ash concentrations), fossils, burials or other categories of heritage resources are found during the respective proposed grid connection developments, work must cease in the vicinity of the find and HWC must be alerted immediately to determine an appropriate way forward.

SB

15.5 Proposed Development of Bulskop PV Facility and Associated Infrastructure on the Remaining Extent on Portion 0 Farm 423, Beaufort West: NM HM/ CENTRAL KAROO/ BEAUFORT WEST / FARM 432

Case No: 21091004SB0913E

FINAL COMMENT:

The Committee endorsed the HIA as meeting the requirements of S.38(3) of the NHRA and endorse the recommendations in the HIA as follows:

Bulskop recommendations on page 40:

The HWC Chance Fossil Finds Procedure must be implemented for the duration of construction activities

- Although all possible care has been taken to identify sites of cultural importance during the investigation of the study area, it is always possible that hidden or subsurface sites could be overlooked during the assessment. If any evidence of archaeological sites or remains (e.g. remnants of stone-made structures, indigenous ceramics, bones, stone artefacts, ostrich eggshell fragments, charcoal and ash concentrations), fossils, burials or other categories of heritage resources are found during the proposed development, work must cease in the vicinity of the find and HWC must be alerted immediately to determine an appropriate way forward.

Gamka recommendations on page 39:

The HWC Chance Fossil Finds Procedure must be implemented for the duration of construction activities

- Although all possible care has been taken to identify sites of cultural importance during the investigation of the study area, it is always possible that hidden or subsurface sites could be overlooked during the assessment. If any evidence of archaeological sites or remains (e.g. remnants of stone-made structures, indigenous ceramics, bones, stone artefacts, ostrich eggshell fragments, charcoal and ash concentrations), fossils, burials or other categories of heritage resources are found during the proposed development, work must cease in the vicinity of the find and HWC must be alerted immediately to determine an appropriate way forward.

Hardeveld recommendations on page 39:

The HWC Chance Fossil Finds Procedure must be implemented for the duration of construction activities

- Although all possible care has been taken to identify sites of cultural importance during the investigation of the study area, it is always possible that hidden or subsurface sites could be overlooked during the assessment. If any evidence of archaeological sites or remains (e.g. remnants of stone-made structures, indigenous ceramics, bones, stone artefacts, ostrich eggshell fragments, charcoal and ash concentrations), fossils, burials or other categories of heritage resources are found during the proposed development, work must cease in the vicinity of the find and HWC must be alerted immediately to determine an appropriate way forward.

Hoodia recommendations on page 39:

The HWC Chance Fossil Finds Procedure must be implemented for the duration of construction activities

- Although all possible care has been taken to identify sites of cultural importance during the investigation of the study area, it is always possible that hidden or subsurface sites could be overlooked during the assessment. If any evidence of archaeological sites or remains (e.g. remnants of stone-made structures, indigenous ceramics, bones, stone artefacts, ostrich eggshell fragments, charcoal and ash concentrations), fossils, burials or other categories of heritage resources are found during the proposed development, work must cease in the vicinity of the find and HWC must be alerted immediately to determine an appropriate way forward.

Rosenia recommendations on page 39:

The HWC Chance Fossil Finds Procedure must be implemented for the duration of construction activities

- Although all possible care has been taken to identify sites of cultural importance during the investigation of the study area, it is always possible that hidden or subsurface sites could be overlooked during the assessment. If any evidence of archaeological sites or remains (e.g. remnants of stone-made structures, indigenous ceramics, bones, stone artefacts, ostrich eggshell fragments, charcoal and ash concentrations), fossils, burials or other categories of heritage resources are found during the proposed development, work must cease in the vicinity of the find and HWC must be alerted immediately to determine an appropriate way forward.

Salsola recommendations on page 39:

The HWC Chance Fossil Finds Procedure must be implemented for the duration of construction activities

- Although all possible care has been taken to identify sites of cultural importance during the investigation of the study area, it is always possible that hidden or subsurface sites could be overlooked during the assessment. If any evidence of archaeological sites or remains (e.g. remnants of stone-made structures, indigenous ceramics, bones, stone artefacts, ostrich eggshell fragments, charcoal and ash concentrations), fossils, burials or other categories of heritage resources are found during the proposed development, work must cease in the vicinity of the find and HWC must be alerted immediately to determine an appropriate way forward.

SB

**15.6 Proposed Bulskop PV Grid Along with Associated on Bulskop Pv Facility on Farm 432, 4/169, 5/169, 1/168, 10/170, Beaufort West: NM
HM/ CENTRAL KAROO/ BEAUFORT WEST / FARM 432, 4/169, 5/169, 1/168, 10/170**

Case No: 21091003SB0913E

FINAL COMMENT:

The Committee endorsed the HIA as meeting the requirements of S.38(3) of the NHRA and endorsed the recommendations of the HIA as follows:

1. No impact must occur to the abandoned werf identified at BLK055 and as such, a 50m no-go buffer around this site is recommended;
2. The HWC Chance Fossil Finds Procedure must be implemented for the duration of construction activities; and
3. Although all possible care has been taken to identify sites of cultural importance during the investigation of the study area, it is always possible that hidden or subsurface sites could be overlooked during the assessment. If any evidence of archaeological sites or remains (e.g. remnants of stone-made structures, indigenous ceramics, bones, stone artefacts, ostrich eggshell fragments, charcoal and ash concentrations), fossils, burials or other categories of heritage resources are found during the proposed development, work must cease in the vicinity of the find and HWC must be alerted immediately to determine an appropriate way forward.

SB

**15.7 Proposed Hoogland 1 Wind, Beaufort West: NM
HM/CENTRAL KAROO/BEAUFORT WEST / HOOGLAND 1**

Case No: 21060101SB0818E

COMMENT:

The Committee has no concerns with the proposal, as the proposal will not cause any significant impacts upon heritage resources of concern.

SB

**15.8 Proposed Hoogland 2 Wind Farm, Beaufort West: NM
HM/CENTRAL KAROO/BEAUFORT WEST / HOOGLAND 2**

Case No: 21060102SB0818E

COMMENT:

The Committee has no concerns with the proposal, not anticipate with the proposal any heritage, any significant heritage impacts of concern.

SB

**15.9 Proposed Hoogland 3 Wind Farm, Beaufort West: NM
HM/CENTRAL KAROO/BEAUFORT WEST / HOOGLAND 3**

Case No: 21060103SB0818E

COMMENT:

The Committee has no concerns with the proposal, not anticipate with the proposal any heritage, any significant heritage impacts of concern.

SB

**15.10 Proposed Hoogland 4 Wind Farm, Beaufort West: NM
HM/CENTRAL KAROO/BEAUFORT WEST / HOOGLAND 4**

Case No: 21060102SB0818E

COMMENT:

The Committee has no concerns with the proposal, not anticipate with the proposal any heritage, any significant heritage impacts of concern.

SB

**15.11 Proposed Construction of Jessa M, S & Z WEF in Beaufort West: NM
HM/CENTRAL KAROO/BEAUFORT WEST**

Case No: 21101407AM1014E

FINAL COMMENT:

The Committee supports the Heritage Impact Assessment as well as the recommendations as follow:

1. No fatal flaws have been identified and there is no objection to the proposed development of the three proposed Jessa WEF projects, on condition that:
 - a. The final development footprint for each respective WEF project must be cross-checked against available palaeontological databases and satellite imagery by professional palaeontologist;
 - b. A pre-construction walkdown of potentially sensitive, unsurveyed sectors of footprint for each respective WEF project must be completed by a professional palaeontologist and archaeologist;
 - c. Palaeontological recording and sampling / collection of valuable fossils threatened by development of each respective WEF project (as per Table 9);
 - d. Implementation of Chance Fossil Finds Protocol during the Construction Phase of each respective WEF project, with recording and collection of significant new finds by professional palaeontologist;
 - e. A 30m “no-go” development buffer is implemented around sites JS010 (located within Jessa Z WEF project area), JS036 (located within Jessa S WEF project area) and JS062 (located within Jessa M WEF project area) (all Grade IIIC);
 - f. A 500m “no-go” development buffer is implemented around sites JS055 (located within Jessa S WEF project area), JS094 (located within Jessa Z WEF project area) and JS096 (all Grade IIIB); and
 - g. Although all possible care has been taken to identify sites of cultural importance during the investigation of the study area for the three WEF projects, it is always possible that hidden or subsurface sites could be overlooked during the assessment. If any evidence of archaeological

sites or remains (e.g. remnants of stone-made structures, indigenous ceramics, bones, stone artefacts, ostrich eggshell fragments, charcoal and ash concentrations), fossils, burials or other categories of heritage resources are found during the respective proposed WEF developments, work must cease in the vicinity of the find and HWC must be alerted immediately to determine an appropriate way forward.

The Committee has no further requirements.

AM

**15.12 Proposed construction of WEF in Swellendam: NM
HM/OVERBERG/ SWELLENDAM**

Case No: 20112507AM1015E

COMMENT:

The matter to be tabled to the HWC Council meeting to be held on 27 May 2022 and be part of the Committee report.

AM

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 For Advice: Proposed Mixed Used "Block 28": Cnr Buitengracht, Waterkant and Strand Streets, Cape Town: NM
HM / CAPE TOWN METROPOLITAN / CAPE TOWN CBD / ERVEN 846, 853-RE, 854-RE, 855- 860, 861-RE, 862, 863, 865-867, 868-RE, 869, 870**

Case No: 21112311SJ0228E

COMMENT:

The Committee endorses the master plan that was presented with specific reference.

SJ

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.