

**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, 8 December 2021**



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**MATTERS DISCUSSED**

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

**11.1 Unlawful Development of Tourism Accommodation Facilities, Venue, Market Place  
(Malkoppan) and a Restaurant (Muisbosskerm), Lamberts Bay: NM  
WEST COAST/ CEDERBERG/LAMBERTS BAY/ PTN 19 OF FARM 92**

**Case No:** 21102606SB1026E

**RESPONSE TO NID:**

The Committee requires a Heritage Impact Assessment which assesses impact of the illegal work on heritage resources and recommends possible mitigation measures to be undertaken.

**SB**

**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: NM  
HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/FARM 1576 PORRTION 9**

**Case No:** 21091320SB1004E

**FURTHER REQUIREMENTS:**

The Committee resolved to undertake a site inspection. BELCom members to be approached to attend the site inspection.

**SB**

**13.2 Proposed Rezoning and Subdivision for Residential development on Erf 2100, Hartenbos, Mossel Bay: NM  
HM/EDEN/MOSSEL BAY/HARTENBOS/ERF 2100**

**Case No:** 21091406SB0914E

**RECORD OF DECISION:**

The Committee endorsed the HIA and associated documents prepared by ACRM, dated November 2021, as meeting the requirements of NHRA and supported the recommendations of the HIA on page 23-24 as follows:

**Archaeology**

1. No mitigation is required prior to construction activities commencing.
2. No monitoring is required during the Construction Phase.
3. Should any unmarked human remains be uncovered during construction activities; these must be immediately reported to the archaeologist who will inform HWC. Burials must not be disturbed until inspected by a professional archaeologist.

**Palaeontology**

1. Although the intensity of impact on fossil resources is rated as LOW, it is quite likely that pieces of petrified wood will be unearthed during earthworks. All construction personnel must be instructed to be alert for pieces of petrified wood unearthed in the excavations for foundations and services. In this case the pieces of fossil wood are easily recognizable and do not require special collection techniques.
2. A collection should be made of the finds of fossil wood, for later deposition at a museum. The fossil wood must be handed into the custody of the Environmental Control Officer (ECO) and/or the site manager, who must ensure its interim safe storage and must contact a palaeontologist for assessment of its significance. Although the proposed development is exempt from Environmental Authorization and the implementation of an Environmental Management Plan (EMP), supervised by an ECO, is not obligatory, Mr Andries du Plessis, a qualified ECO, has offered to act, as the ECO in case of fossil wood finds. Most of the finds are expected to occur ex situ and loose in the surficial regolith beneath the topsoil. Due to the limited volume of subsurface disturbance the size of the collection is not expected to be large, except if a substantial fossil log is uncovered.
3. On the completion of Construction Phase earthmoving activities, at the mutual discretion of the curatorial institution and the developer, the fossil collection must be conveyed to the curatorial institution. A Collections Agreement is required to the effect that the institution takes responsibility for the collection. The Albany Museum in Grahamstown is an appropriate repository where palaeobotanist Dr Rosemary Prevec studies and curates the fossil plant collections, including Cretaceous plant fossils. A Collections Agreement exists with the Palaeosciences Centre, University of the Witwatersrand (Dr Marion Bamford), for petrified fossil wood specimens collected from the Maandagskop Quarry on Portion 12 of Farm Hartenbosch 217. As collaborating palaeobotanists Drs Bamford and Prevec must be consulted about the preferred repository for fossil wood specimens from Erf 2100.

The committee requires the additional condition that preliminary archaeological monitoring during earthwork be incorporated into the workplan.

**SB**

**13.3 Proposed Sand Mine on PTN 5 of Farm Woodlands No.874, Near Malmesbury: NM  
HM/ WEST COAST/ MALMESBURY/PTN 5 OF FARM WOODLANDS NO 874**

**Case No:** 21081003

**RECORD OF DECISION:**

The Committee endorsed the HIA and associated documents prepared by ACRM (correct date November 2021) as meeting the requirements of NHRA and supported the recommendations of the HIA on page 15 as follows:

1. Should any unmarked human remains or ostrich eggshell caches for example, be uncovered during mining, these must immediately be reported to the archaeologist, J. Kaplan (082 321 0172). Burials must not be disturbed until inspected by the archaeologist.
2. Heritage Western Cape Fossil Find Procedure (FFP) must be included in the Environmental Management Programme report (EMPr) for proposed mining.
3. The above recommendations must be included in the EMPr for the proposed project

**AM**

**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 Development, Firwoods Farm Erf 8892, New Eskdale Road, Paarl: MA  
HM/ PAARL/FIRWOODS FARM ERF 8892**

**Case No:** 19120617AS1213E

**INTERIM COMMENT:**

The Committee endorsed the HIA as having satisfy the requirements of S38(3) of the NHRA subject to the addition of the following conditions:

1. That archeological monitoring take place during all earthworks at the historic werf.
2. The specific layout of the plan contained on page 13 of the VIA prepared by David Gibbs (and dated 23 September 2021) in figure 7, plan 6, dated 15 April 2021 is approved.

**KB**

**15.2 Proposed Consolidation, Subdivision and Rezoning to create a Large Residential Development  
Goedeverwaching 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

**FINAL COMMENT:**

The decision was to endorse the findings and recommendations of the revised HIA report as having addressed previous concerns. Consideration is given to the fact that the surrounding landscape

context is significantly altered by the approved Casa Maris development. The amendments to the layout plan and accompanying landscape plan to make provision for a green corridor of space related to the historical werf are supported.

The following recommendations of the HIA endorsed:

1. finds that the Preferred Alternative layout and design would be acceptable and could proceed if mitigation measures, listed on page 69 of this report would be undertaken. These measures are desirable as they improve the acceptability of the development, and they should be included as conditions of authorisation;
2. approves the demolition of the stables on Remainder Farm 869 and the small outhouse behind the vernacular complex on Remainder Farm 1054, both of which are buildings older than 60 years;

On the additional conditions that:

1. within 6 months of approval of the proposed development, the owner of the proposed "Remainder Goedeverwachting Homestead Erf" is required to submit to HWC for approval, a Conservation Management Plan (CMP) for the homestead and its context. Such CMP must be prepared by a suitably qualified heritage practitioner and should include, inter alia, the requirement that trenching activity within 50m of the homestead area must be checked by an archaeologist.
2. prior to any work in the vernacular cottage precinct, the proposed alterations (including a maintenance plan) for all structures to be retained in the precinct must be submitted to HWC for approval and must be accompanied by more detailed proposals for the precinct, including an appropriate maintenance and refurbishment plan, and plans for landscaping, boundary treatment, lighting and signage.

**SB**

**15.3 Proposed Quarry on Portion 4 of Farm 120, Waai Kraal, Outside Beaufort West, Western Cape:  
MA  
HM/CENTRAL KAROO/BEAUFORT WEST / FARM 4/120**

**Case No:** 20112407SB1125E

**RESPONSE TO CONDITIONS:**

The Committee noted that the two conditions recorded with Further Requirements (issued 3 March 2021) have been satisfied.

**SB**

**15.4 Proposed 150 Mwp Solar Pv Renewable Energy Power Station on Klipfontein Re/139 And Driehoeksfontein Re/176 Near Hopefield, Saldanha Bay: NM WEST COAST/ SALDANABAY/ KLIPFONTEIN RE/139 AND DRIEHOEKSFONTEIN RE/176**

**Case No:** 21032304SB0331E

**FINAL COMMENT:**

The Committee resolved to endorse the HIA and associated documentation prepared by ACRM dated September 2021 and further supports the recommendation of the HIA on page 47 and 48 as follows:

**Archaeology**

1. No archaeological mitigation is required prior to construction activities commencing
2. If any buried archaeological resources are uncovered and recognized during the construction phase, these should be reported to Heritage Western Cape and the consulting archaeologist, who will decide on the necessary action.
3. If any human burials/remains or ostrich eggshell water containers, for example are uncovered during excavations, work must immediately stop, and the finds reported to Heritage Western Cape.

**Palaeontology**

1. The Environmental Control Officer (ECO) and contractor must inform staff of the need to watch for potential fossil occurrences. A Fossil Finds Procedure is included in the PIA report and provides guidelines to be followed in the event of fossil finds in the excavations. Contractors and workers involved in excavating footings for example, must be informed of the need to watch for fossils and archaeological material, and the procedure to follow in the event of any fossils being found.
2. If a significant occurrence of fossil bones or shells is discovered a professional palaeontologist must be appointed to collect them and to record their contexts.
3. It is also recommended that exposures created by the deeper earthworks, such as for partly underground tanks, are inspected by a palaeontologist at the stage of their greatest extent, to serve as a final inspection before the insertion of foundations, in order to record the exposures and take samples of the sediments and the ambient fossil content (e. g. small fossils).

The above recommendation must be included in the Environmental Management Plan (EMP) for the proposed development.

**Visual Impact**

1. **Height and Scale of Buildings/Infrastructure:**  
Buildings / infrastructure should be as low as practicably possible and partially sunken below ground where possible. Articulated, simple rectangular forms are characteristic of rural / industrial buildings, and this typology should inform the development proposal.
2. **Massing and Aggregation of Buildings/Infrastructure:**  
Where possible the development layout should respond to existing landform and contours. Buildings / infrastructure should be placed in such a way that it follows the contours rather than straddle the contours. Should a level platform be required the building / infrastructure should preferably be located on the cut level and not stand proud on the fill level. Where

possible locate taller buildings / infrastructure on the lower side of the site and in close proximity to existing buildings / infrastructure. Set-back all new structures as far as possible from sensitive areas and receptors.

3. Texture and Colour:

Muted tones and 'earth colours' are more subtle and are more easily absorbed (visually) than bright or highly reflective surfaces. For suitable colours refer to the existing built fabric and to on-site geology/rock/soil and vegetation types for reference. Rough/textured surfaces are preferable to shiny / highly reflective surfaces in terms of visual absorption (minimize reflection / glare / shine). Consider 'rural' roadways- gravel surface roads with no kerbs and open 'swale channels' rather than asphalt. If gravel is not an option exposed aggregate pavers or a similar paving material should be used to keep with a rural expression

4. Edge Conditions:

Views across the site should be maintained and where possible all areas to be rehabilitated. The boundary treatments must be visually permeable, using fencing for the most part and walls to accentuate the entrances only. No precast concrete walls should be allowed on the site. Visually transparent fencing such as 'ClearVu' or similar, but not steel palisade, should be used.

5. Lighting Conditions:

Avoid light 'pollution' by reducing lighting to the minimum necessary. Lighting is to be discrete, and well-integrated into the design proposal. Naked light sources should not be used, rather light sources must be shielded to reduce light spillage. Up-lighting may not be used, and neon or unshielded bright security lights may only be used where absolutely necessary. In order to preserve the wilderness quality as far as possible, lighting may be permitted at the entrance gateways only – but not along the length of the outer perimeter security fence. Along the perimeter lighting should only be used when an intrusion is triggered.

**SB**

**15.5 Proposed Opencast limestone Mine on Farms Vaderlandsche Rietkuil 308 and Widouw 309 near Vanrhynsdorp, Matzikama: NM WEST COAST/ MATZIKAMA/ FARMS VADERLANDSCHE RIETKUIL 308 AND WIDOUW 309**

**Case No:** 21021906SB1012E

**INTERIM COMMENT:**

The Committee determined that the HIA does not comply with the provisions of NHRA. The report lacks critical details and significant information with respect to stone age and historical archaeology as well as Boer War and grave site heritage resources. Further field work and research is required by heritage specialist with contextual experience and local knowledge of West Coast, as the site is part of a cultural landscape clearly rich in heritage resources of significance across many time periods. The Committee awaits the submission of a revised, updated and improved heritage impact assessment which needs to comply with the requirements of NHRA.

**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 Cape Agulhas Lighthouse Precinct: MA  
HM/ OVERBERG/ CAPE AGULHAS/ AGULHAS NATIONAL PARK/ PORTION 53 OF PORTIONS 4, 17  
AND RE OF PORTION OF FARM 281**

**Case No:** 110525ZS16D

**COMMENT:**

The Committee endorsed the supplementary report July 2020 prepared by ACO Associates and confirms that there is no further action required in terms of the NHRA apart from the submission of closeout report.

**SB**

**24. ADVICE**

**24.1** None

**25 SECTION 42 HERITAGE AGREEMENTS**

**25.1** None

**26. OTHER**

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

**Case No:** 14012902TS0217

**COMMENT:**

The Committee endorses the revised CMP and work plan and recommends that the HWC approves the CMP and work plan prepared by ACO Associates and dated September and December 2021 respectively.

**SB**

**26.2 Erf 10892, 21 Albert Road, Woodstock: MA  
HM/WOODSTOCK/ERF 10892**

**COMMENT:**

The Committee resolved to endorse the proposal prepared by Louise van Riet, dated 26 November 2021, for partial demolition of the rear portions of the building, excluding the cross buttress walls which provide structural support to the Albert Road front façade (to be retained); provided that a method statement for the continued preservation of the Albert Road front facade is submitted to HWC by 18 January 2022, and that continued monitoring of the site is put in place immediately and until the development commences.

**KB**

**27 Adoption of decisions and resolutions**

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