

**Approved Minutes 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**



**1. Opening and Welcome**

The IACom Chair, Mr David Gibbs, opened the meeting at 09h01 and welcomed everyone present via Microsoft Teams.

**2. Attendance**

**Members**

Mr Dave Saunders (DS)  
Mr Mike Scurr (MS)  
Mr Siphiso Mavumengwana (SM)  
Ms Cecilene Muller (CM)  
Mr David Gibbs (DG)  
Ms Sarah Winter (SW)  
Mr Rashid Fataar (RF)  
Mr Gaarith Williams (GW)  
Dr Lita Webley (co-opted)

**Staff**

Ms Penelope Meyer (PM)  
Mr Olwethu Dlova (OD)  
Ms Stephanie Barnardt (SB)  
Ms Muneerah Solomon (MSol)  
Ms Waseefa Dhansay (WD)  
Ms Cathy-Ann Potgieter (CAP)  
Ms Anita Shologu (AS)

**Observers**

None

**Visitors**

Mr Graham Jacobs  
Mr Tiaan Compher  
Mr Nabeel Dyson  
Ms Charnelle Kluth  
Mr Demetri Economopolous  
Mr Chris Mulder  
Ms Fi Smit  
Dr Jayson Orton  
Mr Spider Clark  
Mr Rainer Engberts  
Mr Leigh Bishop  
Mr Anthony Diepenbroek  
Ms Claire Abrahamse  
Dr Stephen Townsend  
Mr Stuart Barnardt  
Ms Katherine Robinson

Ms Bridget O'Donoghue  
Ms Marise Grobler  
Ms Michelle Durnez  
Mr Garry Hopkins  
Mr Tony Barbour  
Ms Cindy Postlethwayt  
Ms Nazeema Duarte  
Mr Philip Smith  
Mr Corius Visser  
Mr Pierre Swanepoel  
Mr Jaco Cilliers  
Mr Derick Henstra  
Dr Nicolas Baumann  
Mr Tommy Brummer  
Ms Patricia Botha

**3. Apologies**

Mr Jason Knight (JK)

**3.1. Absent**  
None

**4. Approval of the Agenda**

**4.1 Agenda dated 18 August 2021**

The Committee resolved to approve the agenda dated 18 August 2021 with minor changes.

**5. Approval of Minutes of Previous Meeting**

**5.1 Minutes dated 21 July 2021**

The Committee reviewed the minutes dated 21 July 2021 and resolved to approve them with no amendments.

**6. Disclosure of Interest**

- DG: items 13.4 and 15.8
- SW: item 15.2

**7. Confidential Matters**

See attached confidential minutes.

**8. Appointments**

The Committee noted the following appointments:

- Item 15.8 set for 09:30 and
- Item 15:4 set for 10:00

**9 Administrative Matters**

**9.1 Outcome of the Appeals and Tribunal Committees**

CAP reported back on the following outcomes of the appeals and tribunal matters:

- Proposed Alterations and Additions, Erf 55, 85 Church Street, Elim
- Tribunal: Proposed Development and Consolidation of Erven 28900-28902, 1, 3 & 5 Strubens Road, Mowbray
- Proposed Alterations and Additions, Erf 2911, 38 Huguenot Road, Franschoek
- Proposed Total Demolition, Erf 223, 4 Weir Road, Milnerton
- Proposed Alterations and Additions, Erf 12255, 230 Victoria Street, Woodstock
- Proposed Minor Works, Erf 88273, 14 Main Road, St James

**10. Standing Items**

**10.1 Site Inspections/Virtual Assessments undertaken:**

- Proposed development of Remainder Farm 1054, Klein Goederust, Franschoek
- Proposed various mixed-use developments on Farm 1450, 1276. 1277, Ptn 5 of 382, Rhebokskloof Wine Estate, Paarl
- 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's Pass Village

**10.2 Report back from Council and other Committees**

Nothing to report

**10.3 Discussion of the Agenda**

Noted

**10.4 Potential/proposed Site Inspections**

(Both the Vergenoegd Werf and Vergenoegd Business Park were identified for site inspections during the course of the meeting)

**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

Revised landscape plans, drawings and survey dated, prepared by Bridget O'Donoghue were tabled.

Ms Stephanie Barnardt introduced the case.

Ms Bridget O'Donoghue (heritage consultant), Ms Charnelle Kluth, Ms Marise Grobler, Mr Nabeel Dyson (engineer), Mr Tony (EAP), Ms Michelle Durnez (project manager) and Mr Demetri Economopolous were present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- Thorough, clear documentation presented.
- Splitting of HIA between W1 and W2 (W1 being the subject of this submission) was noted.
- Enhanced townscape, incorporating urban design and retention of existing mature trees.
- Archaeological sensitivity is low, however standard procedure with respect to human remains to be put in place.
- Garfield Road business community has objected to the proposed bus turnaround in Garfield Road as this will have a negative impact on their businesses along this road.

- Social impact assessment and heritage impact assessment both acknowledge of this objection and recommend alternative sites be explored for the bus turnaround facility.

**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

Revised Masterplan dated was tabled.

Ms Waseefa Dhansay introduced the case.

Ms Marise Grobler, Mr Corius Visser, Mr Rainer Engberts and Mr Jaco Cilliers were present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- Practical considerations around materiality and durability of materials acknowledged.
- Change of ownership / management acknowledged.
- Concern around 'sanitization' / gentrification of the farmstead.
- Rural / rustic / informal character of farmstead to be conserved.
- Balance between informality and practicality required.
- Looseness of the approved plan had been open to interpretation – resulting in introduced curvilinear forms - which are as inappropriate as regimented geometries.
- Concern around proposed black slate tiles for external pathways: the committee felt that the extent of the proposed black slate was excessive, and that it is better suited to an interior application, or for very strategic and limited areas only, and that alternatives should be explored.

**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

Revised elevations and roof plan prepared by DHK dated were tabled.

Ms Stephanie Barnardt introduced the case.

Mr Chris Mulder (architect), Mr Pierre Swanepoel (architect), Mr Spider Clark (Chair of De Waterkant Civic Association) and Mr Derick Henstra (architect) were present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- CoCT and DWCA comments were noted.
- HPOZ boundary was acknowledged.
- The proposed revisions are very minor and have no further impact on heritage resources.

**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

DG recused himself and joined the applicants. MS nominated to chair this item.

The revised site development plan was tabled.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The matter was placed on the agenda to confirm a decision in quorate.

**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

Heritage Impact Assessment and associated documentation prepared by Bridget O'Donoghue were tabled.

Ms Stephanie Barnardt introduced the case.

Ms Bridget O'Donoghue (heritage consultant), Mr Anthony Diepenbroek, were present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- CoCT comments noting discrepancy between the HIA and earlier assessments: Committee noted that conditions have changed with respect to the corner site.
- View from the Scenic route to the courtyard and beyond was noted, though the site is at a lower elevation than the roadway. Development of the site will not impact significantly upon the view from the road.

**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

Permit application was tabled.

Ms Muneerah Solomon introduced the case.

Ms Claire Abrahamse (heritage consultant), Dr Stephen Townsend (representing I&AP's), Mr Tommy Brummer (town planner) and Mr Stuart Barnardt (Green Point Residence Ratepayers Association) were present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The concern for structural stability of adjacent properties with respect to excavations was raised.
- Concern for the protection of existing mature trees as well as the root zone of these trees with respect to excavations was expressed.

**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

The Committee members reported back on the site visit undertaken on the 13 August 2021. See attached site inspection reported dated 20 July as annexure S11.

Ms Cindy Postlethwayt (heritage consultant), Ms Patricia Botha (Stellenbosch Interest Group), Ms Katherine Robinson (Stellenbosch Municipality) were present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- Revitalisation and reinvestment of farmland.
- Transformation in land ownership patterns in the Valley.
- Support for siting and placement of wine cellar in response to site constraints.
- Concern around architecture and place making.
- Broader context includes later phases of development.
- Stellenbosch Interest Group expressed concern around site planning issues e.g. placement of future guest cottages and road ways.

**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

SW recused herself and joined the applicants.

The Committee members reported back on the site visit undertaken on the 13 August 2021. See attached site inspection reported dated 20 July as annexure SI2.

Dr Nicolas Baumann (heritage consultant) was present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- Complex and nuanced topography, lends itself to various interventions.
- Questions around carrying capacity of the site, and the impact of excessive development.

**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

The Committee members reported back on the site visit undertaken on the 13 August 2021. See attached site inspection reported dated 20 July as annexure SI3.

Ms Cindy Postlethwayt was present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The current remoteness and rural qualities of the site.
- Current state of neglect.
- Adjacent property has development approval which will change edge conditions.

**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

Heritage Impact Assessment and associated documentation prepared by Nelius Kruger were tabled.

Ms Stephanie Barnardt introduced the case.

Dr Lita Webley (representing APM) and Dr Jayson Orton (heritage consultant) were present and took part in the discussion.

**DISCUSSION:**

Amongst other things, the following was discussed:

- APM comments centred around:
  - Concerns with respect to the cultural landscape assessment (historic routes/ old maps not shown) – these were included in the earlier study.
  - 20m buffer is not sufficient (developer has proposed a much wider buffer).
- The development buffer will be greater and will avoid the indigenous landscape area as per the advice of the heritage consultant.
- The HIA refers to 'Protection of the werf': which is interpreted to mean that no development within this area should be considered.
- Impact of the proposed berm upon the cultural landscape: Precedent within the area already exists. Opportunity for landscape layer to be added to the engineering.

**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

Heritage Impact Assessment and associated documentation prepared by Cindy Postlethwayt were tabled.

Ms Stephanie Barnardt introduced the case.

Ms Cindy Postlethwayt (heritage consultant) and Ms Fi Smit (visual consultant) were present and took part in the discussion.

#### **DISCUSSION:**

Amongst other things, the following was discussed:

- The Site is a Rural remnant within an industrialized commercial zone.
- No apparent heritage issues at stake.

#### **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 Postlethwayt 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

Heritage Impact Assessment and associated documentation prepared by ACO were tabled.

Ms Stephanie Barnardt introduced the case.

**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

Comment to other authority was tabled.

Ms Stephanie Barnardt introduced the case.

Dr Jayson Orton was present and took part in the discussion.

**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

Heritage Impact Assessment and associated documentation prepared by Arcon Specialist Heritage were tabled.

Mr David Gibbs recused himself and logged off from MS Teams.  
The committee elected Mr Rashiq Fataar as Acting Chair for this Item.

Ms Stephanie Barnardt introduced the case.

Mr Graham Jacobs (heritage consultant) was present and took part in the discussion.

**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

Draft CMP prepared by Aikman Associates was tabled.

Ms Stephanie Barnardt introduced the case.

**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

Draft CMP prepared by ACO Associates was tabled.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The case resides within the ambit of the APM committee

**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.

**28. CLOSURE:**

The meeting adjourned at 16:30

**29. DATE OF NEXT MEETING:**

**22 September 2021**

**MINUTES APPROVED AND SIGNED BY:**

**CHAIR:**

**DATE:**

**SECRETARY:**

**DATE:**

APPROVED



## **Annexure S11**

IACom Committee Site Inspection Report for:

Erf/Farm No.: **Proposed development of Remainder Farm 1054, Klein Goederust, Franschhoek, Stellenbosch Municipality**

Street Address: **R45**

Registered Owner/Applicant: **Refer to HIA Report**

Grading: **Refer to HIA Report**

Nature of Application: **Section 38(8)**

**Date of Site Visit:** 13 August 2021

**HWC IACOM Representatives:** Mike Scurr; Rashiq Fataar; Ceciline Muller; David Gibbs; Sarah Winter

**Reasons for Site Inspection:** To view the context of the site, particularly views towards the site from the R45 and in terms of its scenic route qualities.

**Report submitted by:** Sarah Winter 18 August 2021

**Area Inspected:** The site of the proposed wine cellar; views towards the site from the R45; building exteriors; interior of the 1905 cellar.

### **Findings:**

The proposal forms part of the revitalization of agricultural production on the site as a working farm. It also contributes to the transformation of rural land ownership in the area and the wine industry.

The Committee members supported the siting of the wine cellar setback from the R45 and in relation to the existing farm complex. The scale, massing and form of the building are supported subject to further design resolution and the implementation of the mitigation measures in the Landscaping Plan. The visual impact of the gatehouse is of some concern with the recommendation that this be more modest in character by removing the canopy element.

There is no objection to the demolition of the two cottages.

**Action:** To be discussed at IACom on 18 August 2021.

**Which Committee should this report be submitted to:**

IACom

Photographs by Sarah Winter:



## **Annexure S12**

IACom Committee Site Inspection Report for: Rhebokskloof, Paarl  
Erf/Farm No.: Farms 1450, 1276, 1277 and 38215 Rhebokskloof, Paarl  
Street Address: On Main Road 218, between Windmeul and Paarl - Rhebokskloof, Paarl  
Registered Owner: Rhebokskloof Wine Estate & Farms Pty Ltd  
Grading: Werf A 3A; Werf B 3A; Werf C 3B.  
The Nature of Application: Section 38(8)

Date of Site Visit: **13.08.2021**

HWC Representatives: **Rashiq Fataar, Mike Scurr, David Gibbs, Cecilene Muller – (IACOM) and Stephanie Barnardt**

Reasons for Site Inspection: **IACOM RESOLUTION TO ASSESS THE SITE AND CONTEXT OF THE PROPOSED DEVELOPMENT AREAS**

Report submitted by **RASHIQ FATAAR** on **17.08.2021**

### **Site Procedure & Findings:**

The site inspection was conducted on Friday 13 August 2021 by 4 IACom members.

### **Area Inspected:**

The site and its surrounding context with view points across the Paarl Mountains and Rhebokskloof Valley.

### **Items Noted:**

The members moved across the site and were able to consider the built and natural landscape across the farm(s), including amongst others:

- Extensive views across the Rhebokskloof Valley and Paarl Mountains (including an elevated view point at Precinct 6)
- Views from within the site towards the scenic route Main Road 218 and the sites relationship with this route
- Views from Werf B, the homestead which houses the existing restaurant, wine cellar, wine tasting and functions centre
- The location, scale and nature of existing buildings across the site
- The views from Precinct 2, the proposed equestrian centre to the north of the farm, at the point of entry
- The potential visual impact and impact on the cultural landscape of the quantity, scale and form of the proposed residential units / homes proposed within Precinct 6: Stone Cutter's Village

### **Recommended Action:**

Members to report the findings of the inspection at the next IACom Committee meeting (18/08/2021).

### **Which committee should this report be submitted to:**

IACom

### **Photographs:**

A selection of key informing images taken on site are included in this report. (Rashiq Fataar)

Right: View towards proposed site of  
Precinct 6

View from Precinct 6 across the site and  
towards the Main Road (Above and  
Above Right)

APPROVED





Members proceed to move across the site to gain an elevated view across the site and valley.



View towards Werf B and the existing buildings which house the existing restaurant, wine cellar, wine tasting and functions centre



View towards Werf B and the existing buildings which house the existing restaurant, wine cellar, wine tasting and functions centre





View from towards Precincts 2 and the point of entry.

## Annexure S13

IACom Committee Site Inspection Report

Erf/Farm No.: 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's Road.

Street Address: Old Sir Lowry's Road

Registered Owner/Applicant: Refer to HIA Report

Grading: Refer to HIA Report

Nature of Application: Section 38(8)

Date of Site Visit: 13 August 2021

HWC IACOM Representatives: Mike Scurr; Rashiq Fataar; David Gibbs; Sarah Winter; Dave Saunders

Reasons for Site Inspection: To view the context of the site, and particularly its relationship with its northern and eastern boundaries in terms of interface considerations

Report submitted by: Dave Saunders 18 August 2021

Area Inspected: The historical manor house and core of the property. The western edge and its suburban qualities; views from the central core, the eastern and northern edges of the property.

Findings:

The proposal is to develop the property as an extension of the existing suburban built form that forms the core of the more counterparty Sir Lowry's Village settlement. The site sits south west of the sweep of the Cape Town/Elgin Railway line which creates a physical defining line between a landscape with many interventions that have taken place over a period of time and a landscape which is a lot less altered by human intervention.

The Committee members felt that there were certain view lines from the core (manor house) which should be acknowledged and responded to. The scale, massing and form of the proposed development is supported along the edges of the site abutting existing residential development. The relationship of the proposed development and its impact on the northern and eastern boundaries of the property are seen to be problematic. Overall, it was felt that the proposal required more contextual analytical work in order for the proposal to be positively informed by external contextual cultural landscape elements.

Action: To be discussed at IACom on 18 August 2021.

Which Committee should this report be submitted to:

IACom



Photographs by Dave Saunders:



Entrance to core



Historical route



Eastern edge



Gum-lined historical route



Eastern edge



Eastern / Northern edge





Contemporary Building



Historical building



Central core rural landscape



Historical core



Western suburban edge



Centre of the property





Historical Sir Lowry's road route to the hinterland

APPROVED