

**ARCHAEOLOGICAL AND CULTURAL HERITAGE
THEME SITE VERIFICATION REPORT FOR THE
PROPOSED MIXED-USE DEVELOPMENT ON THE
REMAINDER OF FARM NO. 845, SIR LOWRY'S PASS,
WESTERN CAPE.**

Prepared For

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1. INTRODUCTION AND BACKGROUND

1.1 Introduction

Guillaume Nel Environmental Consultants (GNEC) has been appointed by DaxCon Construction CC to facilitate the Environmental Impact Assessment (EIA) Basic Assessment and Water Use Licence Application (WULA) application processed for the Proposed Mixed-Use Development on the Remainder of Farm 845, Sir Lowry's Pass Village, Western Cape.

A Screening Tool Report has been generated for the proposed development. According to the screening tool report the archaeological and cultural heritage Theme has a "High sensitivity" rating. Therefore, this site sensitivity verification report is compiled to determine whether an archaeological and cultural heritage Compliance Statement or any additional studies will be required for the proposed development.

1.2 Background

Cape Town and its surrounds are currently experiencing tremendous growth with an influx of more permanent residents being the result. The increase in residents is also experienced in the Somerset West area, in particular also the Sir Lowry's Pass Village area. It is therefore proposed that efforts be made to increase the supply of housing available in order to satisfy the growing need. The development of the surrounding properties confirm that the housing need is also experienced in the Sir Lowry's Pass Village area. It should furthermore also be noted that a need for community facilities was also expressed by the local community and hence the proposed development aims to address the current shortcomings experienced in the area.

Sir Lowry's Pass Village is located near the base of Sir Lowry's Pass, located approximately 60 km from Cape Town. The proposed property boasts a total of 38.28 Ha and falls within the jurisdiction of the City of Cape Town Municipality.

The land use of the surrounding properties to the South and West can be described as residential. The Tre Donne residential development is located to the immediate South of the proposed property; with the Village itself located to the South of the property. The properties located to the North and East of the property are utilised for agricultural and recreational purposes. The vast majority of the surrounding properties have been altered from its natural state.

The majority of the proposed site is currently vacant. However, two buildings and a brick dam located on the property have been damaged by fires in the past few years. Furthermore, a residential house is located on the property which is fenced and rented by tenants. It should also be noted that there are a number of tree avenues located on the property, including pine trees (*Pinus pinea*) and Blue gum (*Eucalyptus cladocalyx*). A large number of these tree avenues will be retained as part of the proposed development. The site is currently zoned Agriculture

Proposed Development

It is proposed that the remainder of Farm 845 be utilised for a mixed-use development, with the largest component of the proposed development comprising of residential housing. The proposed development will entail the following:

- High density residential: 846 units = 65 du / ha (apartments at 3 – 4 storeys) or 50 du / ha (apartments at 2 – 3 storeys; town houses at 2 storeys along low-built edge)
- Medium density residential: 164 units = 40 du / ha (town houses at 2 storeys)

Total – 1010 units

Other land uses envisioned include:

- 2.53 Ha (23 000 m²) - Public precinct with General Business 1 zoning – public precinct with business and retail focus, accessible to the residential estate and the surrounding community

- 1.02 Ha (10 200 m²) – Public precinct with Community 1 zoning – public precinct with community and social focus, accessible to the residential estate and the surrounding community
- 0.33 Ha - Shared facilities for residential estate – Entrance component, security component and HOA offices for residential development
- 0.74 Ha – Shared amenities for residential estate – Clubhouse, gym, crèche, open space

It should be noted that the proposed property is located directly adjacent to the consolidated area and hence application will be made for the inclusion of the property into the consolidated area of City of Cape Town. Although the development falls outside the consolidated area, the area is currently undergoing rapid transformation in terms of residential developments. The property has historically been used for cultivation purposes. Furthermore, the Soil Survey conducted by Mr B Schloms also confirmed that the soil type is of poor agricultural quality, and hence not suitable for agricultural activities. A Botanical Impact Assessment has also been conducted by Dr Dave McDonald with the conclusion that the property holds no conservation value.

The proposed development will entail the removal of pervious illegal infilling within the 1:100-year floodline of the Sir Lowry's Pass River. Three stormwater outlets will discharge into the Sir Lowry's Pass River. Application is therefore made to the Department of Water and Sanitation in order to obtain a Water Use Authorisation in terms of the National Water Act (Act No. 36 of 1998). It should be noted that all stormwater will be treated in retention ponds before it is discharged into the adjacent Freshwater system. Furthermore, a Freshwater Impact Assessment and Risk Management Matrix has also been conducted of the Freshwater system.

It is not expected that the proposed development will have a negative socio-economic impact on the surrounding neighbours. The proposed development will be in-line with the surrounding land uses and hence no negative impacts on surrounding neighbours are to be expected. Ample green spaces will be provided; with an avenue of trees also proposed along the eastern boundary of the property adjacent to the Tre Donne development. A 10-metre buffer area will be retained along the Tre Donne Estate boundary. An avenue of trees will be present, which will act as screening buffers and will also act as wind breaks. Only 2 storey buildings will be constructed along the Tre Donne Estate boundary.

It should be noted that no bulk service infrastructure is currently located on the proposed development site. Confirmation has been received from the City of Cape Town that there is capacity available for all bulk services. It should be noted that electricity will be provided by Eskom.

1.3 Location

Sir Lowry's Pass Village is located near the base of Sir Lowry's Pass, located approximately 60 km from Cape Town. The proposed property boasts a total of 38.4 Hectares.

The land use of the surrounding properties to the South and West can be described as residential. The Tre Donne residential development is located to the immediate South of the proposed

property; with the Village itself located to the South of the property. Properties located to the North and East of the property are utilised for agricultural, small holdings and for recreational purposes. The vast majority of the surrounding properties have been altered from its natural state. The property is currently zoned as Agriculture.

Please refer to Figure 1 below for a copy of the locality map, as well as to Figure 2 below for a copy of an aerial image of the proposed site.





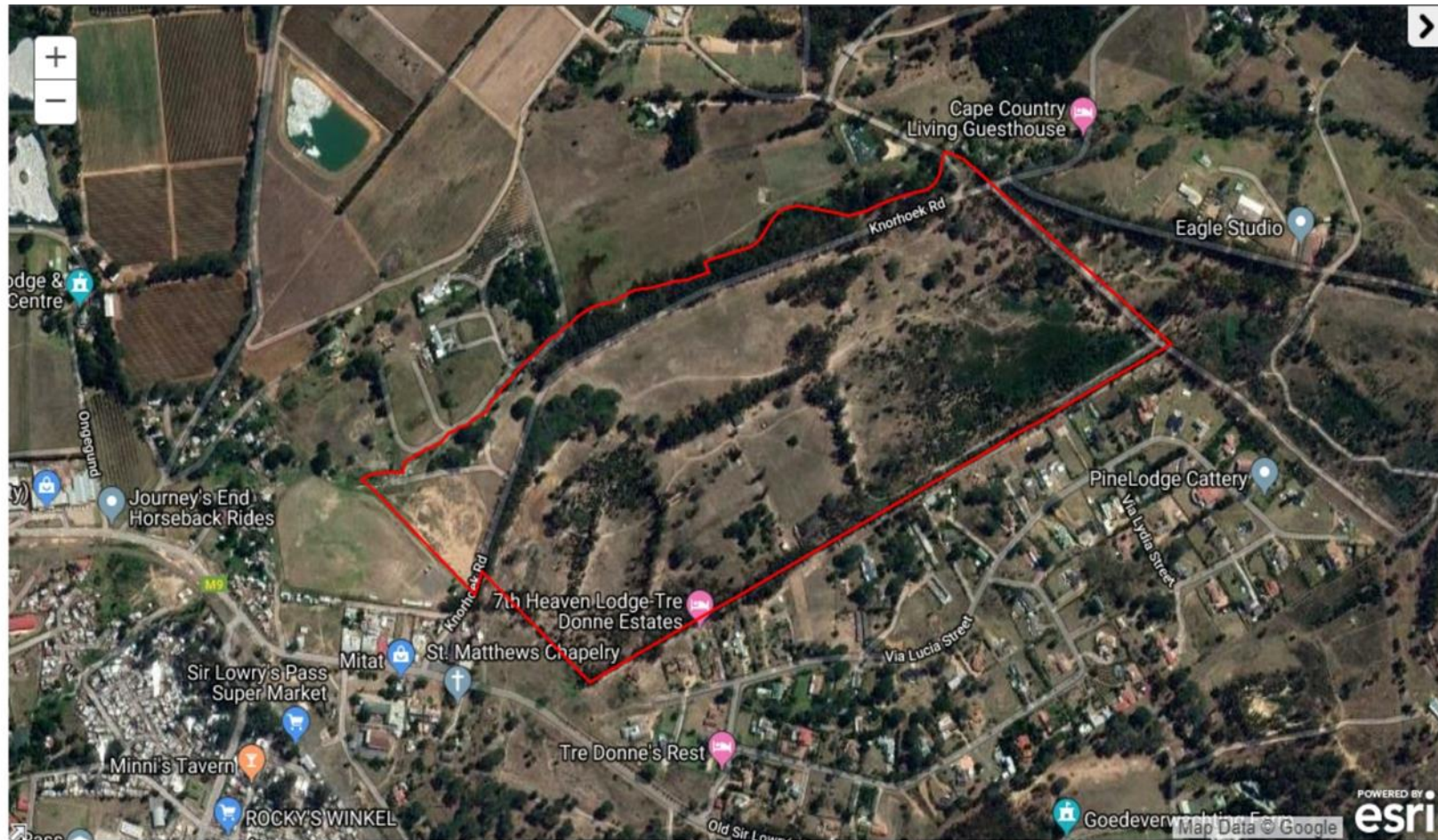
<p>Locality Map- The Remainder of Farm 845, Sir Lowry's Pass Village, Western Cape.</p>	<p style="text-align: center;">Guillaume Nel  environmental consultants</p> <p>Tel: (021) 870 1874 Fax: 086 6933 802 Cell: 072 1571 321</p>	
<p style="text-align: center;">Source: Cape Farm Mapper</p>		

FIGURE 1: LOCALITY MAP OF THE PROPOSED DEVELOPMENT SITE, SIR LOWRY'S PASS, WESTERN CAPE.





Aerial Image- Proposed development site on the Remainder of Farm No. 845, Sir Lowry's Pass, Western	 environmental consultants Tel: (021) 870 1874 Fax: 086 6933 802 Cell: 072 1571 321	
Source: Cape Farm Mapper		

FIGURE 2: AERIAL IMAGE OF THE PROPOSED DEVELOPMENT SITE, SIR LOWRY'S PASS, WESTERN CAPE.

2. OVERVIEW OF THE PROPOSED DEVELOPMENT SITE

Seeing that the screening tool report has labelled the Archaeological and Cultural Heritage Theme as having a “High sensitivity” rating it is firstly important to determine the current state of the site and the possible aspects that can be impacted upon.

Palaeontology is defined as: “the scientific study of life of the geologic past that involves the analysis of plant and animal fossils, including those of microscopic size, preserved in rocks” (The Editors of Encyclopaedia Britannica 2019).

Palaeontology is concerned with all aspects of the biology of ancient life forms: their shape and structure, evolutionary patterns, taxonomic relationships with each other and with modern living species, geographic distribution, and interrelationships with the environment (The Editors of Encyclopaedia Britannica 2019).

The entirety of the proposed development site been historical transformed from its natural state by the used of agricultural activities.

The proposed development site is severely disturbed with the entirety of the site no longer being used for agricultural use. The majority of the proposed site is currently vacant. However, two buildings and a brick dam is located on the property that have been damaged by fire events. Furthermore, a residential house is located on the property which is fenced and rented by tenants. A number of tree avenues are also located on the property, including pine trees (*Pinus pinea*) and Blue gum (*Eucalyptus cladocalyx*).

It should be noted that as many as possible trees will be retained to ensure that the proposed development is an extension of the patterns found in the surrounding cultural landscape that will reinforce and harmonise with the character of the surrounding area.

3. SITE INSPECTION

Although there are two buildings and a brick dam located on the property. It has been confirmed by Heritage Western Cape that these structures do not hold any historical value. As mentioned above, there are also numerous trees located on the development site. As many as possible trees will be retained as part of the on-site landscape design plan.

Additionally, it should be noted that no graves or any other archaeological and palaeontological sites are visible on the proposed development site.



FIGURE 3: SITE PHOTO OF THE PROPOSED DEVELOPMENT SITE. PHOTO TAKEN IN A SOUTH WEST DIRECTION.



FIGURE 4: SITE PHOTO OF THE PROPOSED DEVELOPMENT SITE. PHOTO TAKEN IN AN EASTERN DIRECTION.

4. DISCUSSION OF POTENTIAL PALAEOLOGICAL IMPACTS

Due to the nature of the site and the proposed development, GNEC submitted a Notice of Intent to Develop (NID) application to Heritage Western Cape (HWC) in terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003.

The application was made to obtain confirmation from Heritage Western Cape on whether the proposed development will impact on any heritage resources. The NID was submitted to Heritage Western Cape on the 8th of December 2017. Heritage Western Cape's response was that "since there is no reason to believe that the proposed development will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required".

Therefore, it is not expected that the proposed development will impact on any heritage resources. The proposed development will have an **insignificant** impact on archaeological and cultural heritage resources.

In addition to the above, an Environmental Management Programme (EMPr) has been compiled for the proposed development. The EMPr includes numerous mitigation measures to ensure that the proposed development does not impact on any heritage resources. Mitigations are also put in place to ensure the necessary measures will be taken should any archaeological and cultural heritage resources be discovered on the proposed development site. This is however highly unlikely.

It is therefore clear the proposed development will have an **insignificant** impact on archaeological and cultural heritage resources.

Due consideration has been given to the potential impact of the proposed development on any archaeological and cultural heritage resources. It is GNEC's professional opinion that all factors regarding the archaeological and cultural heritage resources theme has been taken into account in this site sensitivity verification report. Therefore, as the proposed development will not have any impact on archaeological and cultural heritage resources, no additional assessments or compliance statements are required for the proposed development.

5. CONCLUSION OF CIVIL AVIATION VERIFICATION

Guillaume Nel Environmental Consultants (GNEC) has been appointed by the DaxCon Construction CC to facilitate the Environmental Impact Assessment (EIA) Basic Assessment and Water Use Licence Application (WULA) in of the National Water Act, 1998 (Act 36 of 1998) for the Proposed Mixed-Use Development On Remainder Of Farm 845, Sir Lowry's Pass Village, Western Cape.

A Screening Tool Report has been generated for the proposed development. According to the screening tool report the archaeological and cultural heritage Theme has a "High sensitivity" rating. Therefore, this site sensitivity verification report was compiled to determine whether additional studies will be required for the proposed development.

Confirmation has been obtained from Heritage Western Cape that the proposed development will not have any impact on heritage resources. A NID was submitted in November 2017, with Heritage Western Cape's response was that "since there is no reason to believe that the proposed development will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required".

In addition to the above, an Environmental Management Programme (EMPr) has been compiled for the proposed development. The EMPr includes numerous mitigation measures to ensure that the proposed development does not impact on any heritage resources. Mitigation measures are also put in place to ensure the necessary actions will be taken should any archaeological and cultural heritage resources be discovered on the proposed development site. This is however highly unlikely.

The proposed development will therefore have an **insignificant** impact on archaeological and cultural heritage resources. Due consideration has been given to the potential impact of the proposed development on archaeological and cultural heritage resources. It is GNEC's professional opinion that all factors regarding the archaeological and cultural heritage theme has been taken into account in this site sensitivity verification report. Therefore, as the proposed development will have no impact of any archaeological and cultural heritage resources, it is not required for any further studies to be undertaken.

6. REFERENCES

Department of Environmental Affairs. 2020. The Proposed Mixed-Use Development on the Remainder of Farm NO. 845, Sir Lowry's Pass, Western Cape. Generated: 26/11/2019.

The Editors of Encyclopaedia Britannica 2019, *Paleontology, Britannica*, viewed 26 August 2020, <<https://www.britannica.com/science/paleontology>>.