

**MEETING OF HERITAGE WESTERN CAPE,
IMPACT ASSESSMENT REVIEW COMMITTEE**

**Minutes of the meeting of the Impact Assessment Review Committee
of Heritage Western Cape that was held on
Wednesday, 11 May 2011,
in the 1st Floor Boardroom, Protea Assurance Building,
Greenmarket Square, Cape Town at 09h00**

1 Opening and Welcome

The Chairperson, Mr Magnus Steenkamp, opened the meeting at 09h15 as several members were late; and he welcomed everyone present.

2 Attendance

Members

Mr Magnus Steenkamp (Chairman)
Ms Sarah Winter
Mr Roger Joshua
Ms Sharon de Gois
Dr Stephen Townsend
Mr Piet Louw
Ms Mary Leslie
Mr David Hart

Staff

Mr Andrew Hall
Ms Christina Jikelo
Ms Jenna Lavin
Mr Zwelibanzi Shiceka
Mr Ronny Nyuka
Mr Shaun Dyers
Mr Jonathan Windvogel
Ms Lithalethu Mshoti: (TE Sec)
Mr Olwethu Dlova (TW Sec)

Observers

None

Visitors

Dave Saunders
Lize Malan
Mark Noble
Gerit Coetzee

Nicolas Baumann
Neil Schwartz
Claire Abrahamse

3. Apologies

Mr David Halkett
Dr John Almond

Ms Tamar Grover
Mr Calvin van Wijk

4. Approval of minutes of previous meetings

4.1 IARCOM Minutes dated 2 March 2011

The Committee resolved to approve the minutes

4.2 IARCOM Minutes dated 6 & 12 April 2011

The Committee agreed that the minutes be circulated to members for comments and be adopted electronically.

5 Confidential Matters

5.1 None

6. Appointments

6.1 None

7 Administrative Matters

7.1 Registration of Interest Forms

It was noted that:

- The Committee members are required to submit the registration of interest form before the closing date, if any members failed to submit the form, they are not considered as members of the HWC Council and its committees.

7.2 Discussion of the NID Form

It was noted that:

- In the workshop held on 12 March 2011 Mr Andrew Hall, Dr Stephen Townsend and Mr David Halkett were asked to draft a new Draft NID form.
- The draft form had been presented in the Council meeting held on 4 May 2011 and the Council agreed that the Executive Committee should approve the NID form after it had received input from the stakeholders which would be invited shortly.

8. Matters arising from previous meeting

The Committee noted that several matters arising from the previous meeting were listed but could not be dealt with as no further documentation had been submitted by the applicants. It was agreed that such matters need not be listed. The Committee was only interested in those matters which required HWC follow-up.

FIRST SESSION: TEAM EAST PRESENTATION

E. 9. Section 38(2): Responses to Notifications of Intent to Develop

E.9.1 None

E. 10 Section 38(1) Interim Comment

E 10.1 Proposed alignment of Namakwa Sands mine plan expansion and Resource defining Drilling program, near Vredendal: Section: 38(8) HM/VREDENDAL

A Basic Assessment Report, prepared by Golder Associates, dated April 2011 was tabled

Jenna Lavin introduced the application.

In the discussion it was noted that:

- The proposed mining will take place in a archaeological sensitive area and no detailed assessment of the archaeological resources has been completed for these proposed new mining areas.
- The Archaeological work done in 1994, 1997 and 2005 does not cover the new proposed mining footprint area.
- Significant archaeological resources were identified in the vicinity of the new proposed mining area in the archaeological work done 1994, 1997 and in 2005

Note

Original staff recommendation was for no further studies, this would have been a final comment. Committee agreed with recommendations pending comment from Mr. Halkett.

Mr. Halkett indicated that further studies were required.

Comment regarding HWC requirements i.r.o studies to be compiled:

A Heritage Impact Assessment is required consisting of a detailed specialist archaeological study for the proposed new mining areas.

JL

E.11 Section 38(4) Record of Decision**E.11.1 Proposed expansion of the Parys Cemetery in Paarl: Section: 38(4)
HM/PAARL/PARYS CEMETERY**

A Heritage Statement and a Notification of Intent to Develop prepared by Jayson Orton, dated 07 September 2011 were tabled.

Jenna Lavin Introduced the application.

In the discussion it was noted that:

- This is a new matter.
- The proposal included the extension of cemetery activities including formalisation of gate entrance, expansion of parking, new office building and ablution block, upgrading of waterpipes and sewerage, footpaths, rest areas and benches, fencing of entire property

The Committee noted that:

- No work should be initiated before a study has been done and approved.

DECISION

- A person experienced in the identification of graves with minimal surface traces should oversee the vegetation clearing so that no graves are disturbed. The graves should be clearly marked to enable careful planning of pathways, fencing and other infrastructure
- As many mature stone pines in the northern part of the site should be retained as possible.
- Since the provisional grading of the site is Grade II, a landscape assessment and conceptual design framework for the site as a whole must be designed by a suitably qualified landscape consultant and submitted to HWC for approval.

JL

**E 11.2 V&A Waterfront, Clock Tower Precinct
Condition i.t.o a 2010 Section 38(4) Approval**

This matter had been first sent to the BELCom but, as the condition in question (requiring HWC's approval of the partial demolition of the gantry) is a condition imposed via the approval of an impact assessment report, the matter had been referred to the IAR Comm.

Dr Baumann, the heritage practitioner in question, was present.

- The matter was discussed at some length (there being some difference of opinion regarding the effect of an impact assessment dealing with a different part of this precinct of the V&A).
- The HIA supplementary report was part was the SDF approval and separate from the precinct plan HIA process.
- The revealing of the tracks through landscaping treatment needed to be carefully considered.

DECISION:

- The Committee resolved to approve the demolitions, dismantling and reinstatements in the diagram in the consultant's report 27 April 2011, which is to satisfy a condition of approval RoD dated 26 October 2010.

ZS

E.12 SECTION 38(8) NEMA RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP

E.12.1 None

E.13 SECTION 38(8) NEMA COMMENT

**E.13.1 Proposed development, Erf 1336, Klapmuts
HM/KLAPMUTS/ERF 1336**

A Draft Basic Assessment Report and an HIA prepared by Baumann and Winter Heritage Consultants dated June 2007 were tabled.

The documents had been circulated to and read by PL and ST.

Shaun Dyers introduced the application.

In the discussion it was noted that:

- Ms S Winter recused herself for this item.
- This is pending the Stellenbosch Interest Group comments.
- Outcomes of the consultation with the group were not forwarded to HWC.
- There are two registered bodies in the area.

RESOLUTION

- The Committee requires the comments of registered conservation bodies before the matter can be assessed.

SD

**E 13.2 Proposed Klawer wind farm, Western Cape, Section 38(8)
HM/KLAWER WIND FARM**

A Draft Environmental Impact Report prepared by ERM, dated April 2011 was tabled.

Jenna Lavin introduced the application.

In the discussion it was noted that:

- This is a draft EIR
- When making a final comment the committee needs to have all the information in order to make adequate comment.

Final Comment regarding HWC requirements iro studies to be compiled:

- Trenches and excavations must be inspected by a palaeontologist
- Turbine 5 must be relocated to the west of Hottentots kop. This will both mitigate the impact on archaeology as well as shield the N7 from the visual impact of the turbine.
- The substation should be of a design, colour and texture that blends with the environment. Final design to be submitted for consideration by HWC.
- Wind turbines should be located slightly off the ridge line where they would be less visible from the N7 and Klaver.

JL

**E 13.3 Proposed improvement of National Route 7 section 1 between Melkbos intersection and atlantis intersection: Section 38(8)
HM/MELKBOS INTERSECTION**

A Final Basic Assessment Report prepared by CCA Environmental Consultants dated March 2011 was tabled

Matter withdrawn from agenda as not all of the studies requested by HWC had been compiled, a landscape design in particular

JL

**E 13.4 Proposed relocation and protection of existing Municipal infrastructure due to flood damage, lookout area, Plettenberg Bay: Section 38(8)
HM/PLETTENBERGBAY**

An Archaeological Impact Assessment prepared by Charm cc, dated 28 March 2011 was tabled

Jenna introduced the application.

FINAL COMMENT

- No further paleontological studies are required
- Archaeological monitoring is required for the construction phase of the proposed new public ablution facility adjacent to the Hill Street pump station and for the conversion of the old sewer pump station on the Salmack Road parking area
- A monitoring report must be submitted to HWC

NOTE

- HWC should notify the owner of the Lookout Deck Restaurant that the boardwalk and bench were erected in contravention of Section 35(4a) of the NHRA as these developments negatively impact on the archaeological resource of the LSA shell midden.
- The owner should apply to HWC for a permit i.t.o Section 35(4a) of the NHRA.
- On receipt of this application, HWC must assess the best way in which to mitigate the loss and damage to this LSA midden.

JL

**E 13.5 Proposed Wind Energy Facility (with 150 Turbines) on the farms Schuitjiesklip, Honing Klip, Zandfontein, Kliprug and Holvei, Vredenburg, Saldanha bay and West Coast Section: 38(8)
HM/FARMS SCHUITJIESKLIP, HONING KLIP, ZANDFONTEIN, KLIPRUG & HOLVLEI, VREDENBURG, SALDANHA BAY, WEST COAST**

An Environmental Impact Assessment prepared by AURECON, dated April 2011 was tabled.

Jenna introduced the application

In the discussion it was noted that:

- A consolidated map has been prepared for the Vredenberg Peninsula showing the number and extent of separate applications that have been received for this area.
- The issue of cumulative impacts needs to be carefully considered.

Comment regarding HWC requirements iro studies to be compiled:

- An Integrated HIA is required consisting of a specialist archaeological study, a specialist paleontological study, a specialist visual study focussed on the visual impact of the development on the cultural landscape as well as significant heritage resources in the area e.g. Paternoster PHS, Kasteelberg, the R45 and the R399, a specialist study on the built environment that may be impacted by the development with an integrated set of heritage recommendations. The specialist studies must be appended in full.
- A separate letter be sent to DEA and DEADP as well as the applicants conveying the view that should this development proceed without HWC's comments having been taken into consideration, HWC will consider using its powers to provisionally protect in order to prevent negative impacts on heritage resources

NOTE

- This application will be impacted by the result of HWC's appeal to the DEA against their decision in the Moyeng West Coast One WEF.

JL

**E 13.6 Proposed Karoo renewable energy facility on a site North of Victoria West, Northern and Western Cape Province: Section 38(8)
HM/KAROO**

A Draft EIA Report prepared by Savannah Environmental was tabled.

Jenna Lavin introduced the application

In the discussion it was noted that:

- The site is not highly significant.
- The only significance is the conservation of rock engraving.
- This is not a sufficient important landscape and it does not really impact on the heritage resource.

COMMENT

- No construction is permitted within 100m of rock art, rock engravings and documented stone wall structures
- Ridges and rocky outcrops in the vicinity of turbines/pvs must be investigated for undocumented rock art/engravings by a professional archaeologist
- Archaeological monitoring is required for vegetation removal and construction phases of development and a monitoring report must be submitted to HWC which should include provision for the ongoing protection and management of the rock art/engravings
- A pre-excavation paleontological survey of selected sites and access roads is necessary involving any fossiliferous exposures existing within the broader footprint of the proposed development, fresh cuttings along new access roads, substantial bedrock excavations as well as foundation excavations – this report must be submitted to HWC
- The 8 turbines identified in the VIA must be moved to a more appropriate location
- Internal access roads must be planned with due cognisance of the topography
- No turbines should be within 500m of any inhabited settlement, homestead or public road
- All construction areas must be appropriately mitigated after construction
- Substation 1 Option 1 and Substation 2 Option 1 are the preferred alternatives

JL

E 13.7 Bridge House School

A Heritage Statement and Notification of Intent to Develop form prepared by Nicolas Baumann & Claire Abrahamse were tabled.

In discussion it was noted that:

- The proposal is for sports facilities and staff & student accommodation.
- The development involves the extension of an existing facility and the visual impact from the scenic route would be low.
- It was suggested that the landscaping should reflect a more orthogonal pattern characteristic of the Winelands cultural landscape.

COMMENT

The Committee resolved that the proposal and recommendations of the Impact Assessment are acceptable and approved in principle but that the geometries of the site layout should reflect those of the cultural landscape in particular the geometries of the tree planting and place making.

E 14 SECTION 38(8) NEMA FINAL COMMENT ON ENVIRONMENTAL IMPACT ASSESSMENT

E 14.1 ERVEN 2727, 3051-3056, 3063-3066 AND REM OF FARM 948 KOMMETJIE FARM/KOMMETJIE/ERVEN 2727, 3051-3056, 3063-3066/REM OF FARM 948

A Notice of Intent to Develop form and various other documents including a BAR and rezoning motivation prepared by Lize Malan were tabled.

The Committee agreed that the documentation constituted sufficient information and assessment to be treated as an HIA and that they satisfied HWC requirements in this respect.

The documents had been circulated to and read by ST, PL and SW.

COMMENT

- No further heritage studies required but, earthworks should be monitored for archaeological and paleontological material and report submitted to HWC. A 10 meter buffer zone around the Milkwood trees during the course of construction to prevent impact on associated archaeological material is required.
- A response to the scenic route qualities (Kommetjie Main Road) in terms of avoiding dead edges and unsurveyed areas is required.

SD

**E 14.2 Proposed development on Ptn of Farm 948, Lighthouse Road, Kommetjie:
Section 38 (8)
HM/KOMMETJIE/FARM 948**

A Notice of Intent to Develop form and various other documents including a BAR and rezoning motivation prepared by Lize Malan were tabled.

The Committee agreed that the documentation constituted sufficient information and assessment (including a VIA) to be treated as an HIA and that they satisfied HWC requirements in this respect.

The documents had been circulated to and read by ST, PL and SW.

Ms Jenna Lavin introduced the application

In the discussion it was noted that:

- This is not considered as a Notification of intent to develop.
- Final comment will not be issued in this meeting.
- Mr Piet Louw knows the site very well and felt that the development should not proceed.
- Conditions would include the requirement for a CMP for the management of the archaeological site that is incorporated into the home-owners association mandate or equivalent
- Special landscape qualities of the site – incline the committee to refuse the application
- Heritage Resources that have been identified as being potentially impacted by the development include the landscape totality consisting of the following elements
 - National park
 - Lighthouse
 - Scenic Route
 - Block house
- And the relationship between these elements

A site visit will be conducted by committee members by Tuesday, 17th May 2011 (ST, SW and DH) and the matter will be dealt with via email if possible. If the members who visit the site are not inclined to agree with Mr Louw's assessment the matter will have to be discussed at the June meeting.

ZS

**E 14.3 Proposed rezoning, subdivision and construction of a retirement village, Erf 2883, off Frater street, Paarl: Section 38(8)
HM/PAARL/ERF 2883**

This matter had been discussed at a previous meeting and certain information requested. Certain new documentation was tabled.

Zwelibanzi Shiceka introduced the application

In the discussion it was noted that:

- The flood line has been moved/shifted from the new submission compared with the old submission (or it is the 100-year rather than 50-year floodline).

RESOLUTION

- Inadequate information was provided – does not address the concerns of the committee as set out in the comments from the February 2011 IARcom meeting
- It is noted that the 1:50 year flood line has changed since the previous application
- The matter was deferred, pending receipt of the information.

ZS

**E 14.4 Proposed Touwsrivier Solar Energy Facility, Touws River, Breede Vally, Cape Winelands
HM/CAPEWINELANDS**

This matter had been resolved on at a previous meeting in April 2011. However, the applicant's agents had written to HWC asking about the intention of a condition which had unnecessary and far-reaching implications. Mr Dave Saunders represented the applicant.

Jenna Lavin introduced the application.

In the discussion it was noted that:

- The Committee agreed that the condition imposed does not refer to the whole infrastructure, but only to the buildings.

FINAL COMMENT

The Committee agreed to amend the condition referring to "all infrastructure" To read as follows:

- Given that the recommendation in the VIA has been amended, a Visual Buffer Zone of 1km is required along the N1, solar array infrastructure should not be sited between the spoil heap and the N1 and should be south of the existing Eskom power lines
- All associated buildings should be in the location identified in the EIA

JL

**E 14.5 Proposed Trench Excavations for Optic Fibre Cable from Melkbos to Yzerfontein, then via Darling and Atlantic to Durbanville: Section 38 (8)
HM/MELKBOS/YZERFONTEIN/DARLING/ATLANTIS/DURBANVILLE**

A Draft Basic Assessment report prepared by Enviro works, dated February 2011 was tabled.

Jenna Lavin introduced the application.

FINAL COMMENT

- An archaeologist must monitor the construction of the pipeline along Dassen Island Rd for sub-surface archaeological and paleontological material and a monitoring report must be submitted to HWC
- The historic Lime Kilns along the Yzerfontein-Darling Rd (PHS's) must be avoided
- Informal graves may be encountered in the road reserve during trenching, if uncovered they must be reported to SAHRA
- The trench should be placed on the far side of the historic avenue of Bluegums that lines the Old Mamre/Darling Rd

JL

**E 14.6 Proposed closure of the existing Velddrift waste disposal site for the Bergriver Municipality: Section 38(8)
HM/Velddrift**

A Draft Basic Assessment Report prepared by Anel Blignaut Environmental Consultants, dated 11 April 2011 was tabled.

Ms Lavin introduced the application

INTERIM COMMENT

- A palaeontologist or archaeologist specialising in palaeoenvironments of the West Coast must investigate the current state of the Shell Bar and report back to HWC who will advise whether further action is required.
- The rehabilitation of this area should be undertaken in consultation with the above-mentioned specialist in order to prevent further damage to this significant resource

JL

**E 14.7 Proposed Dam Construction at Elim Graveyard site, Vogelstruiskraal, Elim, Cape Agulhas, Overberg: Section 38(8)
HM/OVERBERG**

An Archaeological Impact Assessment prepared by Mary Patrick and Cape Archaeological Survey CC, dated February 2011 to be tabled was tabled.

Jenna Lavin introduced the application.

In the discussion it was noted that:

- This site is situated with the PHS area.
- A dam was constructed within the vicinity of an old graveyard without any assessment of its impact on the heritage resource of the Elim Mission Station Provincial Heritage Site or on the impact on burials associated with the graveyard
- A subsequent assessment of the impact of the dam on graves and archaeological material was requested by HWC.
- The submitted Archaeological Impact Assessment indicates that there is no evidence that graves were impacted by the dam.

- The dam is part of a larger project to upgrade agricultural infrastructure.

DECISION

- HWC condones the development so far without a HIA and a stern letter must be sent to the church warning against such actions in the future in particular in light of the fact that the development falls within the PHS of Elim
- Condonation is dependent upon the submission of a permit application for the further development proposals before any further development associated with the dam project proceeds whether or not these trigger the NHRA or not.
- The submitted AIA fulfills the requirements of HWC
- A CMP should be developed informing on further development plans for the PHS of Elim
- HWC approves the proposal to screen the dam from the graveyard and church through landscaping

FINAL COMMENT

- HWC's approach to work done without consent is dependent upon the submission of a permit application in terms of Section 27 of the National Heritage Resources Act (Act 25 of 1999) for any further development proposals before any development within the Provincial Heritage Site of Elim Mission Station proceeds.
- The submitted Archaeological Impact Assessment fulfils the requirements of HWC.
- HWC approves the proposal to screen the dam from the graveyard and church through landscaping.
- No further studies are required.

A Conservation Management Plan is recommended for the Provincial Heritage Site of Elim Mission Station in order to guide and inform future development plans for the area.

JL

E 15 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP

E.15.1 None

E 16 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN INTERIM COMMENT

E 16.1 Proposed mining of sand on Ptn of farm Witteklip 241, Mossel Bay, Eden: Section HM/MATZIKAMA/FARM 511

Environmental Management Plan prepared by PHS Consulting, dated March 2011 was tabled.

Jenna Lavin introduced the application.

INTERIM COMMENT

- A Heritage Impact Assessment is required consisting of a specialist study on the palaeontology of the site.

JL

**E 16.2 Proposed mining of sand on portion of farm Holvlei no. 120, Malmesbury:
Section 38 (8)
HM/MALMESBURY/FARM 120**

Jenna Lavin introduced the application.

FINAL COMMENT

A Heritage Impact Assessment is required including a

- A specialist evaluation of the significance of any buildings/structures that may be on the site,
- a specialist study on the archaeology of the site (considering the importance of both Paternoster and Kasteelberg i.t.o archaeological heritage)
- And an assessment of the visual impacts of the proposed mine on the rural cultural landscape

JL

E 17 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN FINAL COMMENT

E.17.1 None

E.18 SECTION 38(8) OTHER LEGISLATION NOTIFICATION OF INTENT TO DEVELOP

E.18.1 None

E.19. SECTION 38(8) OTHER LEGISLATION INTERIM COMMENT

E.19.1 None

E.20 SECTION 38(8) OTHER LEGISLATION FINAL COMMENT

E.20.1 West Coast One WEF

The Committee noted the comment.

JL

SECOND SESSION: TEAM WEST PRESENTATION

W.9. SECTION 38(2): RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP

W.9.1 None

W.10 Section 38(1): Interim Comment

**W.10.1 Regularization and Subdivision of 7 Dwellings, Erf 1748, Hout Bay: Section 38(1): NM
HM/HOUT BAY/ERF 1748**

A Notification of Intent to Develop prepared by Stephen de Villiers, dated 28 March 2011 was tabled

Mr Ronny Nyuka made power-point a presentation on behalf of Ms Tamar Grover

In discussion it was noted that:

- This is a request for condonation and is not adequate.
- SAHRA, National Park and City of Cape Town's comments must be obtained
- The title deeds restriction declares that this site is not to be developed.
- No locality plans or photographs were submitted

INTERIM COMMENT

The Committee noted that the application was incomplete and resolved to request:

- A locality map, subdivision plan (indicating erf sizes), site layout plan mapping all the buildings and heritage resources on the site and within the vicinity.
- Building plans, photographs of the buildings, site and context.
- A motivation stating why the development was built without authorization.
- Written comment from SAHRA, National Parks, the City and the local conservation body. .
- An archaeological report regarding what type of archaeology was likely to have been affected.
- The outstanding information needs to be submitted to HWC as a full application in the form of a report including all comments and recommendations from all relevant bodies and consultants.

RN for TG

W.10.2 Proposed Residential Development, Erven 389, 1174, 1175 & Erf 330, McGregor: Section 38(1): NM HM/MCGREGOR/ERVEN 389, 1174, 1175 & ERF 330

A Notification of Intent to Develop prepared by PHS Consulting, dated March 2011 was tabled

The documents had been delivered and read by SW, PL and Dr ST

The CEO, Mr Andrew Hall made a power-point presentation on behalf Mr Jonathan Windvogel

INTERIM COMMENT

The Committee supported the consultation recommendations that:

- Investigation of all relevant guidelines and frameworks for heritage conservation in McGregor.
- A Heritage Impact Assessment should also focus the impact on and integration into the townscape and include consultation with all communities in McGregor to be submitted. The impact assessor is required to investigate all heritage resource related matters arising from the public consultation
- No significant pre-historic archaeological resources will be impacted by this development.
- However, the proximity of the development to significant historical buildings indicates that the architectural aesthetics of the development must be carefully assessed, so as not to detract from the existing heritage resources.

JW

**W.10.3 Proposed Development, Erf 22384, Milnerton: Section 38(1): MA
HM/MILNERTON/ERF 22384**

A Notification of Intent to Develop prepared by Ashley Lillie, dated 23 March 2011 was tabled.

Mr Ronny Nyuka made a power-point presentation

In discussion it was noted that:

- This application was tabled before IARCOM meeting held on 6 & 12 April and the NID form was not submitted and the Committee requested that the NID to be submitted.
- The block flats are next to PHS and there are streetscapes and contextual issues that are surrounding the PHS. The treatment of the block flats and the landscape need to be considered and the development is sensitive to the PHS.
- Impact Assessment to be required.
- It was noted that the information submitted was inadequate and presented in a way that was insulting.

INTERIM COMMENT

- A Heritage Impact Assessment focusing on impacts on the PHS next to the development is required including proposals for mitigation if necessary.

RN

**W.10.4 Proposed Development, Total Demolition of structures, Erven 1351, 1352 & 1357, Main Road, Strand: Section 38(2): NM
HM/STRAND/ERVEN 1351, 1352 & 1357**

A Notification of Intent to Develop prepared by Ashley Lillie, dated 7 December 2010, was tabled

Mr Jonathan Windvogel made power-point a presentation on behalf Ms Tamar Grover

In discussion it was noted that:

- A previous application had been made for two of the three erven and there was an option on the third one. BELCOM had previously issued a permit to demolish structures on the other two properties but the proposed development will be over three erven and therefore triggers Section 38.
- The building on the third erf appeared to be the one that may have heritage value.
- The consultant had made no recommendation in the NID submitted.
- The building had been graded grade IIIC.
- Adequate information of the building was required.

INTERIM COMMENT

- The Committee resolved to request a Heritage Impact Assessment (HIA) looking at the historical background of the overall site, its contextual contribution to the area and an architectural assessment of the extant buildings on the site. The HIA must include the comments of any registered conservation bodies and those of the City of Cape Town.

The Consultant is advised to consult the most recent heritage survey of the area.

JW for TG

W11 Section 38(4) Record of Decision

W.11.1 Proposed Store-IT Development, Ptn 36 of Farm 832, Paarl: Section 38(4): MA HM/PAARL/PTN 36 OF FARM 832

A Visual Impact Study prepared by Jan Hanekom Partnership, dated August 2011 was tabled

Mr Jonathan Windvogel made a power-point presentation on behalf of Ms Tamar Grover

In discussion it was noted that:

- The proposed single garages are overpowered by the shading structures
- Heritage resources will not be impacted
- Information on heritage significance is not included to the report
- This application is to be dealt under section 38(4)
- The Local Authority recommended that the landscaped proposed development be outlined.
- Re Visual Impact: due to the slope of the site from north to south the development will not be visible from the R45.
- The proposed planting of trees will visually mitigate the impact of the development.

DECISION

The Committee resolved that the development may proceed.

JW for TG

W.12 SECTION 38(8) NEMA RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP

W.12.1 None

W.13 SECTION 38(8) NEMA INTERIM COMMENT

W.13.1 None

W.14 SECTION 38(8) NEMA FINAL COMMENT ON ENVIRONMENTAL IMPACT ASSESSMENT

W.14.1 Proposed Subdivision and Industrial Park Development, Ptn of Erven 317, 7455 & 882, Schoonspruit, Malmesbury: Section 38(8): MA HM/MALMESBURY/PTN OF ERVEN 317, 7455 & 882/SCHOONSPRUIT

A Draft Basic Assessment Report prepared by Cape Lowlands Environmental Services, dated April 2011 was tabled.

Mr Jonathan Windvogel made a power-point presentation

In discussion it was noted that:

- The guidelines that was submitted is for an old proposal
- The information that was requested by the committee was not submitted

The matter was withdrawn from the agenda due to the incomplete information

JW

W.15 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP

W.15.1 None

W.16 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN INTERIM COMMENT

W.16.1 None

W.17 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN FINAL COMMENT

W.17.1 None

W.18 SECTION 38(8) OTHER LEGISLATION NOTIFICATION OF INTENT TO DEVELOP

W.18.1 None

W.19 SECTION 38(8) OTHER LEGISLATION INTERIM COMMENT

W.19.1 None

W.20 SECTION 38(8) OTHER LEGISLATION FINAL COMMENT

W.20.1 None

21. Adoption of decisions and resolutions

The Committee adopted all decisions and resolutions

22. OTHER MATTERS

22.1 None


23. CLOSURE – 15H45

24. DATE OF NEXT MEETING:

15 June 2011

CHAIRPERSON 

DATE 6/7/2011

SECRETARY 

DATE 6/7/2011