

**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, 15 & Monday, 20 June 2011,
on the 1st Floor Boardroom, Protea Assurance Building,
Greenmarket Square, Cape Town at 09h00**

1 Opening and Welcome

The Chairperson, Dr Stephen Townsend, opened the meeting at 09h15 as several members were late; and he welcomed everyone present.

2 Attendance

Members

Dr Stephen Townsend (Chairman)
Ms Sarah Winter
Mr Roger Joshua
Ms Sharon de Gois
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 Jonathan Windvogel
Ms Lithalethu Mshoti: (TE Sec)
Mr Olwethu Dlova (TW Sec)
Ms Tamar Grover

Observers

None

Visitors

Anne-Marie Fick
Maretha Geldenhuys
Quahnita Sammie

Hanns Blummer
Bridget O'Donoghue

Apologies

Mr David Halkett
Dr John Almond

4. Approval of minutes of previous meetings

4.1 IARCOM Minutes dated 6 & 12 April 2011

The Committee resolved to approve the minutes with amendments

4.2 IARCOM Minutes dated 11 May 2011

The Committee resolved to approve the minutes with amendments

5 Confidential Matters

5.1 None

6. Appointments

6.1 None

7 Administrative Matters

7.1 Report back of Workshop held with City of Cape Town

The Committee was informed by the CEO that:

- The form that the City of Cape Town was developing in consultation with Heritage Western Cape would have to be attached to all applications when submitted to HWC.

8. Matters arising from previous meeting

8.1 Nothing was submitted by the applicants

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(2) DECISIONS

E.10.1 Proposed Construction of a Residential Development on Ptn 5 and 31 of Farm 45, Philadelphia: Section 38(2): NM HM/PHILADELPHIA/PTN 5 AND 31 OF FARM 45

A Notification of Intent to develop prepared by Guillaume Nel, dated May 2011 was tabled

Mr Zwelibanzi Shiceka made a power-point presentation.

In discussion it was noted that:

- Philadelphia has a unique rural village quality and it appears that a gated development abutting the old village is inappropriate.
- The proposed layout does not respond to the old village and the development creates a dislocated environment.
- It is further recommended that the local authority give consideration to protecting Philadelphia as a heritage area in terms of the zoning scheme or S31 and that design guidelines be developed.

DECISION

It is decided that an HIA including an urban design study is required to be conducted by an appropriately skilled urban designer which addresses the above concerns.

ZS

E 10.2 Proposed Upgrading of the Zoarvlei Quality Public Open Space. Erf 19404, Milnerton, Cape Town: Section 38(2): NM HM/MILNERTON/ERF 19404

A Notification of Intent to Develop prepared by Worley Parsons, dated 26 April 2011 was tabled.

The documents had been delivered to and read by RJ, ML and ST.

Ms Jenna Lavin made a power-point presentation.

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DECISION

An HIA by a suitably qualified built environment specialist is required consisting of an assessment of the visual and other impacts of the proposed development on the context, character and quality of the PHS of Klein Zoar as well as an archaeological study assessing the impact to historical or other archaeology associated with the PHS.

The consultants are instructed to ascertain and provide a map indicating the boundaries of the PHS and to make simultaneous application for permit i.t.o S27 should any part of the development fall within the declared area.

JL

E 11 SECTION 38 (4) RECORDS OF DECISION

**E 11.1 Proposed Development on Erf 173308, 55 Kloof Street, 'NG Kerk", Gardens:
Section 38(4): MA
HM/CAPE TOWN/ERF 173308**

A Heritage Statement prepared by Nicolas Baumann was tabled

The documents had been delivered to and read by ST, SW and SDG

Mr Zwelibanzi Shiceka made a power-point presentation.

DECISION

That the proposed development is approved;
A condition of the approval is that archaeological monitoring is required during the initial construction phase to establish whether any remains of the canal are visible. Should the canal be found it should be described and recorded

ZS

**E 11.2 Proposed Creation of Agricultural Fields and Dam on Ptn 18 of Uitnood 129,
Robertson, Breede River Winelands, Cape Winelands: Section 38(4): MA
HM/CAPE WINELANDS**

An Archaeological Impact Assessment prepared by Jonathan Kaplan, dated February 2011 was tabled.

Ms Jenna Lavin made a power-point presentation.

DECISION

The proposed development may proceed

JL

**E 11.3 V&A Clock Tower Precinct Site Development Plan 8C: Section 38 (4)
HM/WATERFRONT**

SDP 8C Amendment was tabled

Mr Shaun Dyers made a power-point presentation.

DECISION

HWC confirms that the application (a slight amendment in height) satisfies the requirements of the previous decision in that the building is not higher than the silos

SD

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, Ptn of rem of Farm 948, Lighthouse Road, Kommetjie: Section 38(8): MA HM/KOMMETJIE/FARM 948

A Basic Assessment Report consisting of a Visual Impact Assessment & Archaeological Impact Assessment was tabled

Mr Zwelibanzi Shiceka made a power-point presentation.

Site Visit Report written by ST and SW was tabled.

In discussion it was noted that:

- Concern relates to visual sensitivity of the site and the impact of the proposed residential development on the interface with the TMNP, the lighthouse precinct and the proclaimed scenic drive. While limited development can be accommodated on the site without major heritage impacts, the proposal in its current form is not supported. A settlement form which follows the rectilinear grain and texture of the adjacent residential development would be more in keeping with surrounding landscape context and would thus minimize visual and heritage impacts.
- It is noted that the proposed development is generally located on slopes of 1:4 or less. However, of concern is that the upper row of houses will entail working on slopes steeper than 1:5 which may result in significant visual impacts (Figure 13 of the Baseline VIA). Development on slopes greater than 1:4 is not supported. The principle of limiting the height of development to below the level of the M65 is supported. However, the height of development should be lower than the suggested 2m below the level of the road.

INTERIM COMMENT

The committee does not support the proposal in its current form.

It is recommended that a new design proposal is designed that incorporates the concerns of the IARCom, as above.

This must be submitted to HWC for its final comments.

ZS

E 13.2 Proposed Social Housing Project on Erven 373,376 Arniston: Section 38(8): MA HM/ARNISTON/ERVEN 373/376

A Heritage Impact Assessment prepared by Quahnita Samie, dated April 2011 was tabled.

The documents had been delivered and read by ML, SW and PL.

Mr Zwelibanzi Shiceka made a power-point presentation.

In discussion it was noted that:

- Development has been shifted away from the dune area.
- The revised layout responds positively to the historical settlement of Kassiesbaai
- There has been a positive urban design input into this process.

FINAL COMMENT

The layout is an improvement in its attempt to address the concerns of the Committee in conjunction with rationalising low cost housing development and HWC supports the proposal.

It is recommended that the north/south street be strengthened and that dwellings face onto it. Also suggested that dwellings face onto Kamp Street

ZS

E 13.3 Application for a Mining Permit on Paperdorp 269, Vanrhynsdorp: Section 38(8): NM HM/VANRHYNSDORP/269

An Environmental Management Plan prepared by Department of Minerals and Energy, dated April 2011 was tabled.

Ms Jenna Lavin made a power-point presentation

This is a comment on NEMA

FINAL COMMENT

HWC has no comment on the proposal but requires that monitoring for archaeological material occur for the lowest levels of the tailings dump and a report submitted to HWC.

JL

E 13.4 Proposed Pumpstation and Pipeline, Elim Village, Overberg: Section 38(8): MA HM/OVERBERG/ELIM VILLAGE

A Notification of Intent to Develop was tabled.

Ms Jenna Lavin made a power-point presentation.

This is not an IARCom application.

INTERIM COMMENT

- There is no objection to pump-house.

- APM is to decide upon burials.
- A permit application is to be submitted i.t.o S27
- NB: any further development must be applied for i.t.o. S27 (letter)
- Further engagement with Moravian Church and its council is required

JL

E 13.5 Proposed Solar Facility on Ptn 414 of Farm 292, Vredendal: Section 38(8) MA HM/VREDENDAL/FARM 292

A Heritage Statement prepared by Vidamemoria Heritage Consultants, dated February 2011 was tabled.

Mr Zwelibanzi Shiceka made a power-point presentation.

INTERIM COMMENT

That a Heritage Impact Assessment including a Visual Impact Study and an Archaeological Study shall be conducted

The HIA must include an integrated set of recommendations and the component studies must be included within the HIA as chapters or appended in full.

ZS

E 13.6 Proposed Asla Low Income Housing Project on Rem of Farm 185, Erven 6018, 2848, 1476, 6251, 4672, 3610-3612, 4102, 1946, 2851 and 2807, Rem of Erf 12 and Rem 2851, Beaufort West: Section 38(8): MA HM/BEAUFORT WEST/FARM 185/ERVEN 6018/2848/1476/6251/4672/3610-3612/4102/2851/2807

A Heritage Impact Assessment prepared by Aikman Associates, dated May 2011 was tabled.

The documents had been delivered to and read by ML and PL

Mr Zwelibanzi Shiceka made a power-point presentation.

FINAL COMMENT

To protect the graves from the impact of the development, the area should be fenced, with notice boards explaining the significance of the site;

- A plan for maintenance of the burial ground needs to be developed with the input of interested and affected parties. At a minimum the areas must be fenced, with notice boards explaining the significance of the site;
- SAHRA BGG to comment on burials
- A qualified palaeontologist be contracted to inspect a representative sample of deeper excavations; and
- A realistic scope of work and protocol should be agreed between the developer and the palaeontologist concerned, who will also need to obtain a collection permit from HWC.

Site S6 must be sampled, mapped and documented and report submitted to HWC. HWC requests that its concern regarding ad-hoc sprawl into the surrounding Karoo veld and the effect that this has on good settlement making which requires compaction be noted.

ZS

**E 13.7 Proposed Asla Low Income Housing Project: De rust, Remainder of Farm 57 De Rust: Section 38(8): NM
HM/DE RUST/FARM 57**

A Heritage Impact Assessment and Notification of Intent to develop prepared by Aikman Associates Heritage Management, dated May 2011 were tabled.

The documents had been delivered to and read by ML, ST and SW

Mr Shaun Dyers made a power-point presentation.

INTERIM COMMENT

HWC accepts the HIA with the exception of an Middle Stone Age archaeological study which is still to be done.

HWC requests that its concern regarding ad-hoc sprawl into the surrounding Karoo veld landscape and the effect that this has on good settlement making which requires compaction be noted.

REQUIREMENT

HWC is unable to finalise the comment until the gully sites have been assessed by a Middle Stone Age specialist and an integrated set of heritage recommendations, if necessary including suggestions regarding a sampling strategy.

SD

**E 13.8 Fibreco Optic Fibre Cable Project, Graaf-Reinett to Yzerfontein via Cape Town: Section 38(8): NM
HM/CAPE TOWN/ GRAAF REINETT**

A Draft Basic Assessment Report prepared by SRK Consulting, dated April 2011 was tabled.

Ms Jenna Lavin made the power-point presentation.

INTERIM COMMENT

An HIA is required consisting of a specialist Archaeological study for the extent of the proposed deviation along the boundary fence of the WCNP to the shoreline as well as a specialist palaeontological field assessment of the selected key sectors be carried out by a professional palaeontologist before construction starts in order to assess the palaeontological sensitivity of bedrocks

Sensitive urban environments should be identified and monitored. The applicant is informed that SAHRA has jurisdiction for the Eastern Cape Archaeology and Palaeontology

JL

**E 13.9 Proposed Jacobsbaai Tortoise Reserve Development, Jacobsbaai: Section 38(8): NM
HM/JACOBSBAAI**

A Draft Environmental Impact Assessment Report prepared by CSIR, dated May 2011 was tabled.

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The documents had been delivered to and read by PL and RJ

Ms Jenna Lavin made a power-point presentation.

Ms Sharon De Gois recused herself for this matter.

FINAL COMMENT

HWC has concerns regarding the visual and functional impact of the proposal (20 units x 550msq) which it seen as almost suburban and definitely foreign to the scenic beauty of the coastal dune landscape.

The scale and form of the development is counter-intuitive within a nature conservation area and this is outside of the urban edge.

Whilst HWC does not regard the heritage issues as being sufficient to prevent the development, such impacts when combined with those of an environmental nature may indeed be sufficient to do so.

If the development is approved by DEADP, HWC recommends that comprehensive architectural guidelines be formulated and adhered to.

JL

E 13.10 Proposed Upgrading of the Hemel-en-Aarde Road (MR 269) between Hermanus and Caledon including an Investigation of 5 Proposed Spoil Sites, Overberg: Section 38(8): MA HM/OVERBERG

A Heritage Impact Assessment was tabled.

The documents had been delivered to and read by ST, SW and SdG

Ms Jenna Lavin made a power-point presentation.

FINAL COMMENT

A detailed plan for the upgrading of the entire route should be prepared by a landscape architect.

The brief should be that the rural character of the route is to be retained. This will involve the use of simple earth side drains and natural stone rather than concrete wherever possible, extensive tree planting and the rehabilitation and re-vegetation of the cut-and-fill slopes.

The plan should include the provision and design of viewing points along the route. This plan must be submitted to HWC. A CMP for Sannie Louw se Pad and the decommissioned road should be included.

As recommended in the AIA, the historic wagon track could be cleaned up and developed as a hiking trail. The significance of the route should be memorialised with suitable interpretive material.

DEADP's authorisation should require that the detailed design and interpretation be approved by HWC.

JL

**E 13.11 Proposed Upgrading and Rehabilitation of Trunk Road 31/2 between Ashton and Montagu Off the R62 (Kogmanskloof Pass), Breede River Winelands
HM/BREEDE RIVER WINELANDS**

A Notification of Intent to Develop prepared by CCA Environmental, dated May 2011 and Heritage Impact Assessment were tabled.

The documents had been delivered to and read by SW, RJ and PL

Ms Jenna Lavin made a power-point presentation.

INTERIM COMMENT

The applicant had not submitted a NID in advance of submitting the HIA and as a consequence the HIA is incomplete in terms of HWC's requirements.

Accordingly, an HIA that assesses an adequately detailed design which is informed by an integrated approach including engineering, landscaping and scenic considerations is required without sacrificing technical standards.

A palaeontological/geological assessment of impact is also required.

JL

**E 13.12 Proposed Closure of the Existing Velddrift Waste Disposal Site for the Bergrivier Municipality: Section 38(8): MA
HM/BERGRIVER**

A Paleontological Impact Assessment prepared by Anel Blignaut Environmental Consultants, dated 26 May 2011 was tabled.

Ms Jenna Lavin made a power-point presentation.

FINAL COMMENT

The specialist should conduct a site visit and determine the most appropriate location to create new exposures and provide further recommendations to HWC

These new exposures must be adequately sampled and recorded in detail, and a report submitted to HWC.

These exposures must be incorporated into the rehabilitation programme, and they must be preserved as Geoheritage sites with information boards and a CMP to outline the management of this site.

On this basis HWC has no objection to the development.

JL

**E 13.13 Proposed Construction of a Commercial Shopping Center on Ptn 6 of Farm no 451, Bardale and Ptn 6 of Farm no 949, Amsterdam, Kuilsrivier: Section 38(8):
NM
HM/HUILSRIVIER/FARM 451/949**

A Basic Assessment Report dated August 2010 was tabled.

The documents had been delivered to and read by SdG and RJ

Mr Shaun Dyers made a power-point presentation.

FINAL COMMENT

No objections to the proposed development

SD

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

E 14.1 Proposed Development on Erf 32682, Strand, Cape Town: Section 38(8): MA HM/STRAND/ERF 32682

A History of Construction and Demolition of Buildings and Notification of Intent to Develop were tabled.

Ms Jenna Lavin made a power-point presentation.

FINAL COMMENT

No objections to the proposed development.

JL

E 14.2 Mining Right on Erven 210 and 335, Gansbaai: Section 38(8): NM HM/GANSBAAI/ERVEN 210/335

A Scoping Report and Notification of Intent to Development were tabled

Ms Jenna Lavin made a power-point presentation.

FINAL COMMENT

The Milkwood grove must be avoided and conserved during and after mining activities.

An archaeologist must define the stratified archaeological material within the Milkwood grove prior to the development of the extension of the existing mine.

This boundary should be professionally surveyed and the record lodged with HWC.

JL

E.14.3 Proposed Subdivision of Farm 158 and Consolidation with Farms Ongedund no.1167 and Farm Meerendal no. 159 Ptn 4, Durbanville: Section 38(8): MA HM/DURBANVILLE/FARM 158/1167/159

An Archaeological Impact Assessment was tabled

Ms Jenna Lavin made a power-point presentation.

FINAL COMMENT

There is no objection to the proposed development.

JL

**E.14.4 La Motte Cemetery of Farm no. 1339, Stellenbosch: Section 38(8): NM
HM/STELLENBOSCH/FARM 1339**

A Draft Basic Assessment Report, Notification of Intent to Develop and Archaeological Impact Assessment were tabled.

The documents had been delivered to and read by PL, ML and SdG

Ms Jenna Lavin made a power-point presentation

FINAL COMMENT

In terms of Section 38(8), HWC has no objection to the proposed development.

Please note that burial grounds and graves that are less than 500 years old fall under the mandate of SAHRA BGG Unit and thus this development would require a permit and comments from SAHRA BGG in terms of S36.

JL

**E.14.5 Proposed Dam Development on Portion 3 and 6 of the Farm Signal Hill 965,
Paarl: Section 38(8): NM
HM/PAARL/FARM 965**

A Draft Scoping Report was tabled

The documents had been delivered to and read by DH

Ms Jenna Lavin made a power-point presentation

FINAL COMMENT

No significant heritage resources will be impacted on by the proposed development.

There is no objection to the proposed development on heritage grounds.

JL

**E.14.6 Proposed Construction and Operation of a Photovoltaic Solar Power Project of
10 MW at Uitspan Farm near Kalbaskraal: Section 38(8): NM
HM/KALBASKRAAL**

A Draft Basic Assessment Report and Notification of Intent to Develop were tabled

The documents had been delivered and read by PL, RJ and ML

Ms Jenna Lavin made a power-point presentation

FINAL COMMENT

The buffer zone of 50m between the PVs and the cemetery should be landscaped to mitigate the visual impact of the PVs on the cemetery.

SAHRA BGGs comment is required as they have jurisdiction over the burials.

JL

**E.14.7 Proposed Expansion of Abalone Farm on Remainder Farm Klipfotein 711, Danger Point, Gansbaai: Section 38(8): MA
HM/GANSBAAI/FARM 711**

A Revised Archaeological Impact Assessment was tabled

The documents had been delivered to and read by SW, DH and ML

Ms Jenna Lavin made a power-point presentation

FINAL COMMENT

Pre-construction training in terms of the identification of archaeological material for construction staff is required.

On-site monitoring during construction is required and a monitoring report must be submitted to HWC.

Comments from SAHRA BGG must be obtained regarding the risk of impact to graves.

JL

**E.14.8 Proposed Abalone Farm on Farm 357, Buffelsjags, Bredasdorp: Section 38(8): MA
HM/BREDASDORP/FARM 357**

A Revised Archaeological Impact Assessment was tabled

Ms Jenna Lavin made a power-point presentation

FINAL COMMENT

The Committee endorses the consultant's recommendations with regard to the sampling strategy to be followed.

No PIA is required for the Eskom powerline.

JL

**E.14.9 Proposed Witberg Wind Farm: Section 38(8): MA
HM/WITBERG**

A Draft Environmental Impact Assessment was tabled

Ms Jenna Lavin made a power-point presentation

The Committee expressed concern regarding the high visual impact of the proposed wind farm on Matjiesfontein (PHS) and its surrounding landscape.

FINAL COMMENT

The proposal is not supported due to its immitigable visual impact on the PHS of Matjiesfontein and on the significant cultural landscape as a result of being placed on the ridgeline.

The Record of Decision to be constructed with AH.

JL

E.14.10 Proposed Relocation of Cenopath Adderley Street, Cape Town and Construction of an IRT Bus Station on the Site; Section 38(8): NM HM/CAPE TOWN

A Heritage Impact Assessment was tabled

The documents had been delivered to and read by ST, ML and PL

Ms Jenna Lavin made a power-point presentation

In discussion it was noted that:

- The proposal is under Section 38 in terms of change of character exceeding 5000m² for IRT system
- The exceeding of 5000m² for IRT system will impact the character of Adderley Street
- The matter cannot be dealt with as a single application under Section 38.
- This proposal to be separated as three applications in terms of Section 34 for the dismantling of the Cenotaph; Section 27 for its re-assembly on the Parade; and a Section 38 in respect of the construction of the IRT Bus Station Building which will affect the character of a site greater than 5000 sqm in extent.
- The most significance resource is in Adderley Street and the evidence of the impact of the station had not been included in the report.
- The length of the station is about 100m long.
- City of Cape Town and Transport Department should employ the services of a heritage specialist sub-contractor for the relocation of the Cenotaph.

INTERIM COMMENT

The committee has resolved that the matter cannot be dealt with as a single application under S38 and, in the circumstances, advises the applicant to make three separate applications: Section 34 for the dismantling of the Cenotaph; Section 27 for its re-assembly on the Parade; and a Section 38 in respect of the construction of the IRT Bus Station Building which will affect the character of a site greater than 5000 sqm in extent.

No member of the committee had any objection in principal to the dismantling of the Cenotaph and its re-assembly on the Parade however the decision will be made by BELCom.

All three proposals should be communicated to the public via the newspaper and appropriate consultation is required.

JL

E.14.11 Proposed Desalination Plant, Erf 3169, Hartebos, Mossel Bay, Eden: Section 38(4): MA HM/MOSSEL BAY/ERF 3169

A Monitoring Report was tabled

Ms Jenna Lavin made a power-point presentation

DECISION

Note: An Archaeological Impact Assessment requested in lieu of the Heritage Impact Assessment last year, however construction work had already started.

- Consequently the archaeologist has submitted a monitoring report in lieu of the Archaeological Impact Assessment.
- Heritage Western Cape accepts the conclusions of the consultant that no heritage resources were impacted by the development

JL

E.14.12 Proposed Construction of a Dam on Ptn 1 of Farm 1472, Paarl and Proposed Construction of a Pipeline: Section 38(8): NM HM/PAARL/FARM 1472

A Draft Basic Assessment Report, Notification of Intent to Develop and Archaeological Impact Assessment were tabled

Ms Jenna Lavin made a power-point presentation

FINAL COMMENT

- No further heritage studies are required
- There is no objection to the proposed development
- The farmer should be alerted to the fact that his archaeological material was collected without a permit i.t.o S35 and warned against this practise.

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 None

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 None

SECOND SESSION: TEAM WEST PRESENTATION

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

W.9.1 Erven 714 and 715, George: Section 38(2)

The documents had been delivered to and read by ST, SdG and SW

Mr Jonathan Windvogel made a power-point presentation

In discussion it was noted that:

- The proposal is done in an inappropriate manner for a heritage resource.
- The documentation submitted is inadequate as an HIA.
- The recommendation in the NID is unacceptable and the proposed site development plan seems to be inappropriate.

DECISION

The committee required that an HIA be undertaken

JW

W.10 SECTION 38(1): INTERIM COMMENT

W.10.1 None

W11 SECTION 38(4): RECORD OF DECISION

W.11.1 Proposed Residential Development, Erf 131/1 & 131/2, Great Brak River: Section 38(8): MA HM/GREAT BRAK RIVER/ERF 131/1 & 131/2

The Revised SDP prepared by Denis Moss Partnership, dated 1 June 2011 was tabled: **NOTE:** Plans were tabled at the meeting

The documents had been delivered to and read by PL

Ms Tamar Grover made a power-point presentation

DECISION

The revised SDP satisfies the condition of the Committee's decision (6 April 2011). The committee resolved to approve the development subject to the previous conditions as set out in the RoD/ IC dated 26 April 2011

TG

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

W.12.1 Proposed Rezoning from Residential to Special Zoned Area with Tourism Consent Use on Erf 15004, Napier Street, Paarl: Section 38(8): NM HM/PAARL/ERF 15004

A Notification of Intent to Develop prepared by Anne Marre Fick, dated 14 June 2011 was tabled

The documents had been delivered to and read by ST, DH and ML

Mr Jonathan Windvogel made a power-point presentation

In discussion it was noted that:

- There are IIIA, IIIB and IIIC, National Heritage Sites & PHS's in the area

COMMENT

A Heritage Impact Assessment is required including of a specialist Archaeological Impact Study, specialist Visual Impact Study, Cultural Landscape Study and a Historical Background Study, with an integrated set of heritage recommendations. Comments of the Drakenstein Heritage Foundation and Paarl 300 Foundation are required.

JW

**W.12.2 Proposed Tourist and Recreational Development, Portion 1 of Farm 1417, Bloemendal, Durbanville: Section 38(8): NM
HM/DURBANVILLE/PTN 1 FARM 1417/BLOEMENDAL**

A Notification of Intent to Develop prepared by Jake de Villiers, dated 30 May 2011 was tabled

The documents had been delivered to and read by SdG, PL and ML

Mr Jonathan Windvogel made a power-point presentation

In discussion it was noted that:

- The property is off the M 13 Tygerberg Road in Durbanville
- There are structures older than 60 years on the property which includes the manor house, wine cellar, offices/cum store and the old dairy

COMMENT

A Heritage Impact Assessment is required including of a specialist Archaeological Impact Study, specialist Visual Impact Study, Cultural Landscape Study and a Historical Background Study, with an integrated set of heritage recommendations.

Comments of the Durbanville Heritage Society are required.

JW

W.13 SECTION 38(8) NEMA INTERIM COMMENT

**W.13.1 Kuilspoot 161/6 and Lemoensfontein 162/Rem, District Beaufort West: Section 38(8)
HM/BEAUFORT WEST/KUILSPORT 161/6 AND LEMOENSFONTEIN**

The documents had been delivered to and read by PL, RJ and SW

PRELIMINARY COMMENT

HWC accepts the recommendations of the consultant that a Heritage Impact Assessment and Associated Archaeology, Palaeontology, Visual Impact and Cultural Landscape Studies must be carried out; and submitted to HWC for its comment.

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

W.14.1 Proposed FAWU Mixed Use Development, Erf 607, Guguletu: Section 38(4): MA HM/GUGULETHU/ERF 607

A Heritage Impact Assessment Report prepared by Quahnita Samie, dated April 2011 was tabled

Mr Ronny Nyuka made a power-point presentation

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

In discussion it was noted that:

- The site itself has no heritage significance and the resources are scattered around the site.
- The existing buildings are not older than 60 years.
- The site is situated adjacent to a proposed memorial space.

DECISION

The Committee accepted the Heritage Impact Assessment as it stands. The development may proceed.

RN

N.14.2 Proposed Retirement Village and Residential Units, Erven 1321, 1398, 1403, 1408 and 1413, Porterville: Section 38(8): MA HM/PORTERVILLE/ERVEN 1321, 1398, 1403, 1408 AND 1413

An Integrated Heritage Impact Assessment prepared by Ron Martin Heritage Consultancy, dated May 2011 was tabled

The documents had been delivered and read by SW, DH and ML

Mr Jonathan Windvogel made a power-point presentation

In discussion it was noted that:

- On Erf 1321 there is an existing dwelling, barn, feed store and animal pen as well as a farm dam. The barn is older than 60 years.
- The structures are subdivided off the consolidated development site and remain in private ownership and will therefore not be affected by the development.

FINAL COMMENT

HWC accepts the conclusions of the HIA. The development may proceed subject to archaeological monitoring of the excavations.

JW

**W.14.3 Proposed Urban Expansion: Rezoning and Subdivision, Erf 3122, Hartenbos Heuwels, Mossel Bay District: Section 38(8): MA
HM/EDEN/MOSSEL BAY/HARTENBOS HEUWELS/ERF 3122**

An Environmental Impact Assessment prepared by Ecobound Environmental, dated 5 May 2011 and Phase I Heritage Impact Assessment prepared by Stefan de Kock, dated April 2011 were tabled

The documents had been delivered and read by ML, ST, and SdG

Ms Tamar Grover made a power-point presentation

FINAL COMMENT

HWC adopts the consultants' recommendations (visual impact assessment in particular) as contained in the HIA and VIA with the exception of the recommendation pertaining to memorialization of slave history which HWC would not make a requirement. Ordinarily HWC would recommend against development on ridges and steep slopes and against suburban sprawl.

TG

**W.14.4 Proposed Consolidation, Subdivision, Rezoning and the Establishment of a Farm Owners Association for the Development, Mont Rouge Golf Reserve, Ladysmith Magisterial District: Section 38(8): MA
HM/LADYSMITH MAGISTERIAL/MONT GOLF RESERVE**

Phase I Heritage Impact Assessment prepared by Ron Martin Heritage Consultancy was tabled

Mr Ronny Nyuka made a power-point presentation

Matter deferred for reading by DH.

RN

**W.14.5 Proposed Residential Development, Erf 1090, Riebeeck West, Malmesbury: Section 38(8): MA
HM/MALMESBURY/RIEBEECK WEST/ERF 1090**

Landscape Plan prepared by CNDV Africa, dated 31 May 2011 was tabled

Mr Jonathan Windvogel made a power-point presentation

This matter was taken off the agenda as the recommendation that a landscape designer be consulted was a recommendation to DEADP and HWC does not need to see or comment further.

JW

**W.14.6 Proposed Restoration of the Hexburg Guesthouse, Erf 9142, Wellington
HM/WELLINGTON/ERF 9142**

A Draft Basic Assessment Report prepared by Mr Nicolaas Hanekom of Cape Lowlands Environmental Services, dated May 2011 was tabled

Mr Jonathan Windvogel made a power-point presentation

Matter withdrawn, referred to the BELCom as the appropriate application is under S.34 and the applicant is to be advised that the documentation submitted is insufficient. It is clear that the property contains a significant complex of buildings and the proposal needs to be in rather more detail.

JW

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

W.15.1 None

W16 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

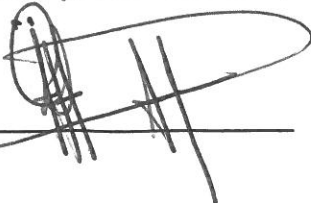
22.1 None

23. CLOSURE – 16H30

24. DATE OF NEXT MEETING: 6 July 2011

CHAIRPERSON 

DATE 6/7/2011

SECRETARY 

DATE 6/07/2011