

**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, 2 March 2011,  
in the 1<sup>st</sup> Floor Boardroom, Protea Assurance Building,  
Greenmarket Square, Cape Town at 09h00**

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**1 Opening and Welcome**

The Chairperson, Mr Steenkamp, opened the meeting at 09h05 and 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

**Staff**

Mr Calvin van Wijk  
Mr Ronny Nyuka  
Mr Shaun Dyers  
Mr Jonathan Windvogel  
Mr Olwethu-Secretariat  
Ms Tamar Grover  
Ms Jenna Lavin  
Ms Belinda Mutti

**Observers**

None

**Visitors**

Mr Bertus Haywood  
Mr Gerhard Swart  
Mr David Douglas  
Ms Quahnita Samie  
Ms Justine Wyngaardt  
Ms Bridget O'Donogue  
Mr H. Aikman  
Mr Douglas Adler  
Ms Kaitlin Comrie

Dr Barbara van Gees  
Mr Chris Snelling  
Mr Ashley Lillie  
Mr Donald Matjuda  
Ms Astrid October  
Mr Hanns Blumer  
Mr P. Buttgens  
Mr Piet Farmer

**3 Apologies**

Mr Andrew Hall  
Ms Christina Jikelo  
Mr Zwelibanzi Shiceka  
Ms Ntombi Nkoane  
Mr David Halkett  
Dr John Almond

**4 Approval of minutes of previous meeting held on 9 February 2011**

**Page 1, item 2, under apologies “Mr Oz Ndlovu” should be “Mr Olwethu-Oz-Dlova”**

Page 2, item 5.2, last paragraph *“Ms Leslie noted that these issues are regularly raised at committee level and suggested that a letter be sent by HWC to all consultants highlighting the issues of professional and ethical conduct in an effort to raise awareness, improve public perception and to ameliorate the ongoing problem”* to be deleted

Page 3, item 7.1, 1<sup>st</sup> sentence should read as follow *“The Workshop is scheduled for Saturday 12 March 2011. APHP, ASAP, PPSA and DEA&DP should be invited to attend as well”*

Page 3, item 7.1, *“Power-point Presentations will be presented by Mr David Hart, Dr John Almond, Dr Stephen Townsend and Mr Andrew Hall”* to be added as the last paragraph

Page 5, item 8.3, last paragraph should read as follow *“The matter was erroneously place on the agenda. The Final Comment had already been issued to DEA&DP”*

Page 5., item 8.4, under Final Comment, 1<sup>st</sup> paragraph should read as followed *“The Committee noted that the established tree avenue is to remain and agreed to endorse the APM’s recommendations that the consultant should desist from commenting on archaeology matters”*

Page 5, item 8.5, under Interim Comment should read as follow *“The Committee agreed to support the APM’s recommendations to request a revised AIA and that should demarcate the arson occurrence and provided density as estimates and an appropriate a desktop Palaeontological Impact Assessment”*

Page 6, item 8.6, Final Comment should read as follow *“The Committee agreed to support the consultant’s recommendations as contained in the AIA.*

*The Committee agreed that no further studies are required. The development may proceed.”*

Page 7, item 8.8, under discussion, last bullet should read as follow *“APM had agreed that the impact on archaeological resources would be low and test pits should be inspected for further material”*.

Page 8, item 8.10, under Final Comment, last sentence should read as follow *“No further studies required for prospecting although they may be required. The proposed prospecting may proceed”*.

Page 8, item 8.11, last paragraph should read as follow *“The matter was withdrawn for reading of the documentation by the Committee members”*.

Page 8, item 8.12, under decision, last sentence should read as follow *“The case officer is to prepare a report with an analysis of the application history to be submitted together with full application documentation to members by Monday 14 February 2011.*

Page 12, item 12.1, under discussions third bullet should read as follow *“APM had noted that some of the options would affect the Drift sands Nature Reserve*

Page 12, item 12.1, under final comment, 1<sup>st</sup> paragraph should read as follow *“The Committee agreed not to support the recommendations contained in the Final Scoping Report and resolved that HIA to be required”*

Page 15, item 12.8, under interim comment, last sentence should read as follow *“The recommendations on archaeological matters are referred to staff and to be decided upon by the Committee by email.*



Page 17, item 12.11, under final comment should read as follow “(contact Ms Leslie)

Page 18, item 12.14, under interim comment, 1<sup>st</sup> paragraphs should read as follow “The Committee agreed to support the APM’s recommendation to request a desk-top Palaeontological impact assessment”.

Page 18, item 12.15 second paragraph should read as follow “Document without HIA which had not been submitted was delivered to Ms Sharon de Gois”

The IARCom minutes of 9 February 2011 were approved with corrections.

## **5 CONFIDENTIAL MATTERS**

### **5.1 Gamma-Omega 765kv Transmission Line – Section 38(8) HM/GAMMA OMEGA 765KV TRANSMISSION LINE**

The Committee noted that:

- There were various internal administration matters of concern regarding this matter.
- DEA&DP stated that in terms of Section 38 of NHRA, Heritage Western Cape cannot legally issue a Final Comment without having considered the public participation report.
- Heritage Western Cape had received letter from Smith, Ndlovu & Summers addressed to the HWC IARCom Chairperson had not received a response.

The Committee agreed that a sub-committee workshop would be held on 11<sup>th</sup> March 2011 on the 3<sup>rd</sup> floor boardroom at the office of the Department of Cultural Affairs and Sport, at 11H30 to address the various issues.

The sub-committee to consist of the following members and staff:

- Dr Stephen Townsend
- Ms Sharon de Gois
- Ms Mary Leslie
- Mr Magnus Steenkamp
- Mr Andrew Hall
- Mr Ronny Nyuka and
- Ms Belinda Mutti.

DEA&DP, Smith Ndlovu & Summers, Eskom representatives and consultants to be invited to the next IARCom meeting to be held on 6 April 2011

HWC is to draft response letter to DEA&DP regarding the letter that was submitted by Smith Ndlovu & Summers to HWC.

ACTION: Mr Andrew Hall & Ms Belinda Mutti

## **6 Appointments**

### **6.1 Proposed Municipality Housing on Erven 373& 376, Arniston: Section 38(8) HM/CAPE AGULHAS/ERVEN 373 & 376**

**Item 8.1.**

**Time: 11h00**

Mr Bertus Haywood (Cape Agulhas Municipality)  
Mr Gerhard Swart (Urban Dynamics Western Cape)  
Mr David Douglas (Project Manager: ASLA)

**6.2 Proposed 66/11kV Badsberg Substation and Overhead Powerline between Badsberg and Chavonnes Stations, Rawsonville, Breede Valley, Cape Winelands: Section 38(8)**

**HM/RAWSONVILLE/ESKOM/BADSBERG SUBSTATION & BADSBERG - CHAVONNES 66KV OVERHEAD POWER LINE**

**Item 13.2.**

**Time: 11H45**

Mr Justine Wyngaardt (Eskom)

**7 Administrative Matters**

**7.1 NID Workshop**

The Committee noted that the NID workshop is to be held on 12 March 2011.  
Venue: 44 Wale Street, Cape Town at 09H00.

ASAPA, CIA, Institute for Town planners, APHP, City of Cape Town, DEADP, PPSA and IARCom members are to be invited.  
Invitations and the agenda (with times) must go out as soon as possible.  
The professional bodies are invited to make comment

**ACTION:** Mr Calvin van Wijk

**7.2 Portside Development**

The Committee agreed that this matter must be tabled at the Executive Committee of Heritage Western Cape to be held on 16 March 2011.  
Ms Tamar Grover to meet with Sonette van Aarde of Legal Services.

**ACTION:** Ms Tamar Grover  
Mr Calvin van Wijk

**7.3 Database of heritage practitioners**

Heritage Western Cape to develop a data base system similar to that of DEA&DP.  
Regular circulars to go out to the practitioners to keep them updated and informed.  
The Committee referred the matter to EXCO/Council of Heritage Western Cape

**ACTION:** Mr Calvin van Wijk to include on the Exco/Council agenda

**7.4 Moquini Beach , Mossel Bay**

Mr van Wijk and case officer to provide Dr Townsend with the relevant information ASAP.

## 8 MATTERS ARISING –

### SECTION 38(8): COMMENTS

#### 8.1 Proposed Municipality Housing on Erven 373& 376, Arniston: Section 38(8) HM/CAPE AGULHAS/ERVEN 373 & 376

Letter of response to comments from IARCom prepared by Quahnita Samie, dated 16 February 2011 was tabled

Document were delivered to Dr Stephen Townsend, Mr. Piet Louw and Ms Sarah Winter

Mr Shaun Dyers introduced the application on behalf of Mr Zwelibanzi Shiceka

Ms Quahnita Samie and Mr Gerhard Swart made a short presentation

In the **discussion** it was noted that:

- A Heritage Impact Assessment had been tabled at IARCom on 6 October 2010.
- The significance of Arniston lies in it's totally as an historic coastal settlement and in its unique relationship to the natural environment.
- The spatial quality of the different areas of Arniston and the edge conditions of the development need to be well considered.
- The proposed development layout needs to be consistent with the existing spatial qualities of the settlement therefore design input from an urban designer would benefit the proposal.
- The natural land form must be respected. Development on dunes and ridges is inappropriate.
- The design of the overall proposal needs to respond differently to different parts of the development as the conditions vary.
- The Committee's previous comment did not imply that the Kassiesbaai layout should be repeated
- The professional team advised the Committee that an integrated approach was taken to include medium cost development with subsidy housing in an effort to cross subsidize the proposed development.
- The layout and aesthetic needs to be carefully considered to maintain the environment and character of this rare and special heritage resource.

#### INTERIM COMMENT

The Committee elaborated to the applicant on its comment of 11 February 2011 and agreed to recommend that an urban designer be appointed. A list of Urban Designers must be circulated to Ms Quahnita Samie, the heritage consultant.

**Zwelibanzi Shiceka**

#### 8.2 Gamma-Omega 765kv Transmission Line – Section 38(8) HM/GAMMA OMEGA 765KV TRANSMISSION LINE

Letter from Deputy Director General: Department of Environmental Affairs, dated 31 January 2011, Kappa-Omega Heritage Impact Assessment Phase II Public

Participation Report prepared by The Nature Conservation Corporation, dated 21 December 2010 and 3. Letter of Complaint prepared by Smith, Ndlovu and Summers, Environmental Law Specialists, dated 7 December 2010 were tabled.

Documents were delivered to Dr Stephen Townsend and Ms Sharon De Gois

See minute of Item 5.1

**Belinda Mutti**

**8.3 Proposed 11kV Overhead Transmission Lines, Lansdowne & Stock Road, Crossroads: Section 38(8)  
HM/CROSSROADS 11kV OVERHEAD**

Letter of response (dated 10 February 2011) to comments from IARCom was tabled

Documents were delivered to Ms Sharon de Gois, Mr Roger Joshua, Mr Piet Louw and Ms Sarah Winter

Mr Ronny Nyuka presented the application on behalf of Mr. Zwelibanzi Shiceka

Ms Justine Wyngaardt made a power-point presentation  
In the **discussion** it was noted that:

- Staff had, under staff delegations, requested an HIA.
- The application is for transmission lines of a similar scale to that of a telephone line.
- The avenues of established trees are a characteristic feature of area.
- The Klipfontein Corridor study should be referred to, to cross check for any cultural significance.
- Future applications must specify what the proposal is and what the specific transmission line/power line will look like i.e its visual impact.
- Future applications should also state how the servitude/s will be managed and maintained and what mitigation measures are required.

**INTERIM COMMENT**

The Committee noted that the site was part of larger cultural landscape as part of the Klipfontein Corridor study and the Committee recommended that:

- the applicant should appoint suitable qualified and experienced heritage practitioner to investigate heritage resources on the site and how would be impacted by the proposal.

**Zwelibanzi Shiceka**

**8.4 Proposed Rezoning and Subdivision of a Ptn of Erf 4870, Hout Bay: Section 38(8)  
HM/HOUT BAY/PTN OF ERF 4870**

Heritage Impact Assessment including a VIA prepared by Urban Vision Town and Regional Planners, dated 2 November 2009, and Peer Review Report prepared by Aikman Associates Heritage Management, dated February 2011 were tabled

Documents were delivered to Mr Piet Louw, Ms Sarah Winter and Ms Sharon De Gois

Mr Shaun Dyers and Ms Belinda Mutti introduced the application

Mr Aikman presented.

In the **discussion** it was noted that:

- Application was assessed by APM on 1 March 2011. It was noted by APM that an AIA and a feasibility study had previously been tabled at APM in February 2008 and that a RoD was issued stating that archaeological sampling was required, a burial was to be excavated on the site and monitoring would be necessary.
- APM Committee noted that no permit application had been received for the abovementioned activities.
- The Hout Bay & Llundudno Heritage Trust are not in support of the proposal

#### **FINAL COMMENT**

The Committee noted that the proposed development is outside of the Peninsula Urban Edge, is within the Cape Protected Natural Environment, is highly visible and abuts the Table Mountain National Park. It further noted that rare archaeological resources exist on the site.

The landscape of the TMNP and world heritage site would be adversely affected and the Committee agreed that the proposed development was inappropriate.

**Shaun Dyers  
Belinda Mutti**

#### **8.5 Proposed Agri-Village on Farm 486, Farm Nieuwedrift, Paarl: Section 38(8) HM/PAARL/FARM 486**

Revised Heritage Impact Assessment prepared by Ms Bridget O'Donoghue, dated 16 February 2011, was tabled

Documents were delivered to Ms Sharon de Gois, Mr Piet Louw and Ms Sarah Winter

Mr Jonathan Windvogel introduced the application on behalf of Mr Zwelibanzi Shiceka

Ms O'Donoghue presented.

In the **discussion** it was noted that:

- Neighbouring land owners and the DHF do not support the proposal and objections have been lodged on the basis that due process has not been followed and that the proposed development will contribute to urban sprawl.
- The application was assessed by APM on 6 April 2010 and APM recommended that the AIA recommendations be adopted
- The HIA process has been very positive and the proposed layout had undergone several revisions.



- The proposal was considered to be an appropriate development in a sensitive landscape context.
- The concept of an agri-village has been carefully unpacked in terms of providing an authentic agricultural base to the village in the form of community gardens and garden allotments.
- Careful consideration had also been given to ensuring a positive response to scenic route conditions, agricultural edges and patterns of planting, and to ensuring a positive public structure.
- The mature avenues of trees will be retained.
- A thorough public consultation process has been undertaken.
- Establishment of a Section 21 Trust has been proposed.

#### **FINAL COMMENT**

The Committee agreed to support the heritage consultant's recommendations as contained in the HIA.

No further studies are required.

**Zwelibanzi Shiceka**

#### **8.6. Proposed Residential Development: Erf 131/1 and 131/2, Great Brak River – Section 38(1) HM/GREAT BRAK RIVER / ERVEN 131/1 AND 131/2**

Heritage Impact Assessment Report, dated, February 2011, prepared by Aikman Associates was tabled.

Documents were delivered to Ms Sarah Winter, Mr Piet Louw and Dr Stephen Townsend

Ms Tamar Grover introduced the application

Mr Aikman and Mr Brunner of Dennis Moss Partnership presented.

In the **discussion** it was noted that:

- The application was assessed by APM on 1 March 2011 and the committee were satisfied that there were no archaeological or palaeontological issues
- The local heritage body supported the proposed conceptual SDP
- The committee expressed concern regarding the re-routing of the historic furrow
- The Riversyde homestead has been significantly altered and it is necessary to establish what of the original internal fabric still exists. A revised report needs to address this issue.
- The relationship of Riversyde to the river is severed in the proposal.
- Only one access road permitted into the hence the road can be sensitively landscaped
- The roof height of the new buildings will be below the ridge of Riversyde
- Depending on DEA&DP exemption this may be a Section 38(8) application
- No Notification of Intent to Develop had been received
- Heritage related design indicators have not been included in the HIA



- The site development plan differs on the different revisions but the revisions are not clearly numbered.

#### **INTERIM COMMENT**

The committee requested a more detailed analysis of the site and the precinct. The heritage resources include the house, its setting, the furrow, the cemetery and the river. Heritage-related design indicators must be developed which inform the design of the proposal.

**Tamar Grover**

**8.7 Proposed Development: Erven 15214, 1515, 1516, 1518, 1519 & 1520, 7-13 Bree Street and 5 Mechau Street, Cape Town – Section 38(1)  
HM/CAPE TOWN/ERVEN 1514, 1515, 1516, 1518, 1519 & 1520**

Notification of Intent to Develop prepared by Ashley Lillie dated 24 February 2011 was tabled

Ms Tamar Grover introduced the application

Mr Lillie presented.

#### **INTERIM COMMENT**

The Committee requested that a heritage impact assessment be submitted.

**Tamar Grover**

#### **MATTERS ARISING –**

**9. SECTION 38(1): DECISION ON NOTIFICATIONS OF INTENT TO DEVELOP**

**9.1 Proposed Development on Ptn of Erf 1, next to Mandela Square (Ptn of Erf 1 and Ptn of Erf 937), Montagu: Section 38(1)  
HM/MONTAGU/PTN OF ERF 1**

Notification of Intent to Develop including locality plans and aerial photographs prepared by Kathy Dumbrell, dated May 2010, were tabled

Documents were delivered to Ms Sarah Winter, Mr Roger Joshua and Dr Stephen Townsend

Mr Ronny Nyuka introduced the application

In the **discussion** it was noted that:

- The application was deferred at the IARCom meeting held on 9 February 2011 to obtain locality plans and hardcopies for circulation.
- Application was assessed by APM on 1 March 2011 and the committee recommended to request a desk-top PIA.

- The APM Committee had noted that Section 7.1 of the NID was completed by the consultant and stressed the need for future NIDs to be completed by suitably qualified professional/s.
- The size of the site was undetermined.
- The proposed development clips onto a sub-region of the agricultural system which has cultural landscape value
- The proposal is in close proximity to Montagu and therefore forms part of a settlement system.

#### **DECISION**

The Committee agreed to support the APM's recommendation to request a desk-top PIA and further requested an urban design framework study.

#### **NOTE**

HWC should issue a direct comment to the local authority in terms of the LUPO application that the subject site is an important site in the sub-region of the agricultural system and recommend that the potential for an agri-village should be explored. The social implications also need to be considered.

**Ronny Nyuka**

#### **MATTERS ARISING –**

#### **10 SECTION 38(4): DECISIONS**

#### **10.1 Proposed Development, Rezoning and Subdivision on Erf 8448, Lansdowne Road, Guguletu: Section 38(4) HM/NYANGA, GUGULETU/ERF 8448**

Socio-Historical Assessment prepared by Ms Daleen van Zyl, dated 1 February 2011 was be tabled

Documents were delivered to Dr Stephen Townsend, Ms Sharon de Gois and Mr Roger Joshua

Mr Shaun Dyers introduced the application on behalf of Mr Zwelibanzi Shiceka

#### **DECISION**

The Committee agreed to accept the social historical assessment and adopted the recommendations contained therein.

**Zwelibanzi Shiceka**

#### **NEW MATTERS**

#### **11 SECTION 38(1) DECISION ON NOTIFICATIONS OF INTENT TO DEVELOP**

#### **11.1 Proposed Removal of restriction, Portion 5 and 31 of Farm Dassen Valley 45, Philadelphia: Section 38(1) HM/PHILADELPHIA/PTN 5 AND 31 OF FARM DASSEN VALLEY 45**

Prepared by Municipal Offices, dated 1 February 2011 was tabled

Documents were delivered to Ms Sarah Winter, Ms Sharon de Gois, Mr Piet Louw and Roger Joshua.

Mr Jonathan Windvogel introduced the application

In the **discussion** it was noted that:

- The application was for rezoning and the subdivision of the site into 16 erven
- No Notification of Intent to Develop had been submitted to HWC.
- Application documentation included copies of council submission for removal of the title deeds restrictions.
- The application was assessed by APM on 1 March 2011 and no studies had been requested by APM.
- Philadelphia is a unique village and the development proposal must respond sympathetically to the spatial layout, edge conditions and historical built form.
- It was difficult for the Committee to ascertain from the information provided what the degree of impact would be on heritage resources.
- Heritage indicators need to be identified against which the proposal can be assessed.

#### **DECISION**

The Committee agreed to request that a heritage impact assessment be submitted.

**Jonathan Windvogel**

#### **11.2 Proposed Development: Sand Mining, Erf 21066, Blue Downs, Eerste River: Section 38(1) HM\BLUE DOWNS\ERF 21066**

Heritage Statement prepared by Ron Martin Heritage Consultants dated 1 February 2011 were tabled

Documents were delivered to Dr Stephen Townsend, Mr Roger Joshua and Ms Sarah Winter

Ms Belinda Mutti introduced the application

In the **discussion** it was noted that:

- No Notification of Intent to Develop had been submitted to HWC
- The site was a degraded site
- The application was for a sand mine on an existing dune for a two year period,
- The application was assessed by APM on 1 March 2011 and the committee recommended that: 1) Mr Martin be advised to refrain from commenting on archaeology which is outside his field of expertise; 2). an archaeologist must inspect the first cutting for evidence of archaeological and paleontological material.

## **DECISION**

The Committee agreed that no further studies are required; however, monitoring is to be undertaken by a suitably experienced archaeologist

**Belinda Mutti**

- 11.3 Proposed Development on Erf 153692, 152677, 152674, 94460, 152676, 152678, 153691, 152675 and 153690, Off Kloof Street, Cape Town  
Section 38(1)  
HM/CAPE TOWN/ERF 153692, 152677, 152674, 94460, 152676, 152678, 153691, 152675 AND 153690**

Notification of Intent to Develop, locality plans and aerial photographs and letter prepared by Chris Snelling were tabled

Documents were delivered to Dr Stephen Townsend, Mr Roger Joshua and Mr Piet Louw

Mr Ronny Nyuka introduced the application

## **DECISION**

The Committee agreed that a heritage impact assessment needs to be submitted.

**Ronny Nyuka**

- 11.4 Proposed Trench Excavations for optic fibre cable from Melkbos to Yzerfontein via Darling and Atlantis to Durbanville: Section 38(1)  
HM\MELKBOS YZERFONTEIN DARLING ATLANTIS DURBANVILLE  
/FIBRE CABLES**

Archaeological Impact Assessment and Notification of Intent to Develop prepared by ACO, dated 25 January 2011 to be tabled.

Documents had been delivered to Mr Piet Louw, Ms Sarah Winter and Ms Sharon De Gois.

**Belinda Mutti**

- 11.5 Proposed establishment of 30HA of new Vineyards on the Tulbagh Mountain Vineyard Estate located on Ptn 2 Of the Farm Weltevreden 239, Tulbagh:  
Section 38(1)  
HM/TULBAGH\PTN 2 OF FARM WELTEVREDEN 239**

Notification of Intent to Develop prepared by Withers Environmental Consultants, dated 11 February 2011, to be tabled.

Documents had been delivered to Dr Stephen Townsend, Ms Sarah Winter, Mr Piet Louw and Mr Roger Joshua

In the **discussion** it was noted that:



- The property is 1 839 919 ha in extent
- The owner intend to expand the existing vineyards by planting an additional 30ha of vineyards
- The project is undergoing a Basic Assessment process
- There is a Cape Dutch style house ( built 1949) on the property
- The proposed new vineyards are to be established on previously ploughed fields, which are now covered in fynbos
- The new vineyards will require the installation of a drip irrigation system
- The environmental practitioner recommends that no additional specialist studies be undertaken

**FINAL COMMENT:**

The Committee agreed that no further heritage studies are required and the proposed activity may proceed.

**Jenna Lavin**

**11.6 Proposed Subdivision & Consolidation of Paarde Werf, Paarl;  
Section 38(1)  
HM/PAARL**

NID was tabled

Mr Ronny Nyuka introduced the application

In the **discussion** it was noted that:

- The erven forms part of the Paarl Nature Reserve

**DECISION**

The Committee agreed that the character of the site will not change and therefore Section 38 of the National Heritage Resources Act does not apply in this instance.

**NEW MATTERS**

**12. SECTION 38(4): DECISION**

**12.1 Proposed Development of a Storage and Distribution Facility on Ptn 39, 40, and 249 of Farm 728, Kraaifontein: Section 34(4)  
HM\KRAAIFONTEIN\FARM 728 PTN 39, 40 AND 249**

Heritage Statement prepared by ACO, dated 1 February 2011, was tabled

Ms Belinda Mutti introduced the application

In **discussion** was noted that:

- APM endorsed the AIA recommendations
- The site is adjacent to Kraaifontein Industrial.

#### **DECISION**

The Committee agreed that no further studies are required and the development may proceed.

**Belinda Mutti**

#### **12.2 Proposed Mosselbank Water Scheme on Ptn 1 of Farm 122 (Mosselbank) and Farm 120 (Eensgezind, Durbanville: Section 34(4)) HM/DURBANVILLE/ PTN 1 OF FARM 122 (MOSELBANK) AND FARM 120 (EENSGEZIND)**

Archaeological Impact Assessment prepared by ACO, dated 14 February 2011 to be tabled.

Documents had been delivered to Ms Sarah Winter and Ms Sharon De Gois

**Matter to be dealt by APMCom**

**Jenna Lavin**

#### **NEW MATTERS -**

#### **13. SECTION 38(8): COMMENTS**

#### **13.1 Application for Sand Mining Rights on Erven 210 and 335, Gansbaai: Section 38(8) HM\GANSBAAI\ERVEN 210 AND 335**

Scoping Report prepared by DMR, dated 10 February 2011 was tabled

Ms Jenna Lavin and Mr Jonathan Windvogel introduced the application

In discussion was noted that:

- An AIA was done in 2006 for a Portion of Erf 210
- The property lies approximately 2km east of Gansbaai
- The archaeologists noted a discontinuous calcified horizon in some exposures however no fossils were noted
- The remnants of a possible stone structure were noted – a subrectangular arrangement of stones, no interstitial plaster – given a low rating of importance
- Archaeological material was noted under a grove of Milkwood trees close to the western boundary of the site, including quartz and quartzite flakes as well as marine shell fragments – given a medium rating of importance

- The specialists recommend that the application be approved however; the milkwood grove must be avoided and conserved
- An archaeologist should closely define the affected heritage area within the milkwood grove prior to the development of the extension of the existing mine
- The boundary marked by the archaeologist should be professionally surveyed and this record must be lodged with HWC
- Should the milkwood grove be mined, shovel testing should be required

#### **FINAL COMMENT**

The Committee agreed to support APM's recommendation to endorse the findings contained in the 2006 AIA.

No further heritage studies are required

**Jenna Lavin**  
**Jonathan Windvogel**

#### **13.2 Proposed 66/11kV Badsberg Substation and Overhead Powerline between Badsberg and Chavonnes Stations, Rawsonville, Breede Valley, Cape Winelands: Section 38(8)**

##### **HM/RAWSONVILLE/ESKOM/BADSBERG SUBSTATION & BADSBERG - CHAVONNES 66KV OVERHEAD POWER LINE**

Draft Basic Assessment Report prepared by ESKOM, dated August 2010 was tabled

Documents were delivered to Dr Stephen Townsend, Mr Piet Louw and Mr Roger Joshua

Ms Jenna Lavin introduced the application

Dr Barbara van Gees (Land developer for Eskom), Ms Astrid October and Ms Justine Wyngaardt of Eskom presented.

In the **discussion** it was noted that:

- The VIA and Draft BAR require comment
- The proposed development is for a substation, a 66kV powerline and an access road
- The substation will be 90m x 84m and cover a footprint of 7560m<sup>2</sup>
- The powerline will be 6km to 10km long, with a servitude of 22m
- The powerline will be supported by steel monopole structures
- Alternatives are provided for the 66kV powerline

- Both proposed powerline routes will run through farms in the direction of Rawsonville
- In terms of the VIA: the proposed route is more favourable to the alternative along the N1 due to the further viewing distance from the road
- Visibility is absorbed in the natural landscape
- ESKOM cannot deviate from using gum poles as the vertical structural elements due to the blending of the natural material into the surrounds
- The VIA supports the proposed installation

**FINAL COMMENT:**

The Committee supported the proposal for the overhead powerline

The Committee noted that the proposed substation will have a substantially negative impact on the farmworkers' cemetery and such impact must be mitigated by a visual screen between the substation and the cemetery in the form of a row of large trees

The Committee agreed that Site B is the preferable alternative.

**Jenna Lavin**

**13.3 Application for Mining Permit No.3 on Farm Vlakfontein 911, Malmesbury: Section 38(8)**

**HM\MALMESBURY\FARM VLAKFONTEIN 911\APPLICATION NO. 3**

Environmental Management Plan prepared by DMR, dated 1 November 2010 to be tabled

The matter was withdrawn to the agenda as the comment issued off minutes from a previous meeting, on the agenda erroneously

**Jenna Lavin**

**13.4 Extention of current Firgrove MTS Substation Upgrade, Farm 1101 and Farm 664, Rem of Farm Zandvliet, Firgrove, Somerset West: Section 38(8)**

**HM\SOMERSET WEST\FARM 1101, FARM 664, REM FARM ZANDVLIET, FIRGROVE**

Notification of Intent to Develop prepared by PGS Heritage Solutions, dated 20 January 2011 was tabled

Documents had been delivered to Ms Sharon de Gois, Mr Roger Joshua and Dr Stephen Townsend

Ms Jenna Lavin and Mr Jonathan Windvogel introduced the application



In **discussion** was noted that:

- This matter was assessed at APM on 1 March 2011 and the committee agreed that no further studies were required. It was noted in the NID that archaeology will be included in the HIA and the HIA is currently being undertaken

#### **INTERIM COMMENT**

The Committee agreed to support the consultation's recommendations that the HIA include archaeological survey of the site be undertaken.

The committee requires further information regarding whether heritage resources on the site and within the wider precinct level will be impacted by the proposed development. The Committee requires that the information be compiled by a suitably qualified professional

**Jenna Lavin  
Jonathan Windvogel**

#### **13.5 Proposed Rezoning of 1.2HA and Construction of 10 New Rooms on Farm 950, Vrede En Lust in Simondium, Paarl 38(8) HM\PAARL\FRM 950/VREDE EN LUST FARM**

Notification of Intent to Develop prepared by ACO, dated February 2011 was tabled

Documents were delivered to Dr Stephen Townsend, Ms Sarah Winter and Ms Sharon de Gois

In **discussion** was noted that:

- The application was assessed by APM on 1 March 2011 and the committee noted that there were no archaeological and paleontological issues
- The historical farm werf has a suggested grading of Grade II in the Drakenstein Heritage Survey although it has undergone some considerable changes.

#### **INTERIM COMMENT**

The Committee agreed to request a heritage impact assessment which must include a study of the architectural history of the werf and urban design related heritage issues. Written comment must be obtained from local conservation bodies. The HIA must be compiled by an appropriately experienced heritage practitioner and must satisfy Section 38(3) of the NHR Act.

**Tamar Grover**

#### **NEW MATTERS -**

#### **14 SECTION 38(3):**

#### **14.1 Proposed Development; New School on Erven 1424 & Erf 1675 (Ptn of Erf 1424), Main Road, Sea Point: Section 38(3) HM/SEA POINT/ERVEN 1424 & ERF 1675 (PTN OF ERF 1424)**

Notification of Intent to Develop prepared by Ms Barbara Southworth, dated 16 February 2011, to be tabled.

Documents had been delivered to Dr Stephen Townsend, Mr Piet Louw and Ms Sarah Winter

Mr Shaun Dyers introduced the application on behalf of Mr Zwelibanzi Shiceka

Ms Kaitlin Comrie of City Think Space was present.

In the **discussion** it was noted that:

- The application was assessed by APM on 1 March 2011 and the committee noted that there were no archaeological or palaeontological issues but if any archaeology were to be discovered on the site work must cease immediately and HWC must be informed.
- City Think Space has been appointed to look at the development options for the site and to establish urban design fixes
- Historical Architectural and urban design skills required

**INTERIM COMMENT**

The Committee agreed that an HIA is required in terms of Section 38(3) focusing on architectural and urban history; and must include heritage-related design indicators against which the development proposal/s can be assessed and which informs the development proposal/s. The Committee notes that the design indicators are particularly necessary as the property owner intends leasing the different portions of the site separately.

**Zwelibanzi Shiceka**

**15. OTHER MATTERS**

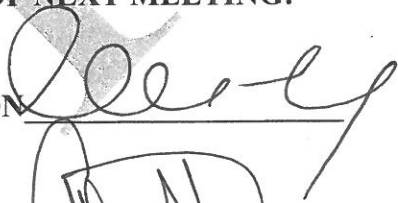
15.1 None

**16. CLOSURE**

**17. DATE OF NEXT MEETING:**

**6 April 2011**

**CHAIRPERSON**



**DATE** 11 May 2011

**SECRETARY**



**DATE** 11 May 2011