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

**Minutes of the meeting of the Impact Assessment Committee
of Heritage Western Cape that was held on
Wednesday, 2 November 2011,
in 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 09h10 and welcomed everyone present.

2. Attendance

Members

Mr David Hart
Ms Sarah Winter
Mr Roger Joshua
Ms Sharon de Gois
Dr Stephen Townsend
Mr Piet Louw
Ms Mary Leslie

Staff

Mr Andrew Hall
Ms Christina Jikelo
Mr Justin Bradfield
Mr Zwelibanzi Shiceka
Mr Ronny Nyuka
Mr Shaun Dyers
Mr Calvin van Wijk
Mr Olwethu Dlova (TW Sec)
Ms Lithalethu Mshoti: (TE Sec)
Ms Jenna Lavin

Observers

None

Visitors

Stefan De Kock
Danie Kotze
Henry Aikman
Diriy Maris
Bridget O'Donoghue
Ashley Lillie
L Davids

Andrew Smith
Lita Webley
Chris Snelling
Dave Cox
Trevor Thorold
Graham Jacobs
HJ Maris

3. Apologies

Mr David Halkett
Ms Tamar Grover
Mr Richard Summers

4. Approval of minutes of previous meeting held on 5 October 2011

The Committee agreed to approve the minutes with amendments.

5 CONFIDENTIAL MATTERS

5.1 None

6. Appointments

6.1 The Committee noted the appointments

7 **Administrative Matters**

7.1 **Appointments**

Appointments must only be given to the public/applicants for a good and clearly stated reason. Also, no appointments may be given unless all IAPs have also been invited to be present.

7.2 **Proposed Wind Energy Facility, Farm 94, Farm 409, PTNS 0, 4, 6, 7, 8, 9, 10 & 11 of Farm 397, Gouda, Drakenstein, Cape Winelands.**

There is a typo in the minutes of 12 January 2011 which was corrected and is to be amended on the minute and the Record of Decision

7.3 **Membership of IACom**

Dr Townsend will propose to the Council that Mr Lawson, the architect and expert on visual impact assessments, be appointed to the IACom.

7.4 **Opening of the Boardroom**

Members of the Committee request that the boardroom be open by no later than 8:30 am in order to be able to read documents and also to have coffee on arrival. Ms Jikelo undertook to ensure that this was done.

8. **Matters arising from previous meeting**

8.1 Nothing has been submitted by application

FIRST SESSION: TEAM EAST PRESENTATION

E 9 SECTION 38(2) RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP

E 9.1 None

E 10 SECTION 38(1) INTERIM COMMENT

E 10.1 None

E 11 SECTION 38(4) RECORD OF DECISION

E 11.1 Proposed Retirement Complex Cape Peninsula Organization for the Aged, Erf 173011, 17060 and 87261 Muizenberg: NM HM/MUIZENBERG/ERF 173011/174060/87261

Case No: 110727SD30

A Heritage Impact Assessment Report prepared by Aikman Associates Heritage Management, dated October 2011 was tabled.

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

Mr Shaun Dyers made a power-point presentation.

In the discussion it was noted that:

1. The proposal incorporates three existing buildings

2. Note: There is no written comment from the City Council officials and the heritage consultant advises that the City Council officials are insisting that HWC conclude on the matter before the LUPO process may proceed. This process is wrong and should be corrected as soon as possible (action: CEO)
3. The Muizenberg Historical and Conservation Society support the proposal.

FINAL DECISION

The development as indicated in the sketch plans submitted is approved as it would not impact adversely on the heritage resources on the site or on the surrounds.

SD

E 11.2 Proposed Development 21-25 Main Road, Green Point, Cape Town, Erf 2135: NM HM/GREEN POINT/ERF 2135

Case No: X111019SD26

An Impact Assessment Report prepared by Ashley Lillie, dated October 2011 was tabled.

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

Mr Shaun Dyers made a power-point presentation.

The matter was discussed at some length; and the practitioner made notes of the Committee's concerns to discuss with the architects.

INTERIM COMMENT

HWC regards the design to be inconclusive and at present does not respond appropriately to the heritage resource on the site. HWC suggests that the CIA be asked for their comments.

SD

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

E 12.1 None

E 13 SECTION 38(8) NEMA INTERIM COMMENT

E 13.1 Proposed Construction of a Wooden Walkway and Viewing Platform on Erf 537, Boggom's Baai, Mossel Bay: MA HM/EDEN/MOSSEL BAY/BOGGOMS BAAI WALKWAY

Case No: 110726JL34

An Archaeological Impact Assessment prepared by Centre for Heritage and Archaeological Resource Management, dated 29 September 2011 was tabled.

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

Ms Jenna Lavin made a power-point presentation.

FINAL COMMENT

Archaeological monitoring is required for vegetation clearing and construction phases and a monitoring report must be submitted.

JL

**E 13.2 Proposed Upgrade to the Existing Cement Manufacturing Plant and Associated Operations in Riebeek West: MA
HM/WEST COAST/SWARTLAND/RIEBEEK WEST/CEMENT PLANT UPGRADE**

Case No: 110512JL08

A Draft Environmental Impact Assessment Report prepared by Aurecon, dated October 2011 was tabled.

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

Ms Jenna Lavin made a power-point presentation.

In the discussion it was noted that:

4. The proposed intervention is the demolition of two lime kilns and the associated chimney stacks
5. The current upgrade will occur on an existing footprint therefore no other sites of heritage significance will be impacted on.
6. Heritage resources within the site are the PPC staff cemetery, Smut's house, farmsteads at De Rust and Middelpos.

FINAL COMMENT

1. HWC has no objection to the proposed development including the demolition of the two lime kilns and associated chimney stacks
2. HWC endorses the mitigation measures proposed in the Visual Impact Assessment including the restructuring of mine dumps to fit appropriately with the landscape. However, additional mitigations are required with respect to the identified heritage resources which are affected by the dump and its final shape, silhouette, scale and position, in particular with respect to the Smuts House. Accordingly, HWC requires that the mitigations include the employment of an approved heritage practitioner to assist in the establishment of the management plan which will establish the final shape, silhouette, scale, position and planting of the dumps; and that that the movement of heavy vehicles near and around the Smuts house are regulated and mitigated.
3. The existing two-volume archive of the construction and operation of the existing plant and its operation, and engineering drawings must be digitised and archived by PPC and given to HWC
4. A professional video-photographer must be commissioned to document existing processes and structures before demolition and given to HWC

JL

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

**E 14.1 Proposed Residential Development, Erf 415, Suiderstrand: MA
HM/SUIDERSTRAND/ERF 415**

Case No: 110727ZS31

A Heritage Impact Assessment Report prepared by Aikman Associates Heritage Management, dated October 2011 was tabled.

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

Mr Zwelibanzi Shiceka made a power-point presentation.

In the discussion it was noted that:

1. The property is currently zoned for Agricultural Zone I.
2. The site is a large undeveloped property on the eastern edge of the resort town of Suiderstrand

FINAL COMMENT

The Committee resolved that the proposed development be supported excepting that the two isolated erven between the dune and the wetland be moved to the southern end of the erven in order to consolidate the open space; that archaeological monitoring takes place during the vegetation clearing and trenching procedures and that a monitoring report be submitted to HWC; and that the development guidelines are endorsed but including that the height of the picket fences be limited to 1.5m

ZS

**E 14.2 Proposed Low-Cost Housing Development: Erf 13015, Erf 51 and Portion of Erf 130 Oudsthoorn: MA
HM/OUDTSHOORN/ERF 13015, 51 & PTN OF ERF 130**

Case No: 111019ZS24

A Baseline Study Notification of Intent to Develop Report, dated October 2011 was to be tabled.

FINAL COMMENT

Matter withdrawn by applicant.

ZS

**E 14.3 Proposed Development: Beaufort West N1 Wind Farm Project: Lemoenfontein 158/2, Kuilspoor 161/9, Lemoenfontein South 162/Rem and Bulskop 163/1, Beaufort West District: MA
HM/CENTRAL KAROO/BEAUFORT WEST/N1 WIND FARM**

Case No: 110519TG10

A Final Heritage Impact Assessment prepared by Stefan De Kock, dated October 2011 was tabled.

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

Ms Jenna Lavin made a power-point presentation.
In the discussion it was noted that:

1. The historic Lemoenfontein guest house on the slopes of the Nuweveld Mtns NW of the site has high local cultural significance.
2. The structures on site are the former residence and associated outbuildings used for SAPD HQ for the local livestock theft prevention unit of which have a low significance

FINAL COMMENT

1. A buffer zone of 20m is required around each of the 14 archaeological occurrences and an ACMP developed for their conservation
2. Once the final layout has been established, an archaeologist must inspect the turbine footprints for archaeological material
3. A 50m buffer zone is required around the rippled sandstone palaeo-surface
4. The ECO should monitor for further archaeological and palaeontological heritage during construction
5. A 750m buffer is required along the N1
6. Turbines must be excluded from the view cone from Lemoenfontein as identified and mapped in the HIA.

JL

E 14.4 Revised Proposal: Proposed West Coast One Wind Energy Facility and Associated Infrastructure on a Site near Vredenburg HM\WEST COAST\SALDANHA BAY\VREDENBURG\WEST COAST ONE WIND ENERGY FACILITY

Case No: X111024JL15

A Letter and Pictures prepared by Moyeng Energy, dated 25 October 2011 were tabled.

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

Ms Jenna Lavin made a power-point presentation.

One of the land owners, Mr Kotze, Prof Smith and other representatives were present and were interviewed by the Committee.

FINAL COMMENT

The mitigated layout is supported.

Note: HWC's written response to Mr Kotze is to include discussion of the buffer around KBS as well as a response to the apparently inconsistent treatment of the specific cases mentioned, which is to be sent to him within one week.

JL

200

**E 14.5 Proposed Mainstream Renewable Facility at Nooitgedacht, West Coast: MA
HM/WEST COAST/SALDANHA BAY/VREDENBURG/NOOIGEDACHT WEF**

Case No: X110922JL18

A Position Statement prepared by Mary Patrick and her fellow practitioners, dated 28 October 2011, was tabled.

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

Ms Jenna Lavin made a power-point presentation.

INTERIM COMMENT

The Committee considered the submitted so-called "Position Statement" and considers the report incomplete. HWC requires, as requested, an assessment of the significance of the archaeological resource known as "Die Kop" and that the visual impact of the development on the cultural significance of all heritage resources be assessed. Given that the argument on page 8, paragraph 3 of the "Position Statement" states that the development "could have an impact on heritage resources, tourisms (sic) and associated activities", the inter-relationship between the individual sites identified as components of the landscape (Cultural Landscape Map) and what landscape values these resources establish and what the impact on these heritage resources may be must be identified. These have not been analysed.

JL

**E 14.6 The Remainder of Portion 60 of the Farm Plattebosch 485, Still Bay: MA
HM/EDEN/HESSEQUA/STILL BAY/PLATTEBOSCH 485 REM PORTION 60**

Case No: X110922JL17

A Heritage Impact Assessment prepared by Ron Martin Heritage Consultancy was tabled.

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

Ms Jenna Lavin made a power-point presentation.

FINAL COMMENT

1. HWC has no objection to the proposed development.
2. Palaeontological material must be monitored for during bulk earthworks and the "Fossil Finds" procedure must be followed.
3. HWC suggests that, given that parts of the development approach ridges, trees be planted in the street reserves.

JL

**E 14.7 Proposed Development on Farm Compagnes Drift 436, Theewaterskloof,
Botrivier: MA
HM/OVERBERG/THEEWATERSKLOOF/BOTRIVIER/FARM COMPAGNES DRIFT
436**

Case No: 110603SD07

A Supplement to the Heritage Impact Assessment prepared by Paul Slabert, dated 17 October 2011 was tabled.

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

Mr Shaun Dyers made a power-point presentation.

FINAL COMMENT

1. The concerns the committee had previously had have been met in the supplementary report. HWC has no objection to the proposal.

SD

**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) RESPONSES TO NOTIFICATION OF INTENT TO DEVELOP

W 9.1 None

W 10 SECTION 38(1) INTERIM COMMENT

W 10.1 None

W 11 SECTION 38(4) RECORD OF DECISION

**W 11.1 Proposed Commercial Development, Erf 7523, Sandkraal Road (Tyolora),
George: MA
HM/GEORGE/TYOLORA/ERF 7523**

Case No: X111019RN21

Phase II Integrated Heritage Impact Assessment prepared by Perception, dated October 2011 was tabled.

Mr Ronny Nyuka made a power-point presentation

DECISION

The Committee resolved to approve the proposed commercial development in principle subject to the following:

1. Where possible, linear-planted mature Belhambra trees directly west of Church House be retained and incorporated with the proposed development. Similarly, existing mature trees shall be retained where possible.
2. The slave history as well as layered social history pertaining to the farm Sandkraal (as obtained as part of this assessment) and the Church House building (as obtained up to time of renovation) be appropriately memorialized within said structure, details of which shall be determined as part of its restoration process.
3. That the representatives of the Thembalethu community be provided with an opportunity to provide positive inputs with relation to possible future use(s) of the Church House building.
4. Vehicle parking provided within the historic precinct/demesne east of Church House shall be omitted.
5. That given the high local and possibly, regional cultural significance of the site, George Municipality be requested to relax parking requirements for 'Business Zone I' as per the George Zoning Scheme.
6. That the conservation architectural input pertaining to restoration of the Church House building shall continue during the documentation for statutory building plan approval and during the development of the technical documentation, which shall include approval of these detailed building plans.
7. That the historic precinct be fenced and secured during the construction phase, which measures shall remain in place until restoration of Church House has been completed to the satisfaction of HWC.
8. That the management guidelines referring to the protection of the remaining ruins as recommended in the Archaeological Conservation Management Plan be implemented.
9. The approval will be ratified once a new site development plan is submitted which satisfies these conditions.

Development or disturbance of the historic structures must be preceded by discussion with the archaeologists as to the necessity of a watching brief or archaeological investigation.

RN

**W 11.2 Proposed Development, Vrede & Lust, Farm 950, Simondium: MA
HM/SIMONDIUM/VRED & LUST/FARM 950**

Case No: 110804TG10

A Heritage Impact Assessment prepared by Anne-Marie Fick, dated June 2011 was tabled

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

Mr Justin Bradfield made a power-point presentation

Noted: It was noted that the matter is for comment and endorsement of the indicators.

INTERIM COMMENT

The matter will only be considered:

1. Following a site visit by a sub-committee consisting of ST, SdG, PL and SW.
2. The submission of the required Section 38 checklist.

JB

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

W 12.1 None

W 13 SECTION 38(8) NEMA INTERIM COMMENT

**W 13.1 Proposed Development Casa Maris Estate, Ptn 8 & 9 Farm Knorhoek No 830, Rem Farm 839, 843, 862, 1052, 100 and 1369, Somerset West: MA
HM/SOMERSET WEST/PTN 8 & 9 FARM KNORHOEK NO 830, REM FARM 839, 843, 862, 1052, 100 AND 1369**

Case No: X111019JB17

A Heritage Impact Assessment Supplementary Report prepared by Melanie Attwell & Associates and Arcon Architects & Heritage Consultants, dated October 2011 was tabled.

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

Mr Justin Bradfield made a power-point presentation

The practitioner, Graham Jacobs, Mr and Mrs Maris and other members of the development team were present and were interviewed by the Committee.

In discussion it was noted that:

1. The development is outside in the urban edge and it remains as isolated within the conservation area
2. No comments submitted by heritage affected parties.

INTERIM COMMENT

The committee resolved that a sub-committee will to undertake site visit (ML, SW, DGH, PL and the case officer) on 2 December 2011 at 14:00

JB

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

W 14.1 Proposed Development, Erf 3285, Bunga Avenue, Langa: NM HM/LANGA/ERF 3285

Case No: 110901RN01

A Heritage Impact Assessment prepared by Bridget O'Donoghue, dated October 2011 was tabled

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

Mr Ronny Nyuka made a power-point presentation

In discussion it was noted that:

3. The erven is not situated in a heritage area that is identified by City of Cape Tow

INTERIM COMMENT

4. The committee endorses the recommendations of the consultant's recommendations pending receipt of a comment from SAHRA.

RN

W 14.2 Proposed Establishment of the Roggeveld Wind Farm, near Sutherland, Western and Northern Cape: MA HM/ROGGEVELD WIND FARM

Case No: 111020JB18

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

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

Mr Justin Bradfield made a power-point presentation

In discussion it was noted that:

5. The proposal is for 250 turbines to be located in the Klein Roggeveldberge;
6. The visual impact assessment noted that the proposed turbines will have high visual impact on the sensitive mountainous Karoo landscape although the impact

would be reduced if turbines are removed from the koppie peaks and are set back at least 3 km from the R 354.

7. There is little opportunity for further mitigation in this landscape;
8. The cumulative impact of similar wind farms within a 30 km radius of this area is a concern;
9. An archaeological impact assessment identified several early trekboere settlement remains and some nineteenth century farm houses;
10. Palaeontologically sensitive formations occur in the area;
11. The consultants recommend monitoring of borrow pits, road construction and bulk excavations for turbine footing.

FINAL COMMENT

The committee accepts the recommendations of all the consultants and further comments that:

1. No turbines should be located on Tafelkop, Karookop, Spitskop or any other mountain ridgelines of the Klein Roggeveldberge (only those in W Cape)
1. A suitably qualified palaeontologist must determine what monitoring is necessary and must monitor the bulk earthwork activities.
2. A detailed archaeological survey of Ekkraal is required to record any early colonial resources and protect them from construction (if in W Cape)
3. A suitably qualified and experienced professional should be consulted if any of the old farm buildings are intended for rehabilitation or re-use.

This decision must be relayed to Boswa in the Northern Cape.

JB

W 14.3 Proposed Rezoning, Subdivision and Consolidation of Farm 216/Ptn 1 and Develop a Re-Subdivide into 38 Farms and Construct a 18 Hole Golf Course on Farm 216 Ptn 1 at Vanwyksdorp near Ladysmith: MA HM/LADISMITH/FARM 216 PTN 1

Case No: 110508RN07

A Palaeontological Impact Assessment: Combine Field Assessment & Desktop Study prepared by Dr John E. Almond, dated October 2011 and Archaeological Impact Assessment prepared by Jonathan Kaplan, dated October 2011 and Visual Impact Assessment prepared by PHS Consulting, dated October 2011 were tabled.

Mr Ronny Nyuka made a power-point presentation

DECISION

1. Most of the studies are adequate, but a set of integrated recommendations is required as per standard procedures of HWC, for the matter to be considered.
2. There are concerns that the archaeological study has not covered as much of the area as preferred, but given the relative sparseness of archaeological resources it is accepted.

The CEO is to write to the heritage consultant expressing concerns regarding his lack of expertise relative to his sweeping comments on archaeology, with a copy to the principle consultant.

RN

**W 15 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN
RESPONSES 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 Other Matters

21.1 None

22. Adoption of decisions and resolutions
The Committee adopted all decisions and resolutions

23. CLOSURE – 17H00

24. DATE OF NEXT MEETING: 14 December 2011

CHAIRPERSON 

DATE 14/12/2011.

SECRETARY 

DATE 14/12/2011