

**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, 6 & 12 April 2011,  
in the 1<sup>st</sup> & 2nd Floor Boardroom, Protea Assurance Building,  
Greenmarket Square, Cape Town at 09h00 & 09H30**

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**1 Opening and Welcome**

The Chairperson, Mr Magnus Steenkamp, opened the meeting at 09h00 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  
Mr David Hart

**Staff**

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

**12 April 2011**

Mr Calvin van Wijk

**Observers**

None

**Visitors**

B. van Zyl  
R. Martin  
E. Albertyn  
Z. Thami  
H. Grove  
G. Jacobs  
W. Fourie  
H. Blumer  
C. Snelling  
J. Perrin  
R. Carala

M. Seabe  
M. Nailana  
P.J. Cooke  
K. Makhanya  
S De Kock  
Dr N. Baumann  
H. Aikman  
T. Bolton  
S. van der Merve  
A. Lillie

**3. Apologies**

**3.1 6 April 2011**

Dr John Almond  
Mr David Halkett  
Mr Calvin van Wijk

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Ms Ntombi Nkoane-Njobe

**3.2 12 April 2011**

Mr Magnus Steenkamp  
Dr John Almond  
Mr David Halkett  
Ms Lithalethu Mshoti  
Ms Ntombi Nkoane-Njobe

**4. Approval of minutes of previous meeting held on 22 March 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 W13.4 KAPPA-OMEGA 765 kV Transmission Line, Section 38(8): MA  
HM/CAPE TOWN/ESKOM/GAMMA - OMEGA 765KV TRANSMISSION LINE**

**6.2 W13.5 GAMMA-KAPPA 765 kV Transmission Line, Section 38(8): MA  
HM/CAPE TOWN/ESKOM/GAMMA - OMEGA 765KV TRANSMISSION LINE**

**7 Administrative Matters**

**7.1 Team East and Team West**

In discussion it was noted that:

- the HWC staff is divided into two teams, Team East and Team West.
- every Friday morning the teams discuss the applications that come during the week.
- in every meeting there will be a powerpoint presentation by the case officer on what the case is about and this will display graphic material, it will also in some cases show recommendations of the compiler of the report and it will end with the recommendations of the team.
- one team at a time will come to the meeting.
- it is noted that there will be teething problems and hopefully they will be resolved as they occur.

**7.2 Adoption of decisions**

In discussion it was noted that

- adoption of decisions has been added in the agenda as a standard item.
- this means that the decisions that are up in the projector will stand and after the meeting statements regarding the items will be sent out by the case officers.
- Cases will in future have tracking numbers which will consist of a date and the person dealing with the case, with this information it will be easy to see how long the application has been with HWC.

## **FIRST SESSION: TEAM EAST PRESENTATION**

### **E 8. Section 38(2): Response to Notification of Intent to develop**

#### **E 8.1 Proposed Mixed use Development, Erf 149294, Dock Road, Cape Town: Section 34(4) HM/CAPE TOWN/ERF 149294**

A revised Notification of Intent to Develop prepared by Dr Nicolas Baumann, dated March 2011 was tabled.

Documents had been circulated to and read by ST, PL and ML.

After the discussion, it was concluded that

#### **DECISION**

- the Committee resolved that a revised HIA be conducted focusing on the urban design impact of the development proposal on landmark quality of the silo complex and also on the broader industrial cultural landscape due to substantial modification of the development;
- that a Visual Impact Study be conducted focusing on landmark quality of the silo complex;
- that an archaeological and underwater cultural heritage impact study be conducted, the latter requiring incorporation of comment from SAHRA

**ZS**

### **E 9 Section 38(2): Decision regarding HIA**

#### **E 9.1 Proposed Consent use for 3 additional dwellings interim of primary use rights, agricultural 1 zoning, Ptn 4 of Farm Signal Hill No 965, Paarl: Section 38(1) HM/PAARL/PTN 4 OF FARM 965**

A Notification of Intent to Develop prepared by Dr. Nicolas Baumann & Ms Sarah Winter, dated 22 March 2011 was tabled.

PL, SdG, ST and ML had received and read the document.

Mr Zwelibanzi Shiceka presented the application.

After the discussion, it was concluded that:

- No integrated HIA with inclusive set of recommendations was undertaken

#### **DECISION**

The committee resolved to accept the recommendations of the consultants and of the team that a HIA be conducted focusing on cultural landscape and the visual issues. It should also look on the architectural approach which will respond positively to the significance and sensitivity of the landscape context.

No further Stone Age archaeological investigation is required. There is a concern that some historical archaeological remains might be present and, should the canon platform be uncovered during the clearance of the trees the location should be recorded and marked by a beacon/memorial.

SAHRA should be consulted as an I&AP, and comments included in the HIA

ZS

**E 9.2 Proposed Development, Portion 30 of Farm Plattebosch 485, Still Bay:  
Section 38(4)  
HM\EDEN\HESSEQUA\STILL BAY\PLATTEBOSCH 485\PORTION 30**

A Notification of Intent to Develop and Archaeological Impact Assessment prepared by Cindy Postlethwayt and Jonathan Kaplan of ACRM dated 22 March 2011 were tabled.

MS and SW had received and read the documents.

After the discussion, it was concluded that

**DECISION**

The Committee agreed to support the recommendations that:

- no further studies required
- earthmoving operations to be monitored by an archaeologist. Monitoring need not be full time.
- an archaeological monitoring plan must be presented to HWC for approval.
- the proposed development can proceed
- an appropriately qualified practitioner must assess the significance of the structures on the site even if they are younger than 60 years old.

JL

**E 9.3 Proposed Development, Erf 44383, Corner Croft & Park Road, Rondebosch:  
Section 38(1)  
HM/RONDEBOSCH/44383**

A Notification of Intent to Develop prepared by Mr. Chris Snelling, dated 17 March 2011 was tabled

After the discussion, it was concluded that

- The Committee felt that this NID should have contained some indication of the quality of the surrounding streetscapes as this would more obviously have eliminated the need for further studies

**DECISION**

The Committee resolved that the practitioner's recommendations be accepted and that no further studies were required.

ZS

**E 9.4 Proposed New Structure Plan for Rezoning and Subdivision, Erf 77, Elands Bay: Section 38(1)  
HM\WEST COAST\CEDERBERG\ELANDS BAY\ERF 77**

A Notification of Intent to Develop prepared by Johan Botes, dated 23 March 2011 was tabled

After the discussion, it was concluded that:

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## **DECISION**

The Committee agreed to support the recommendations of the Team that:

- an HIA is required consisting of an Archaeological Study given the importance of MSA and LSA midden deposits in the area, which may result in Phase 2 mitigation of archaeological resources or potentially, formal protection of the archaeological sites, including a grading of the archaeological sites in accordance with Section 7 of the NHRA (Act 25 of 1999)
- this study should also indicate the relationship of this site to the PHS of Baboon Point as well as the impact of the development on the PHS.
- the design of the residential development must be sensitive to the character of Elands Bay eg. blending into the environment rather than replicating vernacular architecture
- produce architectural design guideline for the development
- the status of the SDF must be confirmed

**JL**

### **E 9.5 Proposed Subdivision, Erf 5144, Kommetjie: Section 38(4) HMKOMMETJIE/ERF5144**

A Notification of Intent to Develop and several documents prepared by Lize Malan were tabled.

The committee resolved that the documentation received constituted an impact assessment adequate for an assessment by HWC under Section 38(4).

## **RESOLUTION**

The Committee agreed that an HIA including Archaeological study and a visual study focusing on views of the mountain. Given the status of the adjacent Grade 1 Site, comments from SAHRA must be included in the HIA as an I&AP.

**SD**

### **E 9.6 Proposed Residential Development, Ptn 171 of Farm Goree No 158, Ashton: Section 38(1), 38(4) & 38(2) HM/ASHTON/PTN 171 OF FARM 158**

A Notification of Intent to Develop prepared by Mr. Paul Slabbert, dated 11 March 2011 was tabled.

After the discussion, it was concluded that

#### **Comment**

- S38(2) An HIA would have been required focusing on archaeological resources
- the consultant and the developer be informed that no detailed archaeological study was required at the NID phase, should not have been commissioned and in the future such studies will not be considered and should not be commissioned until agree by HWC and in future.
- concern is expressed that the archaeological consultant has removed material from its context and they are reminded that material must be returned to its original position.

## INTERIM COMMENT

The Committee resolved that:

- as the 2004 permit has lapsed, a new permit is required
- an audit of the archaeological work already done and how this corresponds with the proposed development is required
- the committees' previous comment that "The committee required the comments/recommendations contained in the 1999 and 2003 reports, the position of the sites identified in the previous surveys and a development diagram to determine the relationship between the proposed development, the existing facilities and the sites identified by J. Kaplan in the 1999 and 2003 reports" stands
- an archaeologist must assess the current state of the archaeological site and inform HWC on the development that will be appropriate in the future
- HWC requires an archaeologist to determine a "no-go" area on the property in order to prevent further destruction of archaeological sites
- all correspondence must be copied to SAHRA BGG Unit in light of the potential for finding British War graves.

JL

### **E 10.3 Extension of existing Firgrove MTS Substation Upgrade, Farm 1101 and Farm 664, Remainder of Farm Zandvliet, Firgrove: Section 38(4). HM\CAPE TOWN METROPOLITAN\SOMERSET WEST\FARM 1101, FARM 664, REM FARM ZANDVLIET, FIRGROVE**

A Notification of Intent to Develop and Archaeological Impact Assessment prepared by Professional Grave Solutions, dated 23 March 2011 were tabled

RJ and ST had received and read the documents

After the discussion, it was concluded that

#### **The practitioner recommended that:**

- that no further heritage studies required
- the consolidation, extension and maintenance of the tree belts on and adjacent to the perimeter of the site to mitigate visual impacts
- archaeological mitigation (sampling and documenting) is recommended for the ESA scatter and pebble layer by a qualified archaeologist
- the extent of the pebble layer should be delineated and all material within this delineation should be recorded through *in-situ* analysis and photography of artefacts (collection is NOT recommended)
- application for destruction of the site must be applied for by the developer
- a monitoring program or watching brief must be implemented by the developer during construction to outline the responsibilities of the developer i.t.o heritage, the monitoring archaeologist and actions to be taken should further finds be uncovered

## FINAL DECISION

The Committee recommended that

- the consolidation, extension and maintenance of the tree belts on the perimeter of the site to mitigate visual impacts is required
- a monitoring program or watching brief must be implemented by the developer during construction to outline the responsibilities of the developer i.t.o heritage,

A letter requesting final comment on the Final Basic Assessment Report prepared by Arabel McClelland of Sillito Environmental Consulting, dated 22 March 2011 was tabled.

After the discussion, it was concluded that

The Comments by J. Pether were noted as:

- although the new pipe is going in beside an existing one, opening up the trench may well expose deposits that relate to times of expanded Zeekoeivlei-Zandvlei lagoonal and wetland systems.
- haughton (1933) records the occurrence of shelly beds bearing *Dosinia*, *Solen* and *Macra* (inter alia) at Rondevlei, showing that an extensive, well-ventilated lagoonal system existed in the past, as far inland as 4 km from the current beach. This most likely dates to the Last Interglacial ~
- 125000 years ago when sea level was about 6 m higher, but it may be older.
- most of the trench will be in dune sands. The areas of lowest elevation are most likely to encounter shelly beds, such as the vicinities where the trench crosses the Zeekoeivlei canal and where it links up to the Lavender Hill Pump station (based on Google Earth elevs).
- the conclusion of the AIA: "The current survey found nothing and there are no heritage concerns of any sort" is not quite right as there is the concern for fossil finds.

#### **DECISION**

The Committee resolved that if any fossil material is found, such as bones or shelly beds, the material must be left in place and reported to HWC for guidance on an appropriate way forward.

JL

**E 12.3 Proposed Verlorenvlei Game and Nature Reserve, Portion 6 of Farm Wittedrift No. 4 (Skuinskraal) and Portion 12 of the Farm Groote Drift No. 5 (Sandhoogte): Section 38(8)  
HMWEST COAST\BERGRIVIER\REDELINGHUYS\GROOTE DRIFT 5 PTN 12 (SANDHOOGTE) & PTN 6 OF WITTEDRIFT 4 (SKUINSKRAAL)**

A Final Basic Assessment Report prepared by Withers Environmental Consultants, dated 10 March 2011 was tabled

After the discussion, it was concluded that

#### **COMMENT**

- an HIA is required consisting of a heritage statement on the historic buildings, heritage indicators to guide future interventions into the historical werf and buildings., a visual specialist study of the proposed development as well as an assessment of the impact of the increased number of visitors and also of the mode of access utilised for the coastal sites.
- a more compact layout of the cottages needs to be considered in terms of minimising visual impacts
- the rock art sites at SKK1, SSK2, PS1 and SH1 must be documented in detail by a rock art specialist.
- a Heritage Management Plan must be developed in close consultation with HWC for SKK1, SKK2, PS1 and SH1, as well as the archaeology on the coast, this

HMP must be the basis for a Heritage Agreement between the owners and HWC for these sites.

- SAHRAs minimum standards for opening archaeological sites to the public must be adhered to.
- the signed and completed heritage agreement must be presented to HWC along with the report on the documented rock art
- APM Recommendations Feb and March
  - HWC requires a heritage agreement (i.t.o. Section 42 of the NHRA) indicating what the owners' intended management and future plans for the sites are.
  - The heritage agreement must be drawn up with a lawyer, the owners and HWC.
  - The heritage agreement must include an assessment of the sites as well as an indication of the responsibilities of the owners in terms of site conservation.

JL

**E 12.4 Proposed Cultivation of Virgin Soil, Portion 19 of Farm De Goree No. 100, Robertson: Section 38(8)  
HM\CAPE WINELANDS\BREEDE RIVER WINELANDS\ROBERTSON\GOREE  
AAN DE BREEDE RIVIER 100\PTN 19**

A Draft Basic Assessment Report prepared by Johlene Krige of Boland Enviro, dated 23 March 2011 was tabled

After the discussion, it was concluded that

**COMMENT**

- No further studies required
- Earthmoving operations to be monitored by an archaeologist.
- An archaeological monitoring plan must be presented to HWC for approval.

**Note to archaeologist:** The use of the term occurrence is misleading as this may represent more than is implied. An assessment of density is required for sites such as this, as has recently been discussed with the archaeologist. Dense sites such as quarry should be piece plotted and adequately photographed. Unless a decision has been made to destroy the site as approved as a result of the HIA, the artefacts should be left in their original position.

JL

**E 13 SECTION 38(8) NEMA FINAL COMMENT ON ENVIRONMENTAL IMPACT ASSESSMENT**

**E13.1 Proposed Wind Farms, Swellendam; Heidelberg; Albertinia and Mossel Bay: Section 38(8)  
HM\SWELLENDAM; HEIDELBERG; ALBERTINIA & MOSSEL BAY/WIND FARM**

A Draft Environmental Impact Assessment Report prepared by CSIR dated was tabled

After the discussion, it was concluded that

- In future each individual wind Farm application must be separated.

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**COMMENT**

an HIA is required with an integrated single set of recommendations including the full previous specialist studies and a further study on the built environment and cultural landscape. Provide Google earth superimposition of 3D turbines (in proportion) for all sites in .kml format on a CD

SD

**E 13.2 Proposed Construction of Greenleaf Off-Channel Storage Dam and Associated Infrastructure, Melk Hout Rivier Farm No. 492, Swellendam: Section 38(8)**

**HM\OVERBERG\SWELLENDAM\SECTIONS 5 & 6 AND PORTIONS 26 & 27 MELK HOUT RIVER FARM 492\ PROPOSED CONSTRUCTION GREENLEAF OFF-CHANNEL STORAGE DAM AND ASSOCIATED INFRASTRUCTURE**

An Environmental Impact Assessment Report prepared by Enviro Africa, dated September 2010 was tabled

After the discussion, it was concluded that

**COMMENT**

- The impact of the proposed dam and pipeline on heritage will be low.
- A palaeontologist must inspect the dam for significant fossils after it is constructed and before it is filled in.
- The proposed development may proceed.

JL

**E13.3 Moquini Beach, Mossel Bay**

Dr Townsend reported to the committee on his findings in respect of this matter and the strongly worded comments from the VIA consultant, Stephen Stead, and that DEA&DP had referred the matter back to the consultants for adjustment of the design. And he undertook to draft a response from HWC.

ZS

**E 14 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP**

None

**E 15 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN INTERIM COMMENT**

**E 15.1 Proposed Solar Energy Facility, Farm Hartebeestkraal 36 Portion 1 and Farm Ratelbosch 149 Portion 4, Touwsrivier: Section 38(8)  
HM/CAPE WINELANDS/BREEDE VALLEY/TOUWS RIVER/HARTEBEEKRAAL 36 PTN 1 & RATELBOSCH 149 PTN 4**

A Draft Environmental Impact Report and Draft Environmental Management Plan prepared by Environmental Evaluation Unit, UCT, dated March 2011 were tabled.

After the discussion, it was concluded that

**COMMENTS**

- No further studies are required
- Endorse the recommendations outlined in the VIA, the HIA and the PIA – these must be included in detail in the EMP (they are not)
- To Consultants: Consultants must be informed that in the future a consolidated HIA incorporating all separate specialist studies and an integrated set of recommendations will be required for such applications.

JL

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

None

**E 17 SECTION 38(8) OTHER LEGISLATION NOTIFICATION OF INTENT TO DEVELOP**

**E 17.1 Proposed Development, Erven 1321; 1398; 1403-1408 and 1413, Porterville:  
Section 38(8)  
HM/PORTERVILLE/ERVEN 1321; 1398; 1403-1408& 1413**

A Heritage Impact Statement prepared by Ron Martin, dated was tabled

Documents had been circulated to and read by SW and SdG,

After the discussion, it was concluded that

**COMMENT**

The Committee requested an integrated HIA that consists of a study to mitigate the impact of the development on the landscape quality on the northern side with the view to soften the northern edge and an archaeological study is required to assess heritage resources older than 100 years.

SD

**E 18 SECTION 38(8) OTHER LEGISLATION INTERIM COMMENT**

None

**E 19 SECTION 38(8) OTHER LEGISLATION FINAL COMMENT**

**E19.1 Proposed Residential Development, Portion 52 of Farm Kraaibosch 195,  
George: Section 38(8)  
HM\EDEN\GEORGE\KRAAIBOSCH 195 PTN 52**

An Archaeological Impact Assessment prepared by Peter Nilssen of CHARM, dated 15 March 2011 was tabled

After the discussion, it was concluded that

**FINAL COMMENT**

- No further studies are required.
- No objection to the development proceeding.



JL

**E 19.2 Proposed Affordable Housing Development, Various Erven, Hornlee, Knysna: Section 38(8)**  
**HM\EDEN\KNYSNA\HORNLEE\VARIOUS ERVEN\AFFORDABLE HOUSING PROJECT**

Paleontological Impact Assessment prepared by John Almond of Natura Viva, dated February 2011 was tabled

After the discussion, it was concluded that

**Final Comment**

- Before construction commences, a qualified palaeontologist should be commissioned to monitor, record and sample bulk earthworks for palaeontological material.
- A monitoring report must be submitted to HWC
- The palaeontologist should develop a realistic and cost-effective monitoring program and protocol in collaboration with the developer.
- Detailed site layout and design for the proposed development must be done with input from a Visual Impact specialist

JL

**E 19.3 Proposed Telkom Infrastructure (Sleeved Electrical Cable), Portions 1, 4, 32 and 36 of Farm 560 and Main Road 215, Yzerfontein: Section 38(8)**  
**HM\WEST COAST\SWARTLAND\YZERFONTEIN\WEST AFRICA CABLE SYSTEM/FARM 560 AND MAIN ROAD 215**

A Letter requesting exemption from having to conduct an AIA prepared by Jonathan Kaplan of ACRM, dated 23 March 2011 tabled

After the discussion, it was concluded that

**FINAL COMMENT**

- Bulk earthworks must be monitored by a professional archaeologist
- The ECO must be briefed by the archaeologist to monitor for any buried archaeological and palaeontological material that might be uncovered.
- The monitoring guidelines and protocols as laid out in the desktop PIA done in April 2010 by Dr J. Pether must be adhered to.

JL

**E 19.4 Proposed Tulbagh Bulk Water Supply Pipeline, Various Erven, Tulbagh: Section 38(8)**  
**HM\CAPE WINELANDS\WITZENBERG\TULBAGH\KLEIN BERG RIVER BULK WATER SUPPLY**

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

After the discussion, it was concluded that



**FINAL COMMENT**

- No further heritage studies required.
- No objection to the proposed development.

JL

**SECOND SESSION: TEAM WEST PRESENTATION**

**W8. Section 38(2): Response to Notification of Intent to develop**

**W8.1** None

**W9 Section 38(1): DECISION**

**W9.1 Proposed Mixed Development, Erf 21750, Velodrome, Bellville, Section 38(1):  
NM  
HM/BELVILLE/ERF 21750**

A Heritage Statement Report prepared by Aikman Associates, dated March 2011 was tabled

Documents had been circulated and read by SW, and SdG

Mr Ronny Nyuka presented the application by power-point presentation

After the discussion, it was noted that

- Public consultation would be included in the rezoning process

**DECISION**

- No further heritage studies required

The Committee agreed to support the recommendation of the consultant that:

- Recommended that no further heritage studies are required as heritage resources are unaffected by the proposed development.
- Further that there are significance socio- economic benefit resulting from the development including the creation of job and increase municipal rates

RN

**W9.2 Proposed Health Centre, Erf 5799 & 5819-3, Primrose, Caledon, Constitution and Mount Streets, District Six: Section 38(1): NM  
HM/DISTRICT SIX/ERF 5799 & 5819-3**

Notification of Intent to Develop prepared by Dr Nicolas Baumann, dated 3 February 2011 was tabled

Documents had been circulated to and read by RJ and ST

Mr Jonathan Windvogel presented the application by power-point presentation

After the discussion, it was concluded that the recommendations of the practitioner and echoed by the Team West be accepted:

**DECISION**

- Heritage Impact Assessment including specifically social, cultural and historical studies, incorporating oral history to be conducted by appropriately qualified professional
- Comments from public participation and the comments from the District Six Museum be obtained as the Site has some cultural and social significance.
- Comment from SAHRA must be obtained and included in the Heritage Impact Assessment

The Committee agreed to support the recommendations of the consultant that:

- The requirements for a Heritage Impact Assessment particularly with regard to those stakeholders identified to be engaged with, are clarified as a matter of priority

**JW**

**W9.3 Proposed Rezoning and Consolidation of 6 Erven, Erven 19994/5/6, 20689, 20690 & 148066, Brooklyn, Section 38(1): NM  
HM/BROOKLYN/ERVEN 19994/5/6, 20689, 20690 & 148066**

Notification of Intent to Develop prepared by Henry Aikman, dated 24 April 2011 was tabled

Documents had been circulated to and read by ST, RJ, SW and MS

After the discussion, it was concluded that

**DECISION**

- The Committee agreed that no heritage resources would be affected by the proposed activities and resolved to approve the consolidation of the abovementioned six erven, the demolition of the extant structures on said erven and supported redevelopment of the consolidated site.
- The committee further agreed that no additional studies were required.

**TG**

**W9.4 Proposed Commercial Development, Erf 7523, Tyolora, George: Section 38(1): NM  
HM/TYOLORA/GEORGE/ERF 7523**

Notification of Intent to Develop and Phase I Heritage Impact Assessment prepared by Stefan de Kock of Perceptions, dated March 2011 were tabled

Mr Ronny Nyuka presented the application by power-point presentation

After the discussion, it was concluded that

**DECISION**

- An HIA consisting of full architectural, landscape and historical study of structures and remains of the farm/mission werf on the site including mapping, a photo documentation of interiors and exteriors as well as the ruins and an historical archaeological study to be conducted by an historical archaeologist to be submitted. This should also include a grading of the structures
- CMP is required for the management and stabilization of the ruin structures

The Committee agreed to support the recommendations of the consultant that:

- Heritage informants and development indicators , formulated through the report be incorporated in future design proposal for the property and that a phase two heritage impact be submitted for final comments

RN

**W9.5 Proposed rezoning and Consolidation for Development of 11 Guest Cottages, Erven 242 & 7468, Long Street, Knysna: Section 38(1): NM HM/KNYSNA/ERVEN 242 & 7468**

Notification of Intent to Develop prepared by Stefan de Kock, dated March 2011 was tabled

Ms Tamar Grover presented the application by power-point presentation

Documents had been circulated to and read by SdG, SW and PL

After the discussion, it was concluded that

**COMMENT**

- The proposal is too dense and will impact on a very fine Victorian grade IIIA building of socio-historical and architectural significance and will adversely affect its relationship to the garden setting
- An HIA is required including more detailed social-historical research, an historical architectural study fully documenting the interiors and exteriors of the historic buildings and their relationship to the garden; a desk-top palaeontology study and a visual impact study.
- Integrated recommendations required.
- Monitoring of bulk earthworks required.
- 

TG

**W10 Section 38(4) Record of Decision**

**W10.1 Proposed Residential Development, Erf 131/1 & 131/2, Long Street, Great Brak River: Section 38(4): MA HM/GREAT BRAK RIVER/ERF 131/1 & 131/2**

A Supplementary Report to Henry Aikman's Heritage Impact Assessment prepared by Hanns Blummer of Dennis Moss Partnership was tabled

Documents had been circulated to and read by ST and PL

After the discussion, it was concluded that

**DECISION**

The Committee resolved as follows:

- To approve the Site Development Plan/ Ground Floor Plan (Dwg No. U3843-SK100), dated 25 March 2011, subject to the omission of the residential block positioned directly south of Riversyde. Said block includes units 12 & 13 as indicated on the aforementioned SDP.

- To approve the proposed demolition of the existing cottage positioned on the south side of Riversyde.
- To support the recommendations that a 6m buffer be kept around the cemetery, that a registered landscape architect be employed, that softer landscaping is required for the car park, and that the established trees on the combined site to be retained where possible.
- That any future alterations and additions to the Riversyde building must be submitted to BELCom as a separate application.
- That every effort must be made to establish the position of the Muslim burial site referred to in the letter from the Mossel Bay Heritage Society, dated 31 March 2011. The applicant must consult with SAHRA prior to the commencement of building works in an effort to determine the likelihood of impacting the burial site and to determine the location of the burial site. The burial site cannot be impacted without prior consultation with the Moslem community and with SAHRA.

The applicant is advised that specialist studies requested by Heritage Western Cape must be undertaken by appropriately qualified and experienced professional/s.

TG

**W10.2 Proposed Commercial Development, Touchstone House, Erven 1514/5/6/8/9 & 1520, Corner Machau and Bree Street, Cape Town: Section 38(4): MA HM/CAPE TOWN/Erven 1514/5/6/1518/9 & 1520**

An Impact Assessment Report by Ashley Lillie, dated 25 April 2011 was tabled

In the discussion it was noted that:

- The application process for said application was clarified by BELCom on 2 December 2010 (item 8.1, S38 Matter Arising: For Discussion). BELCom resolved that the application should be assessed i.t.o Section 38(4) and not S38(8) and a NID was subsequently assessed at BELCom on 2 March 2011.
- Touchstone House (7-9 Bree Street) which dates back to the late 19<sup>th</sup> century was one of the largest surviving industrial buildings in central Cape Town.
- Touchstone House was severely gutted by fire in May 2009 but its façade remains a significant architectural heritage resource.
- The application for development includes partial demolition of the gable-fronted building on Erf 1516 dating from 1986, and the total demolition of two early-mid 19<sup>th</sup> century warehouse buildings located at 11/13 Bree Street (Erven 1514 & 1515).
- The two early-mid 19<sup>th</sup> century warehouses (11-13 Bree Street), although altered, retain much historic fabric including the original roof structures and building envelopes.
- The 1986 gable-fronted building has a significant amount of historic fabric intact.
- The parking on floors 1 – 3 of the Bree Street side of the proposed building will have the effect of reducing human surveillance of the street and thus prohibit an active interface between the building and Bree Street which should be an active, pedestrian edge.

**DECISION**

The Committee resolved to approve the proposed development in principle as per the conceptual design presented in the aforementioned Heritage Impact Report, subject to the reuse of salvaged material where possible; archaeological monitoring being undertaken by an experienced archaeologist during the earthmoving works;

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and submission of a monitoring strategy report to HWC prior to earthmoving works proceeding on the site. Upon completion of the earthmoving works a monitoring report must be compiled by the archaeologist and submitted to HWC.

The Committee further resolved that the developed architectural design must be substantially in accordance with the approved-in principle concept design and a set of architectural plans must be submitted to HWC for final approval.

### **RECOMMENDATIONS**

The Committee expressed particular concern regarding the lack of an active interface on the Bree Street edge of the building and recommended that consideration be given to utilize the first five to six meters of levels 1 – 3 for non-parking related activities in order to positively activate the interface of the building with Bree Street and thus enhance the experience of the building at a pedestrian level.

The Committee further recommended that as much as possible of the intact, external and internal historic fabric (of the two early-mid 19<sup>th</sup> century warehouses (11-13 Bree Street) and of the 1986 gable-fronted building be incorporated into the design, and that the elevation treatment of the proposed façade to 11/13 Bree Street be articulated at the lower levels so as to differentiate the extant structure from the entirely new building above it.

TG

## **W11 SECTION 38(8) NEMA RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP**

### **W11.1 Proposed Rezoning and Subdivision for mixed use Development, Rem Farm Port Barry 631, Witsand: Section 38(8): NM HM/WITSAND/REM FARM PORT BARRY/631**

Notification of Intent to Develop prepared by Stefan de Kock, dated 22 February 2011 was tabled.

Ms Tamar Grover presented the application by power-point presentation

Documents had been circulated to and read by Townsend and Joshua

After the discussion, it was concluded that

#### **INTERIM COMMENT**

- Heritage Impact Assessment to include historical background research, a detailed natural and cultural landscape analysis, archaeology and palaeontology impact study, and a visual impact study with integrated recommendations. Heritage-related design indicators.
- The HIA must fulfill the requirements of Section 38(3) and must be undertaken by an appropriately qualified professional.

The Committee agreed to support the recommendation of the consultant that:

- HIA to include historical background research, a detailed natural and cultural landscape analysis, and clear heritage/development indicators be defined so as to inform the final site layout plan.

**Note:** An AIA is being compiled by Dr Peter Nilsson

TG

**W11.2 Proposed Rezoning and Subdivision for Residential Development, Groot Parys Farm Rem Erf 27438, Paarl: Section 38(8): NM  
HM/PAARL/PTN OF REM ERF 27438**

Notification of Intent to Develop and photographic documentation prepared by Dr Elzet Albertyn and Subdivision plan were tabled.

Ms Tamar Grover presented the application by power-point presentation

Documents had been circulated to and read by SW and ST

After the discussion, it was concluded that

**COMMENT**

- An HIA which includes visual impact study and a socio-economic impact study and an urban design analysis; and which includes the agreements and concession applicable to the farm.
- The HIA must include heritage-related design indicators to inform the design proposal to ensure a sympathetic architectural response and an appropriate spatial layout

The Committee agreed to support the recommendations of the heritage consultant that:

- HIA ,VIA and socio-economic impact study and Architectural guidelines to be required

TG

**W11.3 Rezoning and Subdivision for Mixed Use Development, Rem Erf 42, Farm Helderberg, Hermen Street, Riebeeck Kasteel, Section 38(8): NM  
HM/RIEBEEK KASTEEL/ERF 42 FARM HELDERBERG**

Notification of Intent to Develop prepared by Johann Botes, dated 24 April 2010 was tabled

After the discussion, it was concluded that

**INTERIM COMMENT**

- The Committee agreed that on the basis of the information presented it would be difficult to support the proposal but resolved to request the submission of a Heritage Impact Assessment (HIA) in order to make an informed decision. The HIA must include a palaeontological study, an archaeological study, a townscape/landscape study and integrated recommendations.

The applicant is advised that specialist studies requested by Heritage Western Cape must be undertaken by appropriately qualified and experienced professional/s.

TG



**W12 SECTION 38(8) NEMA INTERIM COMMENT**

**W12.1 Proposed Residential Development, Erf 1090, Riebeek West, Malmesbury:  
Section 38(8): NM  
HM/MALMESBURY/ERF 1090**

Notification of Intent to Develop prepared by Aikman Associates, dated March 2011 was tabled

Mr Jonathan Windvogel presented the application with power-point presentation

After the discussion, it was concluded that

**COMMENT**

- A landscape plan compiled by a suitably qualified professional showing how visual impact will be mitigated is required
- Comment to made to DEA&DP

**JW**

**W13 SECTION 38(8) NEMA FINAL COMMENT ON ENVIRONMENTAL IMPACT ASSESSMENT**

**W13.1 Proposed Construction of a three Storey Residential Building, Erf 386, Blaaubergstrand: Section 38(8): NM  
HM/BLAAUBERGSTRAND/ERF 386**

A Draft Basic Assessment Report relating to the proposed development prepared by Enviro Dinamik, dated January 2011 was tabled

Mr Ronny Nyuka presented the application by power-point presentation

After the discussion, it was concluded that

**COMMENT**

- The site is facing the beach zone .There is a strong likelihood of heritage resource, historical or stone age site along this coast
- The Committee recommend an HIA Focusing on Archaeological study

**RN**

**W13.2 Proposed Rehabilitation and Improvement of the R310 Corridor between the N2 and Polkedraai Road, Section of the R 310, TR2/1-MR 168, Stellenbosch,  
Section 38(8): MA  
HM/STELLENBOSCH/SECTION OF THE R 310**

A Draft Environmental Assessment Report prepared by SRK Consulting, dated 14 April 2011 was tabled

Ms Tamar Grover presented the application by power-point presentation



After the discussion, it was concluded that

**INTERIM COMMENT**

- To support the specialist consultants' recommendations as contained in the report.
- Clarity re Grade I status of this area SAHRA's comment may be required.
- Value of farm entrances need to be considered regardless of the age
- The matter will not be considered until the requested to AIA is submitted

TG

**W13.3 Upgrade of R310 Corridor between N2 and Polkadraai Road Stellenbosch 38(8):  
MA  
HM/STELLENBOSCH/R310**

A Draft Environmental Impact Assessment, Visual Specialist Study and HIA prepared by Harriet Clift were tabled

After the discussion, it was concluded that

**COMMENT**

The Committee resolved as follows:

- The proposed piping of the historic water canal near Spier Estate is not supported. The furrow should remain as a visible surface feature.
- The Grade I heritage status of the Eerste Rivier farms needs to be clarified by the applicant. The applicant is advised to obtain written comment from SAHRA to this effect.
- The heritage value of the affected farm entrances needs to be considered regardless of their age.
- An urban design/landscape assessment needs to be undertaken to act as an informant to the proposal, and to assess the impact of the proposal within the rural landscape context.
- The Committee resolved that the design concepts of the proposed details and landscaping must be submitted to the Committee for further comment.
- The Committee endorsed the *Conclusions and Recommendations* as set out in the Preliminary Archaeological Impact Assessment on page 36 of Appendix 5. Monitoring by a qualified archaeologist would be required should the inner track paralleling the R310 between Vlaeberg Road and Lyndoch be upgraded.

The applicant is advised that specialist studies requested by Heritage Western Cape must be undertaken by appropriately qualified and experienced professional/s.

TG

**W13.4 KAPPA-OMEGA 765 kV Transmission Line, Section 38(8): MA  
HM/CAPE TOWN/ESKOM/GAMMA - OMEGA 765KV TRANSMISSION LINE**

A Phase II Heritage Impact Assessment was tabled

Ms Belinda Mutti presented the application with power-point presentation.

A subcommittee including Townsend, de Gois, Joshua had spent considerable time perusing the documentation and had met prior to the meeting

The meeting was attended by representatives of both the applicants and of certain objectors (including the attorney, Richard Summers who represented a group of objectors)

After the discussion, it was concluded that

#### **COMMENT**

- The Committee agreed to endorse the author's recommendation that the following conditions should apply:
  1. That the power-line should revert to the earlier option at Karoopoort (i.e. south of Kloof) and
  2. That the power-lines should follow a route further south of the Tulbagh Valley (i.e. Preferred Option 2, as indicated in Figure 7 (Jacobs 2010 p.26)
  3. Avoiding of the archaeological sites is preferred. However, if placement of the pylons cannot be done without impacting sites or features documented during the survey, the footprints of the pylons and associated infrastructure (the position of which had not been decided) must be surveyed and any archaeological residues appropriately mitigated. This must be done in accordance with the recommendations of the archaeologists in Table 2, Option 2 of the report (PGS, 24 July 2010 p.59-61), attached here, with monitoring where recommended. For seven of the sites the archaeologist has documented monitoring plus documentation and collection of surface scatters before construction. This recommendation is supported, except that, where appropriate, *in situ* artefact recording should replace artefact collection. The subsequent (mitigation) report must be approved by HWC before development.
  4. For the remaining 58 sites identified along the preferred route, the recommendation is that the archaeologist must demarcate the sites during construction and must monitor any activity that may occur in the general area of the site
  5. An archaeological monitoring plan approved by HWC must be developed in consultation with all stakeholders. An archaeologist must monitor any earthmoving in the areas of heritage resources. Heritage Western Cape endorses the roles and responsibilities of archaeological heritage management (Table 3, p.64) and the table of sites discovered, locality maps and locality management (Annexure B, p.77)
  6. the palaeontologist noted that pylon positions that were given do not affect any paleontological heritage. However, construction of the additional infrastructure such as roads and camps might have a significant impact. A palaeontologist must be consulted regarding the possible monitoring of these.
  7. the committee noted that the Phase II HIA covered only the preferred route and *did not* address alternatives. Once the route has been finalised, HWC requires Phase I archaeological and palaeontological assessments of any areas not yet covered.
  8. a heritage briefing workshop run by the specialists (Archaeology and Palaeontology) must be held with the ECOs. The signed attendance register and minutes of this workshop must be copies to HWC.
  9. a copy of the Phase II HIA report must be submitted to SAHRA Burial Grounds and Graves Unit for comment. All graves must be protected.

**BM & RN**

**W13.5 GAMMA-KAPPA 765 kV Transmission Line, Section 38(8): MA  
HM/CAPE TOWN/ESKOM/GAMMA - OMEGA 765KV TRANSMISSION LINE**

A Phase II Heritage Impact Assessment was tabled

Ms Belinda Mutti presented the application with power-point presentation.

This matter is integral with the previous matter and was dealt with in the same way as the previous matter.

After the discussion, it was concluded that

**FINAL COMMENT**

- The Committee resolved to endorse the Supplementary Report and its recommendation that "*any substantial new changes for whatever reasons within this section of the proposed powerline route be subject to careful heritage impact monitoring as recommended by Baumann & Winter (2008) (Section J p.146):*" and subject to conditions outlined by the APM Committee at the meeting of 6 April 2010.
- The proposed power-line will traverse sensitive archaeological and palaeontological sites. Eight of the 66 Archaeological sites (PGS 12 January 2010) that were found fell within the pylon footprints. Avoidance of the archaeological sites is preferred. However, if placement of the pylons cannot be done without impacting sites or features documented during the survey, the footprints of the pylons and associated infrastructure (the position of which had not been decided) must be surveyed and any archaeological residues appropriately mitigated.
- This must be done in accordance with recommendations of the archaeologists in Table 1, Option 2 of the report (PGS, 12 January 2010: p.4-5) attached here with monitoring where recommended. For five of the sites the archaeologist has recommended monitoring (of construction activities) plus documentation and collection of surface scatters before construction. This recommendation is supported, except that, where appropriate, in situ artefact recording should replace artefact collection. The subsequent (mitigation) report must be approved by HWC before development.
- For the remaining 58 Archaeological sites, the recommendation is that the archaeologist must demarcate the sites during construction and must monitor any activity that may occur in the general area of the site.
- An archaeological monitoring plan approved by HWC must be developed in consultation with all stakeholders. An archaeologist must monitor any earthmoving in the areas of heritage resources. Heritage Western Cape endorses the roles and responsibilities of archaeological heritage management (Table 3, p.149-150) and the table of sites discovered, locality maps and locality management (Annexure B, p.162-163).
- A Phase II Palaeontological Impact Assessment with appropriate mitigation is required for the three sensitive areas (Sector 1: 296-324, 1:402-411 & 1:615-631) indicated in the HIA. This must be done before construction. The report must be submitted and approved by HWC before construction.
- A heritage briefing workshop run by the specialists (Archaeology and Palaeontology) must be held with the ECOs. The signed attendance register and minutes of this workshop must be copied to HWC.

- A copy of the report must be submitted to SAHRA Burial Grounds and Grave Unit for comment as they have jurisdiction over graves younger than AD 1500. All graves must be protected. SAHRA APM currently has jurisdiction over the archaeology and palaeontology of the Northern Cape sites.

**BM & RN**

**W14 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP**

**W14.1 Proposed Development, Farm 4222 Ptn 15, Plettenberg Bay, Knysna: Section 38(8): NM  
HM/PLETTENBERG BAY/KNYSNA/ERF 4222**

Notification of Intent to Develop and Heritage Statement prepared by Perceptions, dated March 2011 were tabled

Documents had been circulated to and read by SdG and SW

Mr Ronny Nyuka presented the application by power-point presentation.

After the discussion, it was concluded that

**INTERIM COMMENT**

- The existing reports be combined into a single report with a single set of integrated recommendations and resubmitted to HWC.

The Committee agreed to support the consultant's recommendations that:

- personnel involve with earth moving should lookout for Fossil
- the various studies should be combined and be submitted as one report to HWC for the application to be properly assessed

**RN**

**W14.2 Proposed Development, Onder Rietvlei Farm, Ptn 3, Bergrivier: Section 38(8): NM  
HM/AURORA/ONDER RIETVLEI/PORTION 3**

Notification of Intent to Develop prepared by Vidamemoria Heritage Consultants, dated February 2011 was tabled

Mr Jonathan Windvogel presented the application by power-point presentation

After the discussion, it was concluded that

**INTERIM COMMENT**

- an Heritage Impact Assessment limited to a visual impact study and an archaeological study is required.

The Committee agreed to support consultant's recommendations that:

- a study of limited scope be compiled in response to section 38(3) of the NHRA.
- such study should consider existing planning and conservation documentation, assessment of cultural landscape character and brief history thereof.

- consultation with specialist groups and assessment of visual impact and include an assessment of the impact of the development on heritage resources.
- an evaluation of the sustainable social and economic benefits to be derived from the development.
- a phase 1 archaeological study to be submitted to HWC

JW

**W14.3 Proposed Jukani Wildlife Ranch and Care Centre, Kirbywood Farm 302 PTN 1, Knysna: Section 38(8): NM  
HM/KIRBYWOOD/FARM 302 PTN 1**

Notification of Intent to Develop and Heritage Statement prepared by Perception, dated March 2011 were tabled

Documents had been circulated to and read by ST and SW

Mr Ronny Nyuka presented the application by power-point presentation

After the discussion, it was concluded that

**INTERIM COMMENT**

- An HIA to include historical research, an assessment of the heritage value of the extant structures, desk-top Palaeontological study and an archaeological study focusing on the earlier and middle STONE AGE artefacts

The Committee agreed to support consultant's recommendations that:

- An HIA be requested including archival and oral history research to establish the nature and degree of significance of the property and associated structures.

RN

**W15 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN INTERIM COMMENT**

W15.1 None

**W16 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN FINAL COMMENT**

W16.1 None

**W17 SECTION 38(8) OTHER LEGISLATION NOTIFICATION OF INTENT TO DEVELOP**

W17.1 None

**W18 SECTION 38(8) OTHER LEGISLATION INTERIM COMMENT**

W18.1 None

**W19 SECTION 38(8) OTHER LEGISLATION FINAL COMMENT**

**W19.1 Proposed Wind Farm Phase I, Rem Farm 162 Rem Ptn 2 of Farm 158, Ptn of Ptn 1 of Farm 163, E/1/16, E7581, RE/185, Beaufort West: Section 38(8): NM**

**HM/BEAUFORT WEST/REM FARM 162 REM PTN 2 OF FARM 158, PTN OF PTN FARM 163, E/1/16, E/5781, RE/185**

A Draft Scoping Report prepared by Cape Environmental Assessment Practitioners, dated March 2011 was tabled

Ms Tamar Grover presented the application by power-point presentation

After the discussion, it was concluded that

**FINAL COMMENT**

- To support the specialist consultants' recommendations as contained in the report

The Committee agreed to support consultation recommendations that:

- Visual impact on Lemoenfontein historic farm (Guest House) - neighbouring property
- Establish the position of the historic roads on the properties and HIA required
- Cumulative visual-spatial impacts. Full VIA required with photomontages
- Monitoring required by professional archaeologist. If human remains or archaeological materials are found work must cease and HWC notified immediately (NB capture full recommendations)
- Unlikely that the proposal will impact local fossil heritage therefore mitigation not considered necessary

TG

**20. Adoption of decisions and resolutions**

The Committee adopted all decisions and resolutions

**21. OTHER MATTERS**

**21.1 Additional IARCOM Meeting**

The Committee agreed that additional IARCOM meeting to be held on 12 April 2011 at 09H30 to finish the agenda

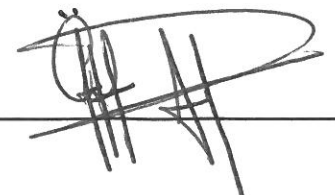
**22. CLOSURE – 18H30**

**23. DATE OF NEXT MEETING:**

**11 May 2011**

CHAIRPERSON 

DATE 6/7/2011

SECRETARY 

DATE 6/7/2011