

**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, 7 September 2011,  
on the 8<sup>th</sup> Floor Boardroom, Protea Assurance Building,  
Greenmarket Square, Cape Town at 09h00**

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**1 Opening and Welcome**

The Acting Chairperson, Ms Mary Leslie, opened the meeting at 09h15, as several members were late. She welcomed everyone present.

**2 Attendance**

**Members**

Mr David Hart  
Ms Sarah Winter  
Mr Roger Joshua  
Ms Sharon de Gois  
Mr Piet Louw  
Ms Mary Leslie (Acting Chairperson)

**Staff**

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

**Observers**

None

**Visitors**

A Lillie  
A Fick  
Q Samie  
K Hagemann  
N Burns  
R Bosman  
B O'Donoghue  
A Greef  
C Snelling

**3. Apologies**

Mr David Halkett  
Dr Stephen Townsend (Chairman)  
Dr John Almond (It was noted that Dr Almond had tendered his resignation)

**4. Approval of minutes of the previous meetings**

**4.1 IACom Minutes dated 10 August 2011**

The Committee resolved to approve the minutes with amendments.

**5 Confidential Matters**

**5.1 None**

## 6. Appointments

- 6.1 AECI Site
- 6.2 Witberg Wind Farm

## 7 Administrative Matters

### 7.1 Sub Committee: Precinct Two Mixed Use Development Located on the AECI

A letter submitted by the heritage specialist, Mr Rocco Bosman, dated 31<sup>st</sup> August 2011, was tabled.

#### It was noted that:

- Heartland Properties (Pty) Ltd had requested that Mr Louw recuse himself from the Committee on this matter, given his past involvement as a consultant in the project.
- Mr Louw had stepped down voluntarily from the sub-committee to avoid any perception of prejudice.
- The Committee was of the opinion that as Mr Louw is not currently working on the project, his participation in the discussion would not necessarily represent a conflict of interest.
- Given his knowledge of the site, the Committee should be able to ask Mr Louw questions and he should be given an opportunity to express his views.

### 7.2 Code of Conduct

The CEO discussed the Code of Conduct. Concerns that had been raised about certain clauses were discussed but the document would remain as it was.

### 7.3 Distribution of Documents

It was recommended that the Heritage Officers need to make copies of previous RoDs or Comments from HWC and attach these to the documents that are being delivered to the members.

## 8. Matters arising from previous meeting

- 8.1 No matters arising.

### FIRST SESSION: TEAM EAST PRESENTATION

E.9.1 None

E.10.1 None

E.11.1 None

E.12.1 None

E.13.1 None

**E 14.1 Proposed residential development on Farm Compagnesdrift 436, Overberg,  
Theewaterskloof, Botrivier  
HM/OVERBERG/THEEWATERSKLOOF/BOTRIVIER/FARM COMPAGNESDRIFT  
436**

**Case Number: 110603SD07**

A Supplementary Report prepared by PHS consulting, dated 19 August 2011, was tabled.

Mr Shaun Dyers made a power-point presentation.

**INTERIM COMMENT**

The committee expressed concern about the lack of physical integration between the development and the town as a "logical urban expansion of Botrivier" and about the resultant edge treatment along the Botrivier Road. The committee requested further details as to how these concerns will be addressed.

Further urban design indicators are therefore required, which include massing, street characters and roof silhouette for all the components of the proposal.

SD

**E 14.2 Proposed Kerriefontein and Darling Wind Farm.  
HM/KERRIE FONTEIN/DARLING**

**Case Number: 110801JL03**

A Draft Environmental Impact Report prepared by Environmental Evaluation Unit, dated July 2011, was tabled.

Ms Jenna Lavin made a power-point presentation.

**FINAL COMMENT**

No further heritage studies are required.

HWC has no objection to the proposed development.

In order to reduce visual impacts, it is recommended that the following be included as conditions in any authorisation issued by DEADP:

- A visual buffer 2km between the project and R27 and R315 is required.
- A visual buffer between substation and R27 is required and the proposed new substation should be situated close to the existing substation in order to contain visual impacts (a berm and planting may be suitable).
- The character of substation must blend in with the landscape and the transformer infrastructure must be situated on the inland side of the substation.
- Planting should be used as a means of visual mitigation.
- The two westernmost turbines situated on the northern alignment must be relocated in order to reduce visual impacts on the R27 and create a consistent setback of the turbines from the scenic route.

2.

The feasibility of staggering the turbines instead of placing them in a straight line must be investigated.

JL

**E 14.3 Proposed Upgrade to the Storm water and Retention Facilities at Beaufort West  
HM/BEAUFORT WEST**

**Case Number: 110706JL06**

A Heritage Impact Assessment prepared by Lita Webley, dated 28 February 2011, was tabled.

Ms Jenna Lavin made a power-point presentation.

**FINAL COMMENT**

No further heritage studies are required.

HWC has no objection to the proposed development

JL

**E 14.4 Proposed Sand Mine on Rem of Ptn 1 of the Farm De Hoek No. 240 near Mossel  
Bay, Western Cape.  
HM/MOSSEL BAY**

**Case number: 110801JL01**

An Environmental Management Plan for small-scale mining was tabled.

Ms Jenna Lavin made a power-point presentation.

**FINAL COMMENT**

No further heritage studies are required.

HWC has no objection to the proposed development.

JL

**E 14.5 Proposed Photo-voltaic Solar Power Plant on Farm Nuwerus, no 450, Ptn 6,  
Worcester  
HM/FARM NUWERUS/WORCESTER**

**Case Number: 110826JL19**

A Draft Environmental Impact Report prepared by Boland Enviro, dated August 2011 was tabled.

Ms Jenna Lavin made a power-point presentation.

## **FINAL COMMENT**

A 25m buffer around site 484 is required. The site must also be fenced off in consultation with an archaeologist.

Given the high palaeontological sensitivity of the Uitenhage sediments in Quadrants A and C, it is recommended that bulk earthworks must be monitored by a qualified palaeontologist. This must involve recording and sampling of a representative fraction of deeper excavations into fresh bedrock and should be commissioned before construction begins. HWC therefore requires the following information for approval; details of palaeontologist, detailed description of proposed action, details of institution where materials will be stored and curated, etc.

A 38m buffer of no development between the road boundary and the development infrastructure is required.

### **E 14.6 Proposed Rheboksfontein Wind Energy Facility near Darling HM/DARLING/RHEBOKSFONTEIN**

**Case Number: 110627JL20**

An Environmental Impact Assessment prepared by Savannah, dated 24 June 2011, was tabled.

The matter was withdrawn from the agenda as the requested additional hard copies of the EIA had not been received on time.

JL

### **E 14.7 Proposed Construction, Installation and Operation of Photovoltaic (Solar) Power project of 10 MW on Portion 1 of Farm Steenrotsfontein 168 near Beaufort West. HM/BEAUFORT WEST**

The matter was withdrawn from the agenda as it had been placed on the agenda erroneously.

JL

### **E 14.8 Proposed Southern Arterial Road, George HM/ARTERIAL ROAD EXTENSION/GEORGE**

**Case Number: 11072JL24**

An Environmental Impact Assessment prepared by Sharples Environmental Services was tabled.

Ms Jenna Lavin made a power-point presentation.

### **FINAL COMMENT**

HWC has no objection to the construction of the road and recommends that the northern option be preferred for the crossing of the Schaapkop River (for archaeological and visual reasons).

HWC notes that the HIA prepared by Mr Martin is vague and without meaningful recommendations in almost all respects; and HWC notes that the report is not endorsed.

JL

### **E 14.9 Proposed Witberg Wind Farm HM/WITBERG FARM**

A Final Scoping Report prepared by ERM, dated December 2010, was tabled.

Ms Jenna Lavin made a power-point presentation.

Mr Richard Summers recused himself and left the room.

### **INTERIM COMMENT**

A site visit will be conducted by Mr Hall, Ms Lavin and Ms Winter (on 27 September 2011).

JL

### **E 14.10 Proposed Precinct Two Mixed Use Development Located on the AECI site Somerset West HM/Somerset West**

Magnified plans prepared by Rocco Bosman, dated 22 June 2011, were tabled.

The Chairperson indicated to the heritage and planning consultants the committee's decision (see 7.1) with regard to the presence of Mr Louw.

Mr Zwelibanzi Shiceka made a power-point presentation.

A report back from the site visit undertaken by sub-committee members SW, RJ and DH was provided.

Mr Nigel Burls and Mr Rocco Bosman gave input into the discussion.

It was noted that:

- The Phase 1 HIA endorsed by HWC identified the northern edges of the Paardevelei as special green sub-precinct including minimizing road widths, pedestrian access and the retention of conservation-worthy elements within a semi-rural open space.
- The proposed road infrastructure is at considerable variance with the Phase 1 heritage indicators in many respects



- The road proposals are also at variance with the planning vision for the site as a whole.
- The argument presented in the HIA that the proposed road network would enhance public access and awareness of heritage significance is not supported.
- Also of concern is the impact of the proposals on views towards the vlei from the R44.
- The significance of the section of the Melck Sloot to the north-east is unclear. Of greater concern is the impact of the roadway on the main section of the sloot.
- The consideration of mitigation measures and identification of suitable alternatives have not been adequately addressed in the HIA report.
- The upgrading of the Paardevlei Road is limited by the fact that it follows the alignment of the Steenbras water mains.
- The proposed road infrastructure requires the sacrifice of the core heritage significance of this precinct in favour of traffic considerations which appear to be largely related to the development potential of the balance of the Heartland Site.

#### **INTERIM COMMENT**

The Committee does not support the findings and recommendations of the Phase 2 HIA. The proposals are at considerable variance with the heritage indicators of the Phase 1 Heritage Report previously endorsed by BELCom.

Of particular concern is the high negative impact of the proposed new road infrastructure on the heritage significance of the "Special Green Sub-Precinct" identified in the Phase 1 HIA. In this regard:

- 1) The proposed road infrastructure fragments the spatial integrity of the northern edges of the Paardevlei as a cohesive landscape entity, the relationships between the different heritage resources embedded within the landscape, and relationships with the vlei.
- 2) The proposed new road way severs the "mouth" of the Melck Sloot (suggested Grade II) from the vlei.

In addition, view corridors between the R44 and the Old Paardevlei Road and the vlei have not been adequately addressed as the proposed development between the two almost totally obscures these views.

The Committee requests the submission of revised proposals in line with the endorsed Phase 1 heritage indicators.

The precinct scale interventions must be seen in the context of the totality of the broader site and its overall planning and design framework. However, an evaluation of the contextualization by IACom is not possible at present as the applicant has not tabled sufficiently detailed designs/development plans for the overall development intentions for the site.

The revised proposals must be accompanied by a revised Phase 2 Heritage Impact Assessment. This report must include recommended mitigation measures to address potential negative impacts and the consideration of suitable alternatives.

ZS

**E 14.11 Recreational Facilities Upgrade on Ptn 13 of Farm 264, Bredasdorp  
HM/BREDASDORP/FARM 264**

**Case Number: 110601ZS03**

Final Basic Assessment Report prepared by Cape Lowlands Environmental Services, dated August 2011.

Mr Zwelibanzi Shiceka made a power-point presentation.

**FINAL COMMENT**

The Committee supports Alternative 2 of the application as it conforms to the architectural pattern of Kassiesbaai.

It is recommended that the following be included as conditions in any authorisation issued by DEADP:

Archaeological monitoring must be conducted during the excavation phase and a monitoring report must be submitted to HWC.

ZS

E.15.1 None

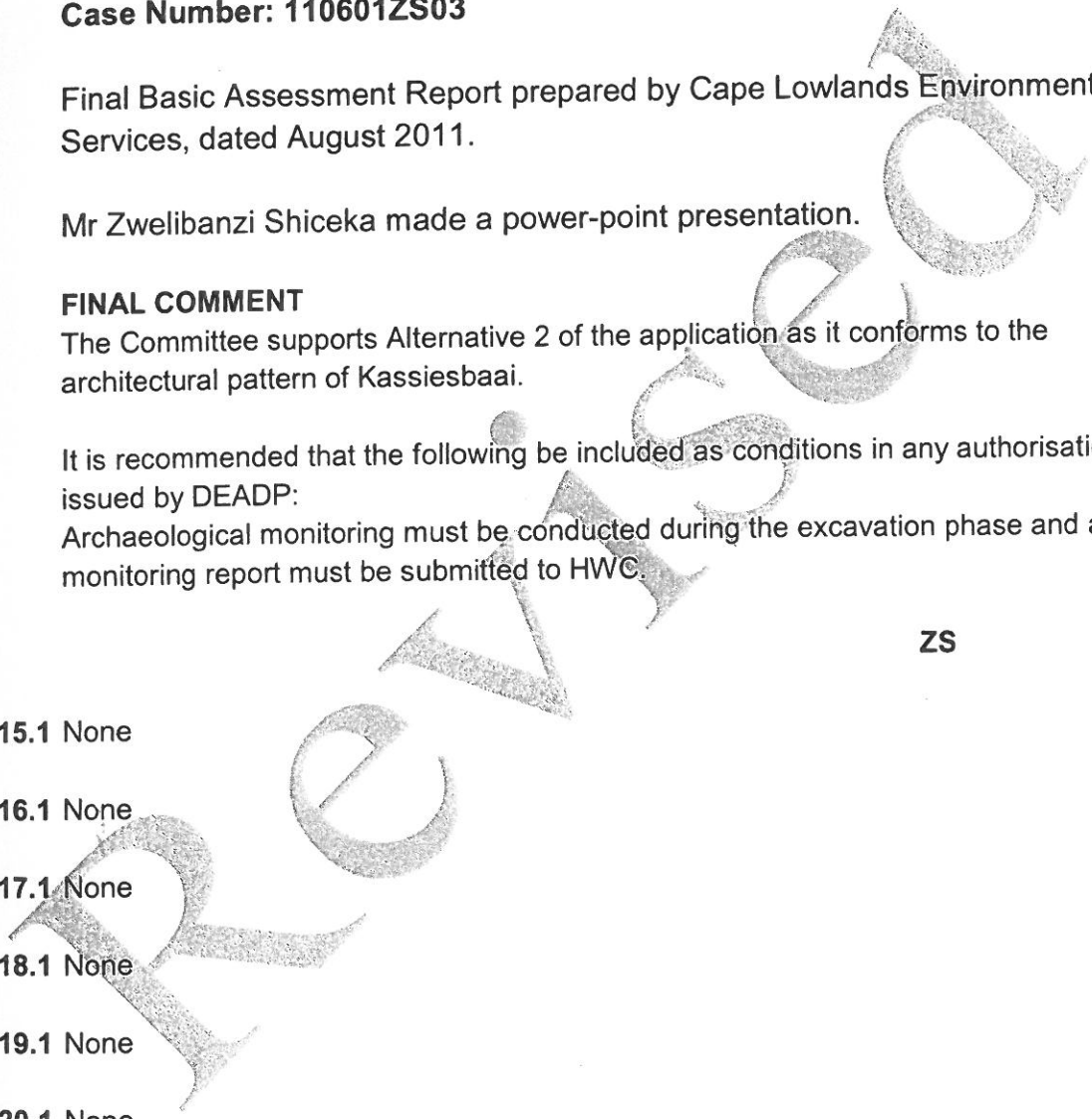
E.16.1 None

E.17.1 None

E.18.1 None

E.19.1 None

E.20.1 None





## SECOND SESSION: TEAM WEST PRESENTATION

### W.9.1 Proposed Development and Rezoning of Consolidated Erf 11057, Corner Main, Realigned Lord Roberts Road and Mitchel Street, Hermanus HM/HERMANUS/ERF 11057

**Case Number: 0727JW32**

A letter prepared by Chris Snelling, dated 24 August 2011, and a Phase II Heritage Impact Assessment prepared by Chris Snelling, dated July 2011, were tabled

The documents were delivered to and had been read by SW, DHart and RJ.

Mr Jonathan Windvogel made a power-point presentation.

It is noted that:

- The additional information submitted clarifies many of the concerns raised previously as well as providing details of the proposals.

#### INTERIM COMMENT

The Committee approves the proposal in principle, subject to the applicant revising its plans in order to strengthen the visual corridor and the continuation of a pedestrian link between High Street and the realigned Lord Roberts Road and submitting revised plans to HWC for approval. This comment is in accordance with the Overstrand Conservation and Development Guidelines which state that new development must reflect the grid-iron pattern of the historic core and not block views across the grid.

JW

W.10.1 None

W.11.1 None

W.12.1 None

W.13.1 None

W.14.1 Proposed Solar Facility, Farm 292 of Ptn 414, Vredendal  
HM/VREDENDAL/FARM 292 OF PTN 414

**Case Number: 110805JB10**

A Heritage Impact Assessment Report prepared by Quahnita Samie, dated 27 July 2011, was tabled

The documents had been delivered and read by SdG, SW and RS.  
Mr Justin Bradfield made a power-point presentation.

#### FINAL COMMENT

HWC has no objections to the proposed development subject to the following recommendations:

- The MSA site must be demarcated so that it is not disturbed in any way during or after construction and PV panels must not be constructed within 5 m of the periphery of the site.

**JB**

**W.14.2 Proposed Solar Facility, Onder Rietvlei, Ptn 3 of Farm 18, Aurora  
HM/AURORA/PTN 3 OF FARM 18**

**Case Number: 110803JW07**

A Heritage Impact Assessment Report prepared by Quahnita Samie, dated 27 July, an Archaeological Impact Assessment prepared by Jayson Orton, dated 24 June 2011 and A Visual Impact Assessment prepared by OVP Associates Landscape Architects 2011 were tabled

The documents were delivered and read by DHart and SW

Mr Jonathan Windvogel made a power-point presentation

**FINAL COMMENT**

- The committee supports the HIA and VIA consultants' findings and recommendations.
- It is recommended that trees be planted to mitigate visual impacts on the tourist route, the MR 534, between Aurora and Redlinghuis.

**JW**

**W.14.3 Proposed Construction of a Residential Development on Erven 2669 and Rem  
of Erf 1, Caledon  
HM/CALEDON/ERVEN 2669 AND REM OF ERF 1**

**Case Number: 110715JW18**

The amended Final Basic Assessment Report prepared by Enviro Dinamik, dated May 2011, was tabled

The document had been delivered and read by DHart.

Mr Jonathan Windvogel made a power-point presentation.

**INTERIM COMMENT**

A Heritage Impact Assessment is required focusing on the visual and archaeological impacts of the proposed development. This must include:

- An Archaeological Specialist Study focusing on precolonial and historical archaeology.
- An urban design/landscape study to address the impacts of the development on the scenic N2 Road and the Nature Reserve.

**JW**

**W.14.4 Arabella Country Estate Phase II, Ptn 1 and Rem Ptn 3 of Farm Hermanus River  
No. 542, Kleinmond  
HM/KLEINMOND/PTN 1 AND REM PTN 3 OF FARM HERMANUS RIVER**

**Case Number: 110801JL04**

Second Draft Revised & Updated Environmental Impact Report prepared by Enviro Africa, dated July 2011 was tabled.

The documents were delivered and read by SdG, RJ and PL.

Mr Justin Bradfield made a power-point presentation.

**INTERIM COMMENT**

The Committee believes that the report is incomplete in that it does not address the issue of the recognition of the winery as part of the development. Details regarding the proposed use and rehabilitation of the building must be submitted as previously required.

JB

**W.14.5 Proposed Rezoning and Construction of a Guest Accommodation on Farm 950,  
Rust En Vrede, Simondium, Paarl  
HM/PAARL/FARM 950/RUST EN VREDE SIMONDIUM**

**Case Number: 110804TG10**

Heritage Impact Assessment prepared by Anne-Marie Fick consisting of an Archaeological Impact Assessment prepared by Harriet Clift and Andrew Smith, dated 10 August 2011 was tabled.

The documents had been delivered and read by PL.

Mr Justin Bradfield made a power-point presentation.

**INTERIM COMMENT**

The Committee resolved that the report is incomplete because the comments of the relevant registered conservation bodies have not been submitted. Furthermore, the report does not include the interpretation and spatialisation of heritage resources and heritage indicators.

JB

**W.14.6 Proposed Industrial Development, Ptn of Erven 317 and 7455 and Erf 882,  
Schoonspruit, Malmesbury  
HM/MALMESBURY/PTN OF ERVEN 317, 7455 AND ERF 882**

**Case Number: 110822JW35**

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

The documents had been delivered and read by SW and RS.

Mr Jonathan Windvogel made a power-point presentation.

### INTERIM COMMENT

- The documentation of the remains of the werf and formal gardens must be undertaken by a suitably qualified and experienced historical archaeologist, in consultation with a suitably qualified and experienced horticulturalist/landscape specialist.
- That the owner be expressly requested, to submit a nomination dossier and consent form to HWC for the assessment of the formal protection of the "The Beacon" and its formal gardens.
- There should be no development to the eastern third of the property in order to retain the landscape context of the historical homestead.

JW

**W.14.7 Proposed Development, Erven 1549, 1552 & 2812, Corner of Hoog and Voortrekker Streets, Oudtshoorn  
HM/OUTSHOORN/ERVEN 1549, 1552 & 2812**

**Case Number: 110726RN10**

Notification of Intent to Develop prepared by Ron Martin, dated 11 June 2011, and Archaeological Assessment prepared by Jayson Orton, dated 1 September 2011, were tabled

Mr Ronny Nyuka made a power-point presentation.

The Committee resolved to withdraw the matter as the documentation had arrived too late for reading.

RN

**W.15.1** None

**W.16.1** None

**W.17.1 Proposed Alignment of Namakwa Sands Mine Plan Expansion and Resource Definition Drilling Program, Near Vredendal  
HM/WEST COAST/MATZIKAMA/VREDENDAL/NAMAKWA**

**Case Number: 110804JB09**

The final Environmental Plan Amended Report prepared by Golder Associates, dated 26 July 2011, was tabled.

The documents were delivered and read by SdG, PL and SW.

Mr Justin Bradfield made a power-point presentation.

### FINAL COMMENT

- The sites identified in the 2010 Heritage Impact Assessment report as HK02, HK03, HK12-14 must be photographically recorded and any necessary pre-disturbance survey done. Sites GR03-06 must be sampled through trial excavations by a qualified archaeologist. The site identified as HK11 must be

excluded from the mining area and an archaeological conservation plan drawn up for its protection.

- The proposed management measures as outlined in 6.4.11 of the July 2011 Environmental Management Plan must be adhered to: if any archaeological material is found in an undisturbed context it must be reported to the Northern Operation Head who must then halt mining activities and report the find to HWC.
- A permit must be applied for before any archaeological excavations can proceed.
- As per the HWC letter, dated 22 June 2011, all exploration work should be carried out on Land Cruiser using mobile sand auger. No additional roads are to be constructed. The archaeological sites at Graudin se Kop must be avoided.
- The mine must engage with a heritage specialist to recover artefacts lying within the footprint area of the mine.
- A final monitoring report must be submitted to Heritage Western Cape

JB

W.18.1 None

W.19.1 None

W.20 None

W.21 Other Matters

W.21.1 None


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

23. **CLOSURE – 16H30**

24. **DATE OF NEXT MEETING:** 5 October 2011

CHAIRPERSON 

DATE 5/10/2011.

SECRETARY 

DATE 5/10/2011