

Heritage Western Cape Impact Assessment Committee Decisions

Meeting held on Wednesday 10 July 2011

CLOSURE OF APPEALS : 31 August 2011

The following decisions were adopted at the conclusion of the meeting:

First Session - Team East

E 14.1 Proposed development, remainder Erf 1960, Milnerton

Final Comment

The report satisfies HWC requirements

HWC has no objection to the proposed development on condition that a palaeontologist compile a plan of action and monitor bulk earthworks and that a monitoring report be submitted to HWC on conclusion (this would include the recovery of material if necessary)

E 14.2 400KV Single circuit Transmission Power Line from the Existing Phillipi Substation to a proposed Mitchell's Plain Substation and the Phillipi Substation Upgrade.

Mr. Halkett recused himself

Final Comment

Recognising the importance of the provision of major infrastructure of this sort and recognising the extent of the studies and analysis completed to date, HWC accepts that the development should proceed and recommends that the preferred alternative be adopted.

E 14.3 Proposed InoWind Energy near Swellendam, Heidelberg, Albertina and Mossel Bay

Note: This application should not have been accepted as one application; and that the comments of HWC are directed separately to each site which is regarded as an independent application.

Swellendam

Interim Comment

HWC requires an indication as to the impact of the proposed mitigation measures in respect of landscaping (berms and trees) on the heritage resources (homesteads and related buildings) in question.

HWC also requires an indication of the outcome of the recommendation that the feasibility of reducing the heights of the turbines and repositioning turbine 1 in layout 1 be investigated.

HWC recommends that the principal of positioning turbines and their infrastructure on the far side downslope of ridges be adopted wherever possible. This should apply for scenic routes as well as farmsteads.

Heidelberg

Final Comment:

HWC has no objection to the proposed development subject to the points below:

HWC accepts the proposals for mitigation, namely, repositioning the turbines beyond 500m from the R322, reducing the size of the turbines from the 100m hub height to an 88m hub height and repositioning the turbines on the downward slope to reduce visual exposure.

HWC recommends that the principal of positioning turbines and their infrastructure on the far side downslope of ridges be adopted wherever possible. This should apply for scenic routes as well as farmsteads.

Albertinia

Final Comment

HWC accepts the recommendations of the lead consultants (CSIR) that the mitigation measures suggested by the VIA consultant will not adequately change the impacts and accordingly it is recommended that this site not be used for a wind energy facility.

Mossel Bay

Final Comment

HWC has no objection to the proposed development subject to the mitigations suggested by the lead consultants, that is, that alternative 3 be implemented including reducing the number of turbines from 44 to 38, that the realignment of the game road and relocation of the entrance gate to the game reserve be investigated.

E 14.4 Proposed Bridge Over Doring River on Portion 1 of Uitspankraal 28, Eastern Cederberg, West Coast.

Final Comment

There is no objection to the proposed development

However, a condition should be imposed to the effect that should any archaeological or palaeontological remains of any sort be located, the ECO should safeguard these in situ and HWC must be alerted so that the appropriate mitigation measures can be implemented

E 14.5 Proposed Construction of Sewerage Pipeline, Upgrade to the Stormwater and Detention Facilities in Hillside, Beaufort West, Tulbagh.

No further studies required

And HWC has no objection to the proposal.

E 14.6 Proposed Rheboksfontein Wind Energy Facility Near darling.

The matter is deferred until the documentation describing the revised proposal/layout and the results of the public consultation in that regard is received.

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.

Final Comment

There is no objection to the proposed development

Alternative 2 is favoured

A condition should be imposed requiring that the ECO should be made aware of the potential for finding fossils and should monitor any excavations into unweathered bedrock and if any fossils are uncovered, they should be reported and mitigation may be required

E 14.8 Proposed Southern Arterial Road, George.

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 reasons)

Note: HWC notes that the HIA by Mr. R. Martin is vague and without meaningful recommendation in almost all respects; and HWC notes that the report is not endorsed save to state that the heritage resources (archaeology and palaeontology) originally identified are not impacted significantly by the proposal.

E 14.9 Proposed Witberg Wind Farm Halkett and Winter recused themselves.

Interim Comment

HWC requires that the conclusions and recommendations of the HIA be reviewed and integrated with the findings and conclusions of the VIA and the comments of I&APs before it will deal with this matter.

E 14.10 Mainstream Renewable Energy Facilities land parcel Beaufort West comprising of Remainder of Farms 15 and 16, PTN 1 farm 15, PTN farm 4 farm 374, PTN 21 farm 374, PTN 11 farm 374 PTN 1 farm 370, PTN 4 farm 370, PTN 3 farm 370

Final Comment

Option 2 is the preferred option subject to the following:

Before any construction, a palaeontologist must conduct a detailed field survey to determine areas of high palaeontological sensitivity

The palaeontologist must develop a mitigation programme and protocol for palaeontological finds

The red-flagged archaeological sites and graveyards must be demarcated by an archaeologist prior to construction. A joint management plan between the client and archaeologist should address long-term protection and management strategies

The final layout must be assessed by the heritage specialist. Archaeological monitoring during various stages of development of associated infrastructure is required – a monitoring report must be submitted to HWC

The graveyards as identified must not be adversely impacted by roadworks, PVs or turbines

A buffer zone of 1km from the site boundary to Palmietrivier and Amospoortjie is required

A watching brief should be imposed in terms of the EMP to ensure that the graveyards as identified are not adversely impacted by roadworks, PVs or turbines

E 14.11 Proposed Undefined Residential Development on Portions 4, 5, 6, 7, 9, 11, 14 and Remainder of farm Welgevonden 75, de rust, Oudtshoorn

Mr. Halkett recused himself

The matter is deferred for the submission of additional information including the spatialisation of all development relative to existing resources including graves, kraals etc. and an analysis of the visual and any other impacts of the proposed development on those resources

E 14.12 Proposed Establishment of Renewable Energy Facility at the Konstabel Site.

Summers recused himself.

Final Comment

Alternative 3 is the preferred option subject to the following:

Before any construction, a palaeontologist must conduct a detailed field survey to determine areas of high palaeontological sensitivity

The palaeontologist must develop a mitigation programme and protocol for palaeontological finds

The red-flagged archaeological sites must be demarcated by an archaeologist prior to construction. A joint management plan between the client and archaeologist should address long-term protection and management strategies

The final layout must be assessed by the heritage specialist. Archaeological monitoring during various stages of development of associated infrastructure is required – a monitoring report must be submitted to HWC

A buffer zone of 1km from the site boundary of the farm is required

A watching brief should be imposed in terms of the EMP to ensure that the graveyards as identified are not adversely impacted by roadworks, PVs or turbines

A setback of 1 km from N1 is recommended to partly conceal turbines by ridgelines. A set back of 500 m from local scenic road passing through the 'poort' and 250 m from farm boundaries should be observed

The mountainous ridge to the North of the N1 and the ridge immediately to the south of the N1 must be regarded as no-go areas of development.

E 14.13 Proposed Precinct Two Development Located on the AECl site Somerset West.

Mr. Halkett recused himself

Noted: The applicant's representatives had no objection to Mr. Louw being included in the discussion of this application notwithstanding his previous involvement at an earlier phase.

HWC requests that a larger scale map be submitted that synthesises the major heritage issues

A subcommittee consisting of the following members will meet before the next IACom meeting (presuming that the required details are submitted in time) to assess this matter: Mr. Louw, Mr. Hart, Ms. Winter, Mr. Joshua

E 14.14 Proposed Residential Development, Erf 415 Suiderstrand

This matter was withdrawn by the applicant.

E 14.15 Bridgehouse

Final Comment

HWC accepted the revised landscape concept plan dated July 2011 as requested. This comment is to be integrated with those of the previous meeting.

Second Session: Team West

W 9.1 Proposed Development and Rezoning of Consolidated Erf 11057 Corner Main, Realigned Lord Roberts Road and Mitchel Street Hermanus. Station Square.

The matter is deferred

HWC requires that a 3D drawing or model or representation of the proposal that clearly indicates the height and extents of all buildings and the position and nature of all pedestrian access onto and across the site.

Furthermore, that the complete list of design indicators approved by HWC in July 2010 is to be provided with brief explanations as to their satisfaction.

W 11.1 Redevelopment of Erven 171618, 152677, 52674, 94460, 152678, 153691, 153670 and 152675 Longkloof Studios, Park Road, Cape Town.

Phase 1 HIA: Interim decision in respect of design indicators:

The committee resolved to accept the heritage and urban design indicators as recommended in the Phase I HIA excepting the volume of the envelope of the building abutting the MLT building above its eaves.

W 11.2 Additional Research into the cultural significance of the buildings off Nieuwmeester lane; and related strategy statement. Section 34 application: Demolition of buildings: Nieuwmeester Lane, Portion Erf 8248, Erf 5099 Parliamentary Precinct

Final Decision in respect of a condition imposed in 2008:

Approval to demolish certain buildings is granted subject to conditions:

(a) Salvageable early fabric is to be carefully recovered and stored for incorporation into the new development under the direction of the heritage architect.

(b) That the heritage architect supervises the recovery and storage of the early fabric identified for later re-use.

(c) That this be complemented by an approved interpretation strategy for the site and surviving early material as part of the redevelopment proposals (recognizing the example set by the development of Constitutional Hill in Johannesburg).

(d) That the buildings be subject to an archaeological investigation prior to demolition, and that watching briefs by a suitably qualified archaeologist and heritage architect be conducted during the demolition and that an archaeological monitoring report be submitted to HWC.

Note: The impact of the proposed building will have to be assessed and approved by HWC (which is a condition of the 2008 approval)