

**Approved Decisions of the Meeting of the Impact Assessment Committee
of the Heritage Western Cape held at the 1st Floor Boardroom, Protea Assurance
Building, Green Market Square, Cape Town,
at 09h00 on Wednesday 8 February 2017.**

MATTERS TO BE DISCUSSED

11 SECTION 38(2) RESPONSES TO NOTIFICATION OF INTENT TO DEVELOP

**11.1 Creation of an earth platform on Portion 17 of Farm Altydgedacht No 276
Durbanville:MA
HM/CAPE TOWN METROPOLITAN/DURBANVILLE/PTN 17 OF FARM
ALTYDGEDACHT276**

Case No: 16120202WD1213E

RESPONSE

The unauthorised work conducted is noted. However, HWC does not have any jurisdiction to take this matter further. Any future proposed developments on the property, particularly on the remaining platforms will likely trigger the provisions of Section 38(1) of the Act and a NID must be submitted to HWC. At such time. It must be noted that, should such application be submitted, HWC will not regard the remaining platforms as being a fait accompli.

The Committee strongly recommends that the platforms be re-shaped or removed and the site allowed to grow over.

WD

12 SECTION 38(1) INTERIM COMMENT

12.1 None

13 SECTION 38(4) RECORD OF DECISION

**13.1 Proposed Multi Storey Development - Erven 117665, 9745, 4347 and 4339, Cape
Town CBD, Zero2One: NM
HM/ Cape Town Metropolitan/ Cape Town CBD/ Erven 117665, 9745, 4347 and
4339, Cape Town CBD**

Case No: 16083103WD0919M

INTERIM RESPONSE

The Committee requested that the applicants consult with the CIFA heritage sub-committee and obtain its comment. It was strongly recommended, given the prominence of the site and the nature of the proposal, that the application be advertised more widely.

WD

**13.2 Proposed Multi Storey Development HIA - Erven 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463 AND 1464 - 16 Bree Street, Cape Town CBD: NM
HM/ CAPE TOWN METROPOLITAN/ CAPE TOWN CBD/HIA - ERVEN 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463 AND 1464 - 16 BREE STREET, CAPE TOWN CBD**

Case No: 16101705WD1025M

RECORD OF DECISION

The Committee endorses the report as meeting the requirements of NHRA Section 38(3);

HWC approves the high rise building proposed on Erven 1456, 1457, 1458, 1459, 1461, 1462, 1463, 1464 and 1480 Cape Town; subject to the following conditions:

- The later detailed design and restoration of the Felderman Building and the Three Warehouses by FWJK with the structural engineers detailing, and assisted by an suitable qualified architect with heritage experienced be submitted to HWC for approval;
- The stone that is removed from the three warehouses on 10 -14 Bree Street is to be reused where appropriate and is to be reused on site to detail by the relevant Architect or is to be donated to the CCT for its re-use where required in Cape Town.

Implementation of the following Archaeologist's recommendations:

1. Appointment of an archaeologist with sufficient notice in advance of demolition to monitor earthworks up to the depth where sterile deposits, bedrock or other natural geological deposits are encountered on 'the site';
2. The Archaeologist must report on the monitoring. Should any archaeological materials be encountered, it must be reported to the Archaeologist and HWC. The archaeologist must compile a work plan for the site to be approved by HWC before commencing work on the site. This plan is to include inter alia:
3. A repository agreement with IZIKO for storage of any artefactual material that is recovered during monitoring;
 - Identifying the responsible heritage authority in the event of human remains being found;
 - An undertaking from the city that any human remains recovered can be stored at the Prestwich Memorial;
 - If any human remains, significant structural remains or archaeological accumulations are found in the course of earthworks, these may require more detailed assessment and description as part of the monitoring process, and may require earthworks to be redirected elsewhere on site while this is completed;
 - A report documenting the results of the monitoring must be submitted to HWC on completion and must describe the archaeological finds (if any) and context as well as the depth and nature of natural geological strata.

WD

**13.3 Proposed Redevelopment and Residential Development on Erven 12130 and 12132, Kuils River: NM
HM/KUILSRIVIER/ERVEN 12130 AND 12132**

Case No: 16081605AS0817M

RECORD OF DECISION

The Committee endorsed the report as having met the requirements of Section 38(3) of the NHRA.

The development is approved in terms of Section 38(4) of the NHRA.

AS

14 SECTION 38(8) NEMA RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP

14.1 None.

15 SECTION 38(8) NEMA INTERIM COMMENTS

**15.1 Farm 41 Boterberg Philadelphia Service Station – Philadelphia: NM
HM/ Cape Town Metropolitan/ Philadelphia/ Farm 41 Boterberg**

Case No: 15062211WD0624M

INTERIM COMMENT

The Committee has strong reservations in respect of the location of the service station on the site as proposed, as this will impact negatively on identified heritage resources.

WD

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

**16.1 Proposed R44 Upgrade between Somerset West and Stellenbosch, Cape Winelands: MA
HM/CAPE WINELANDS/STELLENBOSCH/PROPOSED R44 UPGRADE**

Case No: 14070316AS0714D

FINAL COMMENT

The Committee endorsed the Second Addendum HIA report, to be read in conjunction the archaeology and built environment findings of the previous HIA reports, as having complied with the provisions of Section 38(3) of the NHRA.

The Committee supports the recommendations of the second addendum report, being:

- That a complete review of the nature of the proposed upgrade to the entire route, but in particular the section that falls within the identified scenic drive, be undertaken.

- That such review of the upgrade and proposals are undertaken with substantial input from a heritage practitioner, landscape architect and urban designer in the first instance in order to provide for an integrated and holistic solution.
- That in respect to the above bullet, the DTPW engages with DEA & DP, Heritage Western Cape and the affected local Municipality, taking into account relevant policy in respect of scenic drives and the provisions of relevant Spatial Development Frameworks and NHRA. Decisions in respect of the future of the R44 should be holistic and taken up at departmental level.
- That given the evident significance of the wider area that will be impacted on by the proposed upgrades in their current form, Heritage Western Cape gives consideration to the provisional protection of the R44 Scenic route in terms of the provisions of Section 29(1)(a)(ii) of the National Heritage Resources Act, which reads as follows;
 - SAHRA or a provincial heritage resources authority may, subject to Subsection (4), by notice in the Gazette or the Provincial Gazette, as the case may be; provisionally protect for a maximum period of two years any (ii) heritage resource, the conservation of which it considers to be threatened and which threat it believes can be alleviated by negotiation and consultation.

AS

**16.2 Proposed Development of Vergenoegd Village, with a commercial component and 850 Residential Units on Portion 19 of Farm 635, Portion of Farm Vergenoegd, Stellenbosch: NM
HM/CAPE WINELANDS/STELLENBOSCH/PTN 19 FARM 653**

Case No: 16061416KR0615E

FINAL COMMENT

The committee resolved to endorse the HIA as having met the requirements of Section 38(3) of the NHRA.

The proposed development is supported in terms of the provisions of the Section 38(8) subject to the following conditions:

- Architectural guidelines for the whole development must be formulated in order to realize the intentions of the UDF and the heritage indicators set out in section 9 of the HIA report. The following aspects must be addressed:
 - Roof shape and colour with use of pitched roofs and overhanging eaves
 - Height restriction to a maximum of 3 storeys with any proposed 4th storey to be accommodated within roof spaces
 - Massing – monolithic building masses are to be avoided in favour of fragmented massing, including the use of lean-to's, pitched roofs and distribution of building heights as indicated in the UDF.
 - Finishes of buildings, using plaster and paint in neutral earth and light tones, with restricted or prohibited use of facebrick and metal cladding.
 - Openings with restrictions on large reflecting surfaces, and shading of openings, particularly to the west.
 - Lighting, services, security features and signage to be low key and/or not visible as may be appropriate (refer to indicators)

- Fencing – use of visually permeable fencing on perimeter, and only low welf walls for interior divisions as indicated in the UDF.
- These guidelines are to be to the approval of the City of Cape Town (Heritage Resources Management).
- The archaeology of the significant LSA site found on the property is to be appropriately mitigated in accordance with the specialist archaeology report before any landscaping or other development may be undertaken on the property, and any proposed “developments” (facilities, rehabilitation, alien vegetation removal) within the area of the sandy ridge indicated in the AIA assessed by an archaeologist prior to implementation.
- A work plan for archaeological mitigation must be submitted to HWC for approval.

KR

**16.3 Proposed Sand Mine on Farm Brakkekuyl 38 & 39, Blaauweberg: NM
HM/BLAAUWBERG/FARM BRAKKEKUYL 38 &39**

Case No: 16051905AS0815E

INTERIM COMMENT

The Committee noted that the AIA has not been fully integrated into the HIA and that these discrepancies, as well as the review of the riparian buffer zones need to be addressed. The consultant is to clarify all of these issues in discussion with the heritage officer and the matter is to be tabled at a Committee meeting once the HIA has been amended accordingly.

AS

**16.4 Proposed extension of the Robberg Quarry on Portion 10 of Remainder Farm
443, Brakkloof, Knysna: NM
HM/EDEN/KNYSNA/PTN 10 REMAINDER FARM 443**

Case No: 16091910JW0923M

INTERIM COMMENT

It was resolved that a joint site inspection must be conducted by members of IACom (GT, NH and CM) and APM Committee. The site visit report must be submitted prior to the next IACom meeting.

HD

**17 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN RESPONSES TO
NOTIFICATION OF INTENT TO DEVELOP**

17.1 None

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

18.1 None

19 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN FINAL COMMENT

19.1 None

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

20.1 None

21 SECTION 38(8) OTHER LEGISLATION INTERIM COMMENT

21.1 None

22 SECTION 38(8) OTHER LEGISLATION FINAL COMMENT

22.1 None

23 SECTION 42 – HERITAGE AGREEMENT

23.1 None

24. OTHER

24.1 None

25 Adoption of decisions and resolutions

25.1 The Committee agreed to adopt the decisions and resolutions.

26. CLOSURE – 15H30

27. DATE OF NEXT MEETING: 8 March 2017

CHAIRPERSON _____ **DATE** _____

SECRETARY _____ **DATE** _____