

**Approved Minutes of the Meeting of the Impact Assessment Committee  
of Heritage Western Cape held on  
Wednesday, 13 November 2013,  
in the 1<sup>st</sup> Floor Boardroom, Protea Assurance Building, Green Market Square, Cape Town at 09h00**

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**1. Opening and Welcome**

The Chairperson, Dr Piet Claassen opened the meeting at 09H10 and welcomed everyone present.

**2. Attendance**

**Members**

Dr Piet Claassen (Chairperson)  
Ms Corlie Smart  
Ms Cindy Postlethwayt  
Mr Quinton Lawson  
Mr Piet Louw  
Ms Mary Leslie  
Mr Frik Vermeulen  
Mr Tim Hart

**Staff**

Mr Andrew Hall  
Ms Christina Jikelo  
Mr Ronny Nyuka  
Mr Guy Thomas  
Ms Ntombi Nkoane  
Mr Troy Smuts  
Mr Olwethu Dlova  
Ms Lithalethu Mshoti  
Mr Zwelibanzi Shiceka

**Observers**

None

**Visitors**

Mr M Ridsdave  
Mrs L Van Riet  
Mr G Jacobs  
Mr H Aikman  
Mr A Horne  
Mrs C Abrahamse  
Mr L Marrai  
Mr D Hattingh

Mr J van Hussieen  
Mr P-J Le Roux  
Mr J West  
Miss L Jansen  
Ms S Winter  
Mr P Olden  
Mr N Baumann  
Mrs M Attwell

**Apologies**

None

**4. Approval of Minutes of Previous Meeting held on 9 October 2013**

The Committee agreed to adopt the minutes with no corrections.  
The Committee agreed to adopt the confidential minutes.

**5 Conflict of Interest**

- 5.1 QL:** E 15.1, E 15.2, W 15.4  
**TH:** E 15.1, E 15.2, E 15.5, W 15.2  
**FV:** E 12.3

## **6. Approval of the Agenda**

**6.1** The Committee agreed to approve the agenda of the meeting of 13 November 2013 with following additional matter:

- E 12.3 Vergelegen, Harmonie Werf Redevelopment.

## **8. Appointments**

**8.1** The Committee noted the appointment of items:

- W 15.1 11H00
- E 15.3 11H30
- E 15.1 12H00
- E 15.6 12H30

## **9 Administrative Matters**

### **9.1 Outcome of the Appeals and Tribunal Committees**

No new matters to report.

**AH/ZS**

### **9.2 Formulation of Requirements in Respect of Comments and Decisions**

The CEO will make sure all new committee members receive the document so that it can be dealt with next month.

**AH/ZS**

### **9.3 Summaries of Heritage Impact Assessments.**

The CEO gave some background on this matter.

The CEO will circulate the document to all new committee members.

**AH**

### **9.4 Checklist Related to Decision Making and Completeness of Applications**

The CEO gave some background on this matter.

The CEO will circulate the latest draft to the new Committee members.

**AH**

### **9.5 Proposed Groene Kloof Wind Energy Facility on Ptns of Ptn 1 of the Farm Laaste Stuiver No. 976, The Rem of Farm Laaste Stuiver No.976 and a Ptn of the Farm Groene Kloof No.971, Malmesbury Rd, and Associated Power Lines**

The Committee resolved that CS will liaise with the CEO with regard to this matter.

**TS/AH**

**9.6 Proposed Klawer Valley Wind and Solar Energy Generation Facility and Power Transmission Lines near Mamre**

The Committee resolved that CS will liaise with the CEO with regard to this matter.

**TS/AH**

**9.7 Unauthorised Extension of Height of the New Economics Building, UCT Middle Campus**

The Committee resolved that UCT be instructed to present its mitigation measures two weeks prior to the next Committee meeting.

**NN**

**9.8 Proposed Fish-Market, Elands Bay**

GT gave some background on this matter.

**DECISION**

The Committee noted GT report back.

**GT**

**9.9 Renovations, Reconstruction, Minor Enlargement and Extensions, Road Paving, New Entrance and Landscaping for corporate conference and Guest Accommodation and Tourism facilities at Antikes, Ptn 7, Ptn of Ptn 3 of Farm Roozenboom Hoogte, Durbanville**

ZS gave a background report on this matter.

The Committee resolved to have a meeting with Mr Graham Jacobs

**NN**

**FIRST SESSION: TEAM EAST PRESENTATION**

**E. 10 SECTION 38(2) RESPONSES TO NOTIFICATION OF INTENT TO DEVELOP**

**E. 10.1** None

**E. 11 SECTION 38(1) INTERIM COMMENT**

**E 11.1** None

## **E 12 SECTION 38(4) RECORD OF DECISION**

### **E.12.1 Renovations, Reconstruction, Minor Enlargement and Extensions, Road Paving, New Entrance and Landscaping for corporate conference and Guest Accommodation and Tourism facilities at Antikes, Ptn 7, Ptn of Ptn 3 of Farm Roozenboom Hoogte, Durbanville: NM HM/DURBANVILLE/PTN7**

NID Application prepared by ARCON, dated September 2013 was tabled.

This matter has been referred to the CEO

**ZS**

### **E.12.2 Proposed Endangered Species facility Basse Provence, Franschhoek, Rem farm 1066 District Stellenbosch: NM HM/STELLENBOSCH/FARM 1066**

**Case No:** X131030ZS01D

Phase 2 Heritage Impact Assessment was tabled

Mr Zwelibanzi Shiceka made a power-point presentation

Mr Graham Jacobs was present and participated in the discussion.

#### **DECISION**

The Committee resolved that the site development plan and other development proposals for the property, as depicted in Preferred Development Alternative 3, and as indicated in drawings numbered 12/10/SD 102-104; /SD 107; /SD115-117 and /MHS D 101, all as prepared by Carl Coetzee & Associates with DVR Architects, and all dated 17 October 2013, be approved substantially in accordance with these drawings and subject to the following conditions:

- That design proposals for the nocturnal animal building, walk in aviary, raptor enclosures, raptor arena, and meerkat enclosure be submitted to HWC for approval prior to submission to any other affected approving authorities.
- That the type and design of the proposed new fencing to be used in the project, including game fencing, and the integrated design of the fencing with planting along the pedestrian spine separating the large animal camps from the open plains/vineyard area, be submitted to HWC for approval with regard to appearance;
- That details in the form of drawings and/or images be submitted (along with appropriate images of precedent, if desired) to HWC for approval for the following landscaping elements:
  - i) The new lateral 'werf' wall alongside the new pond on the southwest side of the werf;
  - ii) The paving surfaces of the new parking area and turning circles, including interfaces between paved areas and surrounding natural farm surfaces;
  - iii) The new paving surfaces on the southwest side of the manor house; and
  - iv) The rocky hill within the open plains game area.
- That a qualified heritage architect be engaged to monitor the alterations affecting historic fabric to the manor house and werf outbuildings with a report-back requirement to HWC within 3 months of completion of the work; and

- That an archaeological monitoring brief of the alterations to the werf and surrounding area be implemented by a qualified historical archaeologist in accordance with the requirements of HWC.

Consideration is to be given to moving the restaurant building as far out of the manor house view cone as possible.

**ZS**

**E 12.3 Proposed Changes to approved building plans for Harmonie Werf Redevelopment, Vergelegen, Farm 744, Somerset West HM/VERGELEGEN/HARMONIE WERF**

**Case No:** 120119NN09

Revised plans prepared by MLH Architects and planners, dated 24 October 2013 were tabled.

Mr Frik Vermeulen recused himself and joined the consultants

Ms Ntombi Nkoane made a power-point presentation.

**DECISION**

The Committee resolved to approve the proposed changes.

**NN**

**E 13 SECTION 38(8) NEMA RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP**

**E.13.1** None

**E 14 SECTION 38(8) NEMA INTERIM COMMENTS**

**E.14.1** None

**E 15 SECTION 38(8) NEMA FINAL COMMENTS ON ENVIRONMENTAL IMPACT ASSESSMENT**

**E.15.1 Proposed Cape Town Station Heritage Approval Process: NM HM/CAPE TOWN STATION**

**Case No:** 121219ZS19

Proposed Roadmap prepared by Claire Abrahamse was tabled

Mr Quinton Lawson and Mr Tim Hart recused themselves.

Mr Guy Thomas made a power-point presentation

**FINAL COMMENT**

The Committee resolved to approve the phased development plan and process as presented.

**GT**

**E.15.2 Proposed Refurbishment and Development of the Cape Town Train Station Forecourt Precinct on Erf 148638, Cape Town: MA  
HM/CAPE TOWN/ERF 148638**

**Case No:** 121219ZS19

A Heritage Impact Assessment prepared by Claire Abrahamse, Melanie Atwell and Tim Hart, dated September 2013 was tabled

Mr Guy Thomas made a power-point presentation

**INTERIM RESPONSE**

The Committee resolved to support the heritage significance statements and the heritage gradings, with the exception of the grading for the non- white suburban station (which should be reviewed).

The Committee also endorsed the heritage indicators to inform the Phase II HIA, with the addition of more detailed archaeological indicators, as contained in the June 2012 archaeological study.

**GT**

**E.15.3 Proposed Middelpaas Residential Development on Portion 9 of La Terra de Lucque1075 and La Terra De Luc 1070, Franschhoek: NM  
HM/FRANSCHHOEK**

**Case No:** 130912GT06

A Phase II Heritage Impact Assessment prepared by Ron Martin and an Architectural Design Report by J West were tabled

Mr Guy Thomas made a power-point presentation

In discussion it was noted that:

- No Visual Impact Assessment was undertaken, despite being required by SAHRA in response to the Phase I HIA
- Heritage resources and the impacts on those resources were not adequately identified
- There was no recording of responses from the I&APs and the Local Authority

**INTERIM RESPONSE**

The Committee resolved that the Heritage Impact Assessment does not satisfy S 38 (3) of the National Heritage Resources Act and does not address the requirements set out by SAHRA in its response to the Phase I HIA.

**GT**

**E.15.4 Proposed Construction of the Phantom Substation on Portion 44 and 45 of Farm 191 and the Remainder of Farm 488, Knysna: MA  
HM\EDEN\KNYSNA\BLANCO-KNYSNA 132KV LINE AND  
SUBSTATIONS\RHEENENDAL SUBSTATION**

**Case No:** 130919GT13M

A Heritage Impact Assessment prepared by Landscape Dynamics Environmental Consultants, dated 25 October 2013 was tabled

Mr Guy Thomas made a power-point presentation

**FINAL COMMENT**

The Committee resolved that site I is preferred, subject to the following mitigations:

- Bulk Earthworks must be monitored for palaeontological material.
- This includes foundation trenches and pylon footings.
- The monitoring procedure outlined in Appendix 1 of the Palaeontological Impact Assessment must be implemented, if any heritage resources, including archaeological material, palaeontological material, graves or human remains, are encountered work must cease and they must be reported to Heritage Western Cape immediately.
- John Pether's Fossil Find Procedures, as outlined in Appendix 2 of his Palaeontological Impact Assessment, must be implemented.

**GT**

**E.15.5 Proposed W51P77 Along Somerset, Chiappini, Hospital, Albert and Shortmarket Road, Green Point, Cape Town: NM  
HM/CAPE TOWN/GREENPOINT**

**Case No:** 130823GT20

A Heritage Impact Assessment prepared by Dave Halkett from ACO & Associates, dated September 2013 was tabled

Mr Tim Hart recused himself

Mr Guy Thomas made a power-point presentation

**FINAL COMMENT**

The Committee resolved that:

- Approval must be obtained from SAHRA before any work commences for the removal of any skeletal remains. Any remains found will be housed in the Prestwich Memorial. A letter of consent from the city's Heritage Services will be required.
- Pre-trenching test pits must be monitored by an archaeologist so as to gain an understanding of the underlying deposits.
- Directional drilling may be used at the Somerset Road crossing, but not at the Prestwich Street crossing, where the trench should be dug by hand.
- All trenching is to be monitored full time. Archaeologists may use their discretion to relax this monitoring if no impacts are occurring.
- If any human remains are discovered along the length of the trench, work must stop and forensic archaeological assessment must take place in line with HWC requirements.

**GT**

**E.15.6 Rhebokskloof, Paarl: MA  
HM/PAARL/FARMS 1450/1276/1277/382/5**

**Case No:** X120720ZS23D

A Heritage Impact Assessment prepared by Baumann and Winter Heritage Consultants, dated October 2013 was tabled.

Mr Zwelibanzi Shiceka made a power-point presentation

Ms Sarah Winter, Dr Nicolas Baumann and Mr Paul Olden were present and participated in the discussion.

**FINAL COMMENT**

The Committee resolved that CP, PL, FV and CS will conduct a site visit. The consultants will liaise with Committee members through the case officer with regard to the date of the site visit.

**ZS**

**E 16 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN RESPONSES TO NOTIFICATION OF INTENT TO DEVELOP**

**E.16.1** None

**E 17 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN INTERIM COMMENT**

**E 17.1** None

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

**E 18.1** None

**E 19 SECTION 38(8) OTHER LEGISLATION NOTIFICATION OF INTENT TO DEVELOP**

**E 19.1** None

**E 20 SECTION 38(8) OTHER LEGISLATION INTERIM COMMENT**

**E 20.1** None

**E 21 SECTION 38(8) OTHER LEGISLATION FINAL COMMENT**

**E 21.1** None

**E 22 Other**

**E 22.1** None



## **SECOND SESSION: TEAM WEST PRESENTATION**

### **W 10 SECTION 38(2) RESPONSES TO NOTIFICATION OF INTENT TO DEVELOP**

**W 10.1** None

### **W 11 SECTION 38(1) INTERIM COMMENT**

**W.11.1** None

### **W 12 SECTION 38(4) RECORD OF DECISION**

**W.12.1** None

### **W 13 SECTION 38(8) NEMA RESPONSES TO NOTIFICATION OF INTENT TO DEVELOP**

**W.13.1** None

### **W 14 SECTION 38(8) NEMA INTERIM COMMENTS**

**W.14.1** None

### **W 15 SECTION 38(8) NEMA FINAL COMMENTS ON ENVIRONMENTAL IMPACT ASSESSMENT**

#### **W.15.1 Proposed McGregor Housing Project on Erf 360, McGregor: MA HM/MCGREGOR/ERF 360**

**Case No:** 130530JW35E

A Heritage Impact Assessment Report prepared by Aikman Associates Heritage Management, dated October 2013 was tabled

Mr Zwelibanzi Shiceka made a power-point presentation on behalf of Mr Jonathan Windvogel

Mr Henry Aikman, Mr Andrew Horne and representatives from the McGregor Heritage Society participated in the discussion. An additional architectural document was tabled by the architects.

In discussion it was noted that:

- The design intentions were generally supported and the additional architectural material began to address many of the heritage issues concerns raised.

#### **INTERIM RESPONSE**

The Committee requests a refined layout with greater emphasis on;

- Village spatial hierarchy
- Varying building grain
- Addressing the issue of monotony/sameness
- A layout based on urban design principles.
- A formal street lighting and tree planting plan.

## **DECISION**

The Committee resolved that the McGregor conservation body be provided with a copy of the additional architectural material and given 10 days to respond to the consultant's revised proposals.

**JW**

### **W.15.2 Proposed Valkenberg Hospital Revitalization Project, Valkenberg: MA HM/VALKENBERG/VALKENBERG HOSPITAL**

**Case No:** 121122JW25D

A Phase II Heritage Impact Assessment prepared by Dr Nicolas Baumann with Sarah Winter, Melanie Attwell and Claire Abrahamse, dated October 2013 was tabled

Mr Tim Hart recused himself and joined the consultants.

Mr Guy Thomas made a power-point presentation

Dr Nicolas Baumann, Ms Melanie Attwell, Ms Sarah Winter, Ms Claire Abrahamse, Mr Tim Hart and Prof Lucien le Grange were present and participated in the discussion.

## **FINAL COMMENT**

The Committee adopted the consultant's recommendations and approved the Urban Design Framework dated October 2013, subject to the conditions as per 7.1 and 7.2 of the consultant's report, i.e.:

- The detailed design resolution of the central shaft of space in front of the Administration Building, indicated inter alia, appropriate buildings setback, the treatment of building facades and their relationship with the Administration Building, landscape treatment, with particular reference to the screening of the car parks, and measures to ensure the retention of views to and from the Administration Building, the alignment, and treatment of movement routes and the treatment of the West façade of the Female Post Acute Building, be submitted to HWC.
- Once weekly site inspections are conducted by an archaeologist during ant period of development that involves excavation, landscaping, trenching or digging of footings. In the unlikely event of an archaeological find being made, an emergency permit will be needed to be obtained to mitigate the find and an archaeologist contracted to do the necessary work.
- Any additions and alterations to graded structures to be submitted to IACom for approval.

**JW**

### **W.15.3 Proposed Worcester Eastern Bypass: MA HM/WORCESTER/WORCESTER BYPASS**

**Case No:** 120207SD05M

A Heritage Impact Assessment prepared by Agency for Cultural Resource Management, dated March 2013 was tabled

Mr Zwelibanzi Shiceka made a power-point presentation

## **FINAL COMMENT**

The Committee resolved to approve proposed development

**JW**

### **W.15.4 Proposed 15.2 KM Eskom Kwaggaskloof and Hammanshof 66KV Powerline Rebuild and Dismantling of the Old Powerline, Worcester: MA HM/WORCESTER/KWAGGASKLOOF**

**Case No:** 130502RN01E

Draft Basic Assessment Report prepared by SiVEST, dated 18 July 2013 was tabled

Mr Quinton Lawson and Mr Tim Hart recused themselves

Mr Ronny Nyuka made a power-point presentation

In discussion it was noted that:

- The cemetery continues to be used as indicated by the recent burials dating from 2012 and 2013 and all indications are that all space therein will be taken up eventually. As such, the introduction of new electrical infrastructure into the cemetery is considered most inadvisable.

## **FINAL COMMENT**

The Committee resolved that:

- No new electrical infrastructure should be erected within the cemetery area;
- The existing 66kV "H" poles in the cemetery area should be cut off at ground level and removed, or the overhead wires removed and poles left in place. The latter may however result in risk down the line due to the poles rotting and falling. We therefore favour the first option. Care must be taken when cutting the poles that they do not fall onto any graves. Personnel deployed to remove the poles must ensure that they do not damage or disturb in any way, any grave in the process;
- As there is already precedent for 66kV overhead wires to cross above the cemetery, it is unlikely that there would be an objection if the new line were to do the same.
- Poles must however be outside the cemetery area. The area to the immediate north east of the cemetery is somewhat disturbed and would be suitable for the location of new poles;
- As the 32kV and telephone unipoles already exist, they can remain in place. Any upgrade of those lines in the future must also result in them being removed from the cemetery area;
- The landowner may wish to demarcate small buffer zones around existing poles where new burials should be avoided, to facilitate removal of such poles in the future without negatively impacting any graves.

**RN**

**W.15.5 Proposed Jacobsbaai Waste Water Treatment Project, Jacobsbaai: MA  
HM/JACOBSBAAI/JACOBSBAAI WASTE WATER TREATMENT PROJECT**

**Case No:** 130523TS32

A Heritage Impact Assessment prepared by Agency for Cultural Resource Management, dated September 2013 was tabled

Mr Troy Smuts made a power-point presentation

**FINAL COMMENT**

The Committee resolved that:

- The Conservancy Tank 4 must be moved. Should this prove to be unfeasible, HWC must be consulted as to a way forward.
- Any new proposed development site must be identified in consultation with the specialist archaeologist.
- Archaeological test pitting is required along the pipeline and the other conservancy tanks within 200m of the coast or beyond this, at the discretion of the archaeologist.
- Based on the results of the test-pitting HWC may make further recommendations.
- The palaeontologist must be consulted as to the results of the test pits and provide comment to HWC.
- A report on the test pitting must be submitted to HWC.
- Palaeontological and archaeological monitoring of bulk earthworks may be required.
- If any heritage resources, including archaeological material, palaeontological material, graves or human remains, are encountered work must cease and they must be reported to Heritage Western Cape immediately.

**TS**

**W 16 SECTION 38(8) MPA ENVIRONMENTAL PLAN RESPONSE TO NOTIFICATION  
OF INTENT TO DEVELOP**

**W.16.1** None

**W 17 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN INTERIM  
COMMENT**

**W 17.1** None

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

**W 18.1** None

**W 19 SECTION 38(8) OTHER LEGISLATION NOTIFICATION OF INTENT TO DEVELOP**

**W 19.1** None

**W 20 SECTION 38(8) OTHER LEGISLATION INTERIM COMMENT**

W 20.1 None

**W 21 SECTION 38(8) OTHER LEGISLATION FINAL COMMENT**

W 21.1 None

**22. OTHER**

22.1 None

**23 Adoption of decisions and resolutions**

23.1 The Committee agreed to adopt the decisions and resolutions.

**24. CLOSURE – 16H20**

**25. DATE OF NEXT MEETING: 11 December 2013**

**CHAIRPERSON** \_\_\_\_\_ **DATE** \_\_\_\_\_

**SECRETARY** \_\_\_\_\_ **DATE** \_\_\_\_\_