

**Approved Minutes of the Meeting of the Impact Assessment Committee (IACOM)
of Heritage Western Cape (HWC) held via MS Teams
at 09H00 on Wednesday, 17 April 2024**



1. Opening and Welcome

The Chair, Mr David Gibbs, officially opened the meeting at 09:00 and welcomed everyone present.

2. Attendance

Members

Mr David Gibbs (DG) (Chair)
Dr Antonia Malan (AM)
Ms Sarah Winter (SW)
Ms Katie Smuts (KS)
Ms Samantha Lee (SL)
Mr Chefferino Fortuin (CF)
Mr Dave Saunders (DS)
Mr John Wilson-Harris (JWH)

Staff

Ms Emily Vowles (EV)
Mr Olwethu Dlova (OD)
Ms Stephanie Barnardt (SB)
Ms Corne Nortje (CN)
Ms Sneha Jhupsee (SJh)
Ms Chiara Sighn (CS)
Ms Naushina Rahim (NR)
Ms Penelope Meyer (PM)
Ms Zahraa Ismail (ZI)
Ms Chane Herman (CH)

Observers

None

Visitors

Prof Walter Peters
Mr Gabriel Shapiro
Mr Noel van Rensburg
Mr Stefan de Kock
Mr Chris Snelling
Ms Samantha Dyer
Ms Okhela Gampu
Mr Jo Mac Robert
Mr Peter Kantor
Ms Jenna Lavin
Ms Jacqueline Page
Mr Nicholas Ackerman
Ms Annemarie Hurter
Mr Jannie Kotze
Mr Jeremy Rose
Ms Bridget O'Donoghue
Ms Tracey Davies

Mr Pieter Malan
Mr Jan Heyn
Mr Anton Pelser
Mr Robert Janse van Rensburg
Mr Neil Schwartz
Ms Ursula Rigby
Ms Louise van Wyk
Ms Danne Joubert
Mr Dupre Lombaard
Mr Kakale Munamati
Ms Adele Drake
Mr Andre Luger
Ms Gordon
Ms Tanya de Villiers
Mr Philip Smith
Mr Robbie

3. Apologies

None

- 3.1. Absent**
None

4. Approval of the Agenda

4.1 Agenda dated 17 April 2024

The Committee resolved to approve the agenda dated 17 April 2024 with minor changes.

5. Approval of Minutes of Previous Meeting

5.1 Minutes dated 13 March 2024

The Committee reviewed the minutes dated 13 March 2024 and resolved to approve them as circulated with minor amendments.

6. Disclosure of Interest and acceptance of the code of conduct

- None

7. Confidential Matters

None

8. Appointments

None

9 Administrative Matters

9.1 Outcome of the Appeals and Tribunal Committees

NR reported back on the following tribunal matters:

- 24 Bishopslea Rd, Claremont Erven 567&568
- Athlone Power Station PHS declaration

NR reported back on the following Appeals matters:

- Erf172010 Beach Road, Muizenberg, Empire West Building
- Erf 55585, 26 Draper Street, Claremont
- Erf 1790, 1 Dudley Road (38 Rhine Road), Sea Point

10. Standing Items

10.1 Site Inspections/Virtual Assessments undertaken:

- Proposed Deviations/Redesign on Portion 2 of Erf 177476 and Erf 168131, St James
- Proposed Residential Development on Harcroft Estate, Duntaw Close and Bel Ombre Road, Constantia

10.2 Report back from Council and other Committees

Nothing to report.

10.3 Discussion of the Agenda

For discussion.

10.4 Potential/proposed Site Inspections

None

MATTERS DISCUSSED

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

11.1 None

12. SECTION 38(1): INTERIM COMMENT

12.1 None

13. SECTION 38(4) RECORD OF DECISION (ROD)

13.1 Proposed Deviations/Redesign on Portion 2 of Erf 177476 and Erf 168131, 104 Boyes Drive, St James: MA HM/ CAPE TOWN METROPOLITAN/ ST JAMES/ ERF 177476

Case No: HWC24013008CH0206

Ms Chane Herman introduced the case.

The Committee members reported back on the site visit undertaken on the 5 April 2024. See attached site inspection report, attached as annexure SI1.

Prof Walter Peters, Mr Pieter Malan, Mr Gabriel Shapiro, Mr Jan Heyn and Mr Noel van Rensburg were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The site inspection report was tabled.
- The site is not graded however it is within an HPOZ.
- The driveway is already approved but has caused significant visual scarring of the mountainside.
- The proposed development is expected to mitigate this visual scarring through landscape treatment.
- The design has evolved iteratively in response to comments received from the Kalk Bay St James Ratepayers and Residents Association and the City of Cape Town Heritage Section.
- With respect to stonework: this needs to reflect traditional building technique (i.e. to appear structural) rather than a thin cladding layer.
- The receiving environment includes eclectic building typologies; therefore, innovation and contemporary interpretation should not be precluded in general by overly restrictive architectural guidelines.

RECORD OF DECISION:

The Committee resolved to endorse the heritage report prepared by Prof Walter Peters.

The Committee resolved to approve the amended design proposal version 2 shown on drawings dated 29 November 2023 and prepared by Malan Vorster Architecture Interior Design.

The Committee notes the stonework will be natural sandstone of sufficient thickness, as detailed in the heritage report.

CH

13.2 Proposed Redevelopment of Erven 194, 208, 209, 914, 915 and 1764, Blanco, George: MA HM/ GARDEN ROUTE/ GEORGE/ BLANCO / ERVEN 194, 208, 209, 914, 915 AND 1764

Case No: 21020112SB0204E

Ms Stephanie Barnardt introduced the case.

Mr Stefan de Kock and Mr Robert Janse van Rensburg were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- George Municipality supports the proposal.
- The site has been consolidated.
- Options 1 and 2 were presented.
- The position of the vehicular access way central to the site has been determined by traffic impact and technical requirements (but is not the ideal location from a pedestrian priority and streetscape perspective).

RECORD OF DECISION:

The Committee resolved to endorse the heritage impact assessment report prepared by Perception Planning and dated 26 March 2024. The Committee resolved to approve the development as per Option 2 - preferred due to pedestrian priority and more appropriate streetscape.

The Committee noted that previous conditions have been met (provision of landscape plan and tree protection report).

SB

**13.3 Proposed SDP Amendment for Re-use of Existing Building on ERF 173714-RE, East Quay Building, East Quay, Clock Tower Precinct, V&A Waterfront, Cape Town: NM
HM / CAPE TOWN METROPOLITAN / V&A WATERFRONT / ERF 173714-RE**

Case No: HWC24031810SJ0327

Ms Sneha Jhupsee introduced the case.

Mr Neil Schwartz, Ms Samantha Dyer, Ms Okhela Gampu and Ms Ursula Rigby were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Interpretation with respect to the historical associations of I&J and the Portuguese fishing community noted.
- Current proposal has less impact than the approved proposal.
- 'Building A' windows (fenestration) discussed.

RECORD OF DECISION:

The Committee resolved to endorse the SDP Amendment Report titled "V&A Waterfront East Quay", dated 26 March 2024, prepared by Ursula Rigby. The Committee resolved to approve updated and amendment proposal as per drawings numbered, 8F/24/11; 8F/24/12; 8F/24/13; 8F/24/14; 8F/24/15; 8F/24/16; 8F/24/17; 8F/24/18; 8F/24/19; 8F/24/20 Rev 2; 8F/24/21 Rev 2; 8F/24/22 Rev 2; 8F/24/23 Rev 2; 8F/24/24 Rev 2; 8F/24/25 Rev 2; 8F/24/26 Rev 2; 8F/24/27 Rev 2; 8F/24/28 Rev 2; 8F/24/29 Rev 2; 8F/24/30 Rev 2; 8F/24/31 Rev 0, dated March 2024, prepared by JPA.

SJ

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

14.1 None

15 SECTION 38(8) NEMA INTERIM COMMENTS

15.1 None

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

16.1 Proposed Baboon Point Residential Development, Erf No. 66, Elands Bay: MA HM/WEST COAST/ CEDERBERG / ELANDS BAY/ REM OF EXTENT 66

Case No: 21110815SB1108E

Ms Stephanie Barnardt introduced the case.

Ms Louise van Wyk, Mr Jo Mac Robert, Ms Danne Joubert, Mr Anton Pelser and Mr Peter Kantor were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Error in procedural matters given that IAPS had not been consulted.
- Insufficient and outdated documentations submitted.
- Public engagement incomplete.
- Response to NID – submission not fully compliant with HWC requirements.

FURTHER REQUIREMENTS:

The Committee notes that the Heritage Status Quo Report by A Pelser Archaeological Consulting dated 19 September 2023 does not fulfill the requirements of S38(3) of the NHRA. The Committee requires the submission of an integrated heritage impact assessment (HIA) as per the response to the NID, inclusive of a full AIA of the Hail Stone Midden as well as cultural landscape and intangible associations assessment. Full public engagement to be included.

The HIA and component specialist studies must be compiled by suitably qualified and experienced practitioners in their respective fields with comprehensive understanding of the site and its significances.

SB

16.2 Proposed Mixed-Use Development on Portion 23, Farm Nooitgedacht 74, Koelenhof, Stellenbosch: NM HM/ CAPE WINELANDS/ STELLENBOSCH/ PTN 23 OF FARM NOOITGEDACHT 74

Case No: 22092304NK0923E

Ms Stephanie Barnardt introduced the case.

Ms Jenna Lavin, Mr Jannie Kotze, Ms Annemarie Hurter and Ms Gordon were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is within an identified development node.
- Within a grade IIIC cultural landscape and at a crossroad condition.

- Grade III heritage site opposite (Catholic Church complex) and existing mature trees on the site.
- The lack of landscape detail within the submission.
- Proliferation of roundabouts within the access and circulation planning.
- Further information needed.

FINAL COMMENT:

The Committee resolved to endorse the HIA submitted prepared by CTS, dated November 2023, as meeting the requirements of NHRA. The Committee endorsed the recommendations of the HIA as follows:

1. The Preferred Layout Alternative is implemented (Figure 8).
2. The following additional recommendations are implemented:
 - a. The only trees currently on site are approximately 10 to 15 mature Eucalyptus trees on the north-eastern side at the train station and next to the railway line. Despite being designated as “invasive aliens”, the contribution of these trees to the cultural landscape is significant and it is recommended that these trees be retained, and their alignment reinforced through additional planting.
 - b. Brickwork and laterite surfacing is preferred to tarmac for the public road surfaces
 - c. High and solid boundary walls should not be permitted, as well as precast concrete fencing, exposed blockwork, and face-brick walling. Historic boundary elements such as fences and hedges should be preferred as far as possible. It is suggested that no boundary wall to a building in the proposed development should be higher than 1.2 m for the solid section but can have visually transparent fencing above.
 - d. Roof pitches should be limited to be between 40 and 42 degrees, except for lean-to roofs. New buildings to have double pitched roofs and end gables.
3. If any unmarked graves or buried archaeological heritage resources are uncovered or exposed during bulk earthworks, these must immediately be reported to Heritage Western Cape (Att: Ms Waseefa Dhansay 021 483 9685).

The Committee requires the submission of a landscape plan which includes a clear indication of the following:

1. The nature of boundary treatments on the perimeter of the proposed development.
2. Road surface (and hard landscape) material(s).
3. Retention of existing trees and additional tree planting.
4. The treatment of the open space on the Corner of Koelenhof and the framing of the open space with the new buildings.

SB

**16.3 Proposed Residential Development on Harcroft Estate, Duntaw Close and Bel Ombre Road, Constantia: MA
HM / CAPE TOWN METROPOLITAN / CONSTANTIA / ERVEN 123-RE & 803**

Case No: HWC23053105SJ0227

Ms Sneha Jhupsee introduced the case.

The Committee members reported back on the site visit undertaken on the 5 April 2024.

Mr Chris Snelling, Mr Jeremy Rose, Mr Philip Smith, Ms Bridget O'Donoghue, Ms Tracey Davies and Mr Robbie were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Site inspection report was tabled.
- The Committee noted the significance of the homestead and forecourt within its garden setting and broader sylvan landscape.
- Outbuildings contribute to the character, meaning and sense of place.
- Question with respect to public participation process.
- Concerns around density (of proposed dwelling units) noted.
- Concerns around detailed interventions to homestead (partitioning/compartmentalization of homestead, including proposed dormer windows, etc.).
- Proposed demolitions (of out-buildings i.e. stables and cottage) not supported.

FURTHER REQUIREMENTS:

The Committee requires further details with respect to the history and significance of the outbuildings (stable and staff cottage) proposed for demolition as well as detailed information in respect to the partitioning of the homestead.

SJ

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 27 PROVINCIAL HERITAGE SITES

23.1 None

24. SECTION 47 CONSERVATION MANAGEMENT PLANS

24.1 None

25. ADVICE

25.1 None

26. SECTION 42 HERITAGE AGREEMENTS

26.1 None

27. OTHER

27.1 None

28. Adoption of decisions and resolutions

The Committee agreed to adopt the decisions and resolutions as recorded above.

29. CLOSURE:

The meeting adjourned at 13:45

30. DATE OF NEXT MEETING:

22 May 2024

MINUTES APPROVED AND SIGNED BY:

CHAIR:

DATE:

SECRETARY:

DATE: