

**Approved Minutes of the Meeting of the Impact Assessment Committee (IACOM)
of Heritage Western Cape (HWC) held via MS Teams
at 09H00 on Monday, 18 September 2023**



1. Opening and Welcome

The Chair, Mr David Gibbs, officially opened the meeting at 09:00 and welcomed everyone present, especially Dr Antonia Malan who has been coopted onto the Committee

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 John Wilson-Harris (JWH)

Staff

Ms Waseefa Dhansay (WD)
Mr Olwethu Dlova (OD)
Ms Stephanie Barnardt (SB)
Ms Muneerah Solomon (MSo)
Ms Sneha Jhupsee (SJh)
Ms Penelope Meyer (PM)
Ms Nosiphiwo Tafeni (NT)
Ms Naushina Rahim (NR)
Ms Zikhona Sigonya-Ndongeni (ZSN)
Ms Corne Nortje (CN)
Ms Chane Herman (CH)
Ms Cecilene Muller (CM)

Observers

None

Visitors

Ms Cindy Postlethwayt
Mr Philip Smith
Ms Elize van der Walt
Ms Berta Hayes
Ms Claire Abrahamse
Mr David Halkett
Ms Lize Malan
Ms Ursula Rigby
Mr Tali Bruk

Ms Phillipa
Mr Paul Slabbert
Ms Jenna Lavin
Mr Wernich Stander
Mr Matthew Gray
Ms Melun Jephtha
Mr Hanne Krynauw
Mr Neil Schwartz
Ms Ntombi Nkoane

3. Apologies

Mr Dave Saunders (DS)

3.1. Absent

None

4. Approval of the Agenda

4.1 Agenda dated 18 September 2023

The Committee resolved to approve the agenda dated 18 September 2023 with minor changes.

5. Approval of Minutes of Previous Meeting

5.1 Minutes dated 23 August 2023

The Committee reviewed the minutes dated 23 August 2023 and resolved to approve them as circulated without amendments. (Review chaired by SW as DG had tendered apologies from the previous meeting).

5.2 Minutes dated 11 September 2023

The Committee reviewed the minutes dated 11 September 2023 and resolved to approve them as circulated without amendments. (Review chaired by SW as DG recused from this item).

6. Disclosure of Interest

- DG: item 16.1
- SW: item 16.1

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 appeals matters:

- Proposed redevelopment of Hospital and Park, Earl Street, Woodstock
- Proposed Total Demolition on Erf 16109, Corner of Camp and Manitoa Street, Saldanha Bay
- Proposed development of a new school on Erf 4464, Adriaans Avenue, Asla Park, KwaNonQaba, Mossel Bay

10. Standing Items

10.1 Site Inspections/Virtual Assessments undertaken:

- Proposed Development for "Block 28" Erven 846, 853-RE, 854-RE, 855- 860, 861-RE, 862, 863, 865-867, 868-RE, 869, 870: Corner of Buitengracht, Waterkant and Strand Streets, Cape Town.

**10.1.1 Proposed Development for “Block 28” at Corner of Buitengracht, Waterkant and Strand Streets, Cape Town: MA
HM / CAPE TOWN METROPOLITAN / CITY CENTRE CBD / ERVEN 846, 853-RE, 854-RE, 855- 860, 861-RE, 862, 863, 865-867, 868-RE, 869, 870**

Case No: HWC21112311SJ0228E

DG recused himself and logged-off from MS Teams.

The Committee reported back on the site inspection that was undertaken on Monday, 11 September 2023. See attached Annexure SI1.

Ms Sneha Jhupsee tabled the site inspection report. The Committee supported the recommendation to amend the allocation of the podium element in order to improve the relationship of the proposed development to the Lutheran Church Complex.

DISCUSSION:

Amongst other things, the following was discussed:

- The very high heritage significance of the Prestwich Memorial and Lutheran Church Complex.
- The significance of views up and down Strand Street towards the Lutheran Church tower.
- The opportunities to improve the interface with the Prestwich Memorial.
- The comment from the City of Cape Town Heritage Section will not be a stand-alone comment but rather consolidated into an overall City comment.
- Previous advice from IACOM regarding the ability of the site to accommodate a 60m building was qualified in terms of testing potential impacts on the Lutheran Church Complex and adjacent Prestwich Memorial precinct.

FURTHER REQUIREMENTS:

The Committee requires the submission of a revised proposal reflecting the re-allocation of the podium element. The revised proposal must be incorporated into the HIA and assessed accordingly.

SJ

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 Development for Wynberg Shopping Centre, 199 Main Road, Wynberg, Cape Town:
NM
HM / CAPE TOWN METROPOLITAN / WYNBERG / ERVEN 172877, 169488 & 169489**

Case No: 17112403WD1129E

Ms Sneha Jhupsee introduced the case.

Ms Cindy Postlethwayt (heritage consultant), Ms Phillipa (Wynberg Residents & Ratepayers) and Mr Philip Smith (CoCT) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Wynberg Residents & Ratepayers Association has no objection to the development proposal.
- CoCT has no objections and supports the development proposal.
- 2018 demolition approval (BELCom) has been acted upon (but not yet completed).
- Docomomo has objected twice to the demolition (the objection seems to have been received outside of the official process?).
- Potential articulation of street interface referencing variance and vibrance of the smaller frontages historically present along the Main Road.

RECORD OF DECISION:

The Committee endorsed the Heritage Impact Assessment by Ms Cindy Postlethwayt dated August 2023 as meeting the requirements of Section 38(3) of the NHRA and supported the findings and recommendation of the HIA, and approved the proposed development as generally in accordance with the proposals included as Annexure D of the HIA report and subject to further assessment by the City of Cape Town for general conformity with the following indicator at building plan submission stage: - the height, columns spacing, and details of the new canopy are to be largely determined and influenced by the articulation, rhythm and spacing of the adjoining canopies and colonnades. The retail frontage at ground floor should present a fine grain and active edge along the street frontage. Variance in street frontage should be accommodated along the length of the street façade. The ground floor glazing along Main Road should be transparent and reflective glazing should be limited.

The approvals contained in this decision are valid for 5 years from the date of this decision. This period may be extended on good reason being shown and at the discretion of HWC, provided that application for extension must be made prior to the effluxion of the 5-year period.

SJ

**13.2 Proposed Additions and Alterations to The Locomotive Shed, Corner Quinan Boulevard and Gardner Williams Avenue, Paardevlei, Somerset West: MA
HM / CAPE TOWN METROPOLITAN / SOMERSET WEST / ERF 18792**

Case No: HWC23072601SJ0801

Ms Sneha Jhupsee introduced the case.

Mr Paul Slabbert (PHS Consulting) was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Fenestration details were discussed.
- Steel windows were confirmed.
- Previous concerns have been addressed and satisfied.

RECORD OF DECISION:

The Committee resolved to approve the revised proposals as indicated in drawings 15194*00A (00)0012 Rev 7; C15194*00A (00)0013 Rev 7, dated 03/18/23, prepared by SVA.

SJ

**13.3 Proposed Business Centre on Portions of Erven 852 & 857, Struisbaai: MA
HM/CAPE AGULHAS/ STUISBAAI/PORTION OF ERF 852 & 857**

Case No: 22012512NK0126E

Ms Corne Nortje introduced the case.

Ms Elize van der Walt (landscape architect) was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Non-urban character of the Main Road should be reflected in the landscape design.
- Clustering of trees preferable to regular / form ("urban") avenue.
- Wind conditions noted with respect to species choice and placement of trees (clustering/etc.).

FURTHER REQUIREMENTS:

The Committee requires minor revision to the landscape plan to reflect a less urban street interface through the clustering of tree planting rather than the formal and the regular avenue indicated, and to allow views into detention pond area and also additional tree planting to parking areas. The amended landscape plan is to be submitted to HWC for approval.

CN

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

14.1 Propose Development of New Farmstead on Bo-Helderberg Farm 1252, Stellenbosch: MA HM/BOLAND/ STELLENBOSCH/ FARM 1252

Case No: 21120706SB1207E

Ms Stephanie Barnardt introduced the case.

Ms Jenna Lavin (heritage consultant), Ms Berta Hayes (Stellenbosch Interest Group) and Mr Wernich Stander were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Noting the 320 contours as a notional limit to the development.
- The entire site is above the 320m elevation.
- Nature based tourism seems to fit this context ('wilderness' zone).
- Reflecting upon the Cape werf architectural and landscape typology which tends to locate on the lower foothills and valleys within the 'rural' domain and is not necessarily appropriate / fitting for application within the 'wilderness' domain. The accommodation 'pods' have an architectural response to the 'wilderness zone' which may be more fitting than the current proposal for the homestead/restaurant facility.

FURTHER REQUIREMENTS:

The Committee requires a revised proposal (for the homestead/restaurant/tourism facility) which considers an alternative architectural and landscape response to site within the 'wilderness' zone context which is more appropriate than the Cape werf typology.

SB

15 SECTION 38(8) NEMA INTERIM COMMENTS

15.1 Proposed Development on RE Ptn 28 Welmoed Farm 468, Stellenbosch (Phase 1): NM HM/CAPE WINELANDS/STELLENBOSCH/ PTN 28 OF FARM 468

Case No: HWC23040509AM0411

Ms Stephanie Barnardt introduced the case.

Ms Claire Abrahamse (heritage consultant) and Ms Berta Hayes (Stellenbosch Interest Group) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The issue of road upgrades to scenic routes which tends to encourage development.
- Concern of cumulative impact of development along scenic drives.

- Higher level or broader scale set of heritage/visual indicators is needed to address the cumulative impact along the R310 with emphasis on discrete settlement nodes set within continuities of agriculture rather than a pattern of urban sprawl.
- It was noted that the urban edge line was not necessarily to be in line with the extent of future development. The urban edge line should not be understood as a 'built-to' line with open space and even agricultural portions of land included within the urban edge. The visual impact diagram indicates areas on the urban edge and also close to the existing settlement as visually sensitive and should preferably be used for intensive agriculture/open space.

INTERIM COMMENT:

The Committee supports the notion of an Eco Village in terms of its principles of sustainability. However, the Committee has concerns for the tendency of Eco Villages to be somewhat sub-urban in character and insular in form. The Committee encourages the exploration of qualities of a rural village rather than suburbia as well as the nature of the public environment. The Committee highlighted the need for the site to be contextualised within a higher level of heritage/visual indicators to address potential cumulative impacts.

SB

**15.2 Proposed Housing Development on Erf 595, Greyton: MA
HM / OVERBERG / THEEWATERSKLOOF / GREYTON / ERF 595**

Case No: 19052710CM0626

Ms Cecilene Muller introduced the case.

Mr Matthew Gray (urban designer) and Mr David Halkett (heritage consultant) and Ms Melun Jephtha (EAP / applicant) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Urban design and place-making approach to settlement supported in principle.
- Principles and design ideas including perimeter block and street supported.
- Beginning of an iterative approach and consultative approach to refinement of design.
- Needs to be integrated into the Heritage Impact Assessment.
- The urban design is a development of the previous town planning layout, and not an alternative to it. Town planning / site layout to be adjusted to reflect the urban design.
- Landscape / visual / other informant layers to be integrated into the urban design – to refine and further evolve the proposal in terms of the nuances of site responsiveness.
- Links to existing townscape to be explored.

INTERIM COMMENT:

The Committee endorses the principles of the approach to placemaking and urban design that is site responsive and in response to the tradition of the area. This needs to be integrated into the HIA to allow the design of the development to proceed through both an iterative and consultative approach.

CM

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

16.1 Proposed Retirement Village on Erf 11628, Bellville: MA HM/ CAPE TOWN METROPOLITAN/ BELLVILLE/ERF 11628

Case No: 20082603SB0826E

Ms Stephanie Barnardt introduced the case.

DG and SW recused themselves and logged-off from MS Teams. The Committee nominated KS to chair for this item.

Ms Lize Malan (heritage consultant) and Mr Hannes Krynauw (planner) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Sensitivity of heritage landscape noted.
- Discussion around particular conditions of Durbanville Valley as motivation for economically sustainable redevelopment, particularly the lack of water supply for agricultural irrigation.
- Lack of articulated planning response from CoCT on economic and development issues in DV noted.
- Precedent setting nature of development noted in light of commonalities of issues faced.
- Rigidity of design response as only viable solution noted.
- Lack of responsiveness to I&AP comments noted.
- Need for wider scale, precinct level assessment of impacts and carrying capacities.

FINAL COMMENT:

The HIA complies with S.38(3) of the NHRA. However, the development as proposed is not supported as the Committee does not find that the socio-economic benefit outweighs the negative impact on heritage resources.

SB

16.2 Erven 418 Re, 419, 420, 421 Greenpoint: MA HM/GREEN POINT/ERVEN 418 RE 419/420

Case Number: 20033103JW0420E

Ms Stephanie Barnardt introduce the case.

Ms Ursula Rigby was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Elevations of the new scheme are taken from different angles when compared to the elevations of the previous scheme.

- Building envelope remains the same above ground (two additional parking levels below ground added) therefore the visible bulk and massing remains as per the original (approved) scheme.

FINAL COMMENT:

The Committee resolved that the revised proposal is substantially in accordance with approved proposals.

SB

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. ADVICE

24.1 None

25 SECTION 42 HERITAGE AGREEMENTS

25.1 None

26. OTHER

26.1 None

27 Adoption of decisions and resolutions

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

28. CLOSURE:

The meeting adjourned at 14:26

29. DATE OF NEXT MEETING:

18 October 2023

MINUTES APPROVED AND SIGNED BY:

CHAIR: 

DATE: 18 October 2023

SECRETARY: 

DATE: 18 October 2023

APPROVED