

**Approved Minutes of the Meeting of the Impact Assessment Committee (IACOM)
of Heritage Western Cape (HWC) held via MS Teams
at 09H00 on Wednesday, 19 February 2025**



1. Opening and Welcome

NOTE: Due to the Chairperson, Mr. David Gibbs, being unable to attend the meeting and tendering apologies, Mr Ruan Brand presided over the election of an Acting Chairperson in terms of the rule 12(5) of the Rules of Order and Conduct at Meetings of HWC. The Committee elected Mr John Wilson-Harris to chair the meeting.

The Acting Chair, Mr John Wilson-Harris, officially opened the meeting at 09:00 and welcomed everyone present.

2. Attendance

Members

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

Staff

Mr Ruan Brand (RB)
Mr Olwethu Dlova (OD)
Ms Stephanie Barnardt (SB)
Ms Corne Nortje (CN)
Ms Sneha Jhupsee (SJh)
Ms Nosiphiwo Tafeni (NT)
Ms Chane Herman (CH)
Emily-Jane Vowles (EJV)
Ms Penelope Meyer (PM)
Ms Chiara Singh (CS)
Ms Xola Mlwandle (XM)
Ms Sofia Vy Menell Briel (SVMB)

Observers

None

Visitors

Ms Mabeth Crafford
Ms Racquel Lombard

Ms Emmylou Bailey

3. Apologies

Mr David Gibbs (DG) (Chair)

3.1. Absent

None

4. Approval of the Agenda

4.1 Agenda dated 19 February 2025

The Committee resolved to approve the agenda dated 19 February 2025 with minor changes.

5. Approval of Minutes of Previous Meeting

5.1 Minutes dated 22 January 2025

The Committee reviewed the minutes dated 22 January 2025 and resolved to approve them as circulated with a minor amendment.

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

- KS: item 9.3

7. Confidential Matters

7.1 None.

8. Appointments

None

9 Administrative Matters

9.1 Outcome of the Appeals and Tribunal Committees

PM reported back on the following Appeals matters:

- Erf 1361, 37 Ocean View Drive, Green Point
- Erf 1061 Remainder, 12 Main Road, Hout Bay
- Portion of Remainder 33 of Farm Nooitgedaght 30 (RE/33/30)

9.2 Erf 15714, The Old Tannery, Wellington: MA HM / CAPE WINELANDS / DRAKENSTEIN / WELLINGTON / ERF 15714

Case No: HWC25011002EJV0123 / 19062106WD1023E

Emily-Jane Vowles introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- 2019 approval has been partially enacted
- The Municipality advised that they were investigating possible illegal work on the site
- In relation to the desired outcome of the decision, there was a consideration raised that HWC should be able to mitigate any proposed works.
- A Supplementary HIA is the preferred legal mechanism for dealing with this matter.

RECORD OF DECISION:

The Committee resolved that an NID was not appropriate but that a supplementary HIA must be submitted.

EJV

9.3 Proposed New Agricultural Werf and Associated Buildings Kleinbosch Farm, Dal: MA HM/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL/ FARM 1576 PORTION 9

Case No: 22032911SB0405E

KS recused herself and logged off from MS Teams.

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Changes to the plans for the three buildings, The Gedenkskool, Du Toit House and Malherbe House, which were primarily additional notes, were reviewed and considered minor.

RECORD OF DECISION:

Changes to the plans number Gedenkskool (5101 rev A, 5201 Rev A, 5202 Rev A, 5301 Rev A, 5302 Rev A, 5303 Rev A, 5501 Rev A, 5601 REV A, 5602 REV A, 5603 REV A), Du Toit House (4201 Rev A, 4202 Rev A, 4203 Rev A, 4301 Rev A, 4302 Rev A, 4601 A, 4602 REV 2) and Malherbe House (3101 Rev A, 3201 Rev A, 3202 Rev A, 3203 Rev A, 3301 Rev A, 3302 Rev A, 3501 Rev A, 3601 Rev A, 3601 Rev A, 3603 Rev A, 3604 Rev A), prepared by Malherbe Rust Architects dated January 2025 were considered to be in accordance with the previously approved plans numbered Gedenkskool (5101 rev A, 5201 Rev A, 5202 Rev A, 5301 Rev A, 5302 Rev A, 5303 Rev A), Du Toit House (4101 Rev A, 4201 Rev A, 4202 Rev A, 4203 Rev A, 4301 Rev A, 4302 Rev A) and Malherbe House (3101 Rev A, 3201 Rev A, 3202 Rev A, 3203 Rev A, 3301 Rev A, 3302 Rev A) prepared by Malherbe Rust Architects dated September 2024

SB

10. Standing Items

10.1 Site Inspections/Virtual Assessments undertaken:

- The Committee reported that members were co-opted to the BELCom site inspection held on 10 February 2025 at Erf 377, Alphen Estate, 1 Peter Cloete Avenue, Constantia. Additional collaboration with the BELCom for any future proposals on the estate was expected.

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 of a More Formal Beachside Market on Erven 34787 PTN; 1142 RE PTN; 34689, Strand Market, Strand: MA
HM / CAPE TOWN METROPOLITAN / STRAND / PORTION OF ERF 34787; PORTION OF THE
REMAINDER OF ERF 1142; ERF 34689**

Case No: HWC23032306AM0324

Emily-Jane Vowles introduced the case.

Ms Emmylou Bailey (heritage consultant) and Ms Racquel Lombard (CoCT) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- It was noted that there was acceptable access to the beach and sea through the structures.
- The extent of possible fragmenting of continuity of the market structures was considered to be acceptable.
- It was noted that the polycarbonate sheeting would not be transparent in relation to allowing views through the structures, but that its translucence would allow in ample light.

RECORD OF DECISION:

The Committee resolved to approve the revised HIA, prepared by Emmylou Bailey of Hearth Heritage and dated January 2025 and to adopt the conditions contained therein.

EJV

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 None

- 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 10:30
- 30. DATE OF NEXT MEETING: 10 March 2025**

MINUTES APPROVED AND SIGNED BY:

CHAIR:

DATE:

SECRETARY:

DATE: