

**Approved Minutes of the Meeting of the Impact Assessment Committee (IACOM)
of Heritage Western Cape (HWC) held via MS Teams
at 09H00 on Wednesday, 5 November 2025**



1. Opening and Welcome

The Chair, Mr Frik Vermeulen, opened the meeting at 09:00 and welcomed everyone present.

2. Attendance

Members

Mr Frik Vermeulen (FV) (Chair)
Dr Antonia Malan (AM)
Mr Dave Saunders (DS)
Ms Sarah Winter (SW)
Ms Katie Smuts (KS)
Mr John Wilson-Harris (JWH)
Mr Chefferino Fortuin (CF)
Mr Cahlan Williams (CW)

Staff

Ms Waseefa Dhansay (WD)
Mr Ruan Brand (RB)
Mr Olwethu Dlova (OD)
Ms Stephanie Barnardt (SB)
Ms Chane Herman (CH)
Ms Sneha Jhupsee (SJh)
Ms Sofia Vy Menell Briel (SVMB)
Ms Aneeqah Brown (AB)
Ms Chiara Singh (CSi)
Ms Penelope Meyer (PM)
Emily-Jane Vowles (EJV)
Ms Yusrah Hoosain (YH)
Ms Corne Alexander (CA)
Ms Xola Mlwandle (XM)
Ms Nosiphiwo Tafeni (NT)

Observers

None

Visitors

Ms Jenna Lavin
Ms Carmen Downing
Ms Jo MacRobert
Mr Wesley Vorsatz
Mr Alastair Thorns
Mr Paul Sigupta
Ms Claire Abrahamse
Ms Barbara Southworth
Ms Nomfundo Mthembu
Ms Gemma Poretti
Mr Richard Kotze
Mr Foord Ceronio
Ms Barbara Martin
Mr A de Kock

Ms Belinda Young
Mr Ian Fairley
Mr Matthew Bremner
Ms Cindy Postlethwayt
Ms Nikita van Zyl
Ms Tracey Dewberry
Ms Berendine Irrgang
Ms Tali Bruk
Ms Maureen Wolters
Ms Madrie Paxton
Ms Wendy Wilson
Mr Keith Barton
Mr Frans Bergh
Mr Neil Schwartz

3. Apologies

None

3.1. Absent

None

4. Approval of the Agenda

4.1 Agenda dated 5 November 2025

The Committee approved the agenda dated 5 November 2025 without changes.

5. Approval of Minutes of Previous Meeting

5.1 Minutes dated 8 October 2025

The Committee reviewed the minutes dated 8 October 2025 and approved them as circulated, without amendments.

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

- KS: item 16.1
- SW: item 13.1 and 16.1
- FV: item 13.1

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:

- Proposed Development on Portion 38 of Farm 510, Jamestown, Stellenbosch
- Erf 1997, 1 Thornhill Road, Green Point

10. Standing Items

10.1 Site Inspections/Virtual Assessments undertaken:

None

10.2 Report back from Council and other Committees

WD reported that Council has appointed FV as Chairperson and SW as Deputy Chairperson of IACom until 31 January 2026.

10.3 Discussion of the Agenda

For discussion.

10.4 Potential/proposed Site Inspections

- Proposed development of Tokai High School on Erf 1061, 21 Ruskin Road, Bergvliet

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 Tokai High School on Erf 1061, 21 Ruskin Road, Bergvliet: NM HM/CAPE TOWN METROPOLITAN/BERGVLIET/ERF 1061

Case No: 25604EJV1015

FV and SW recused themselves and FV logged off from Ms Teams. The Committee nominated JWH to chair this item.

Emily-Jane Vowles introduced the case.

Ms Sarah Winter (heritage consultant), Ms Jenna Lavin (heritage consultant), Ms Belinda Young (architect), Ms Carmen Downing (heritage consultant), Mr Ian Fairley (Bergvliet Voluntary Association), Ms Jo MacRobert (resident in Bergvliet), Mr Matthew Bremner (Bergvliet Voluntary Association) and Mr Wesley Vorsatz (Western Cape Education Department) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

1. HOMs in July 2025 requested an HIA with specific reference to a study of the impact of the proposed built form on the Cultural Landscape for the proposed development of Tokai High School. In October 2025 the HIA was referred to IACom.
2. The site is partially graded IIIA and falls outside of an HPO.
3. The development will include both a single and double-storey component, a hall, parking, and courts on the northern portion of the site and sports fields on the southern portion.
4. The site is currently vacant and has been earmarked for development for the WCED Rapid Schools Programme. Erf 1061 is located within the urban edge and has been identified for infill development. The site is bounded by residential developments to the north and east, and Dreyersdal Farm to the south and west. A mature Eucalyptus windbreak is located along the western boundary and will be retained.

HELD OVER:

The Committee resolved to undertake a site inspection on Friday, 14 November 2025 and report back at the next IACom meeting to be held on 3 December 2025.

EJV

13.2 Proposed Development on Farm 1054-RE, Farm Kleine Gooderust, Franschhoek: MA HM/ CAPE WINELANDS/ STELLENBOSCH/ FRANSCHHOEK/ FARM 1054-RE

Case No: 20120229TZ1203E

Ms Chiara Singh introduced the case.

Ms Cindy Postlethwayt (heritage consultant), Mr Alastair Thorns (Franschhoek Heritage Committee), Ms Nikita van Zyl (architect), Mr Foord Ceronio (architect), Mr Paul Sigupta (owner) and Ms Tracey Dewberry were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

1. The Committee noted that the current submission was made to comply with previous requirements regarding the pavilion (tourist facility) and the farm manager's cottage.
2. It was observed that the design development has substantially addressed the concerns previously raised by the Committee. The pavilion, with its walled architecture, strong horizontal elements and low roof pitch, was considered to complement the approved winery building. The farm manager's cottage was also considered to be more congruent with the winery and the approved villas.
3. The Committee commented that achieving a sense of fit within the landscape, particularly given its narrow configuration of the site parallel to the scenic route, would depend on the implementation of the landscape plan at a more detailed level.
4. The approval of a detailed landscape plan should however not be delegated to the local authority, as recommended in the HIA report.
5. Reference was made to a recent appeal ruling which clarified that HWC may not delegate approval powers to another authority.
6. On that basis, the Committee resolved that the final landscape plan must be submitted to HWC for review and approval.
7. It was also noted that the development responds appropriately to the visual indicators identified in the heritage context.

RECORD OF DECISION:

The Committee resolved to approve the Heritage Impact Assessment (HIA), titled Supplementary Heritage Impact Assessment #2, dated October 2025, and prepared by Cindy Postlethwayt, as having met the provisions of Section 38(3) of the National Heritage Resources Act (NHRA), as well as the additional requirements dated 19 March 2025.

The Committee approves the revised design of the pavilion and the farm manager's cottage.

The above approval is subject to the following conditions:

1. The proposed development must be generally in accordance with the Site Development Plan and plans included in Annexure D to the HIA report; subject to:
 - a. further detailing of the Landscape Concept Plan must be submitted to HWC, to secure the proposed mitigations prior to building plan approval stage. Implementation, maintenance, and management of detailed landscape plans prepared by a qualified landscape architect and included with the planning and building plan submissions should:
 - i. Specify tree planting and landscaping proposals designed to reflect a 'rural' quality by grouping trees and shrubs in reflection of the established local patterns, rather than introducing overly

formal patterns. The pavilion specifically requires substantive screening. Existing mature trees in the area of the villas must be retained.

- ii. Roadways and parking to be rustic half brick paving with storm water channels constructed of the same. Parking is to be set well back from the R45 and must be screened with trees and associated shrubs & groundcover planting.
 - ii. Views towards the vineyards, gardens, and buildings should remain clear of 'clutter' (signage, lighting, service infrastructures, etc.) to retain the 'rural' quality and sense of 'tranquility', and view corridors should be sufficiently wide to facilitate visual continuity across the site.
 - iv. The boundary treatment is to be visually permeable, black diamond mesh fence.
 - v. Signage is to be limited to the proposed wine cellar as shown and previously approved.
 - vi. Avoid light pollution by reducing lighting to the minimum necessary. Along the site boundary, lighting will be at the entrance gateways only – but not along the length of the R45. Light sources must be shielded to reduce light spillage. Up-lighting onto the outer sides of the buildings must be used sparingly. Shielded downlights must be used on all open areas.
 - vii. Muted tones and 'earth colours' are more subtle and are more easily absorbed (visually) than bright or highly reflective surfaces. Suitable colours include grey, olive green, ochre, brown, etc. - refer to on-site geology/rock/soil and vegetation types for reference.
2. Should either buried pre-colonial archaeological material or human remains be uncovered at any stage during the construction work on the site, work in the vicinity must cease immediately, the remains must be left in situ but made secure and the project archaeologist and HWC must be notified immediately

This approval is valid for 5 years from the date of this decision. This period may be extended for good reasons 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.

CSi

**13.3 Erven 149294-Re & 158570-Re, Breakwater Lane (Breakwater North Phase 1A Development), V&A Waterfront: NM
HM/CAPE TOWN METROPOLITAN/V&A WATERFRONT/ERVEN 149294-RE & 158570-RE**

Case No: HWC24121110SJ1022

Ms Sneha Jhupsee introduced the case.

Ms Cindy Postlethwayt (heritage consultant), Ms Claire Abrahamse (heritage consultant), Ms Berendine Irrgang (CoCT), Ms Barbara Southworth, Ms Tali Bruk (V&A Waterfront), Ms Nomfundo Mthembu (V&A Waterfront), Mr Neil Schwartz (V&A Waterfront) and Ms Sam Dyer (V&A Waterfront) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

1. The proposed Breakwater North Development (Phase 1A) at the V&A Waterfront, situated on the radial parking lot in front of the Table Bay Hotel.
2. The site itself has been graded "not conservation worthy," while the V&A Waterfront carries a Grade IIIA heritage grading.
3. The area falls within the proposed Heritage Protection Overlay Zone (HPOZ) as set out in the draft Conservation Management Plan (CMP) for the periphery area.

4. The HIA under consideration follows earlier rezoning HIAs, which identified the parcels as subject to further study under Section 38 of the NHRA.
5. A previous NID application for a basement structure on the same site was approved, and that basement is currently under construction.
6. On 16 January 2025, the Committee requested an HIA with both a Visual Impact Assessment (VIA) and a Townscape Study.
7. Much of the area comprises reclaimed land, with the breakwater wall (graded 3A) being the only significant heritage element—valued for its architectural, contextual, and technological significance.
8. No other site-specific heritage resources have been identified within the development footprint.
9. The Committee noted the concerns raised by the City of Cape Town regarding the roofscape and the cascading of the building envelope at the edges of the wings resulting in a built envelope that is not characteristic of the existing typologies in the V&A.
The Committee also observed that the design seems to move away from the 'harbour aesthetic', but noted the location of the site at the outer edge of the V&AW, away from the historic core and that this consideration may not materially affect the overall planning outcome, given the heritage resources affected by the proposal — namely, the Breakwater Wall, as well as the broader townscape of the V&A Waterfront, which continues to evolve over time.
10. The Committee remarked that, from a heritage and design perspective, there may have been an opportunity to align the proposal more closely with the architectural language established in the Canal District and Marina, where the residential typology features a clear base–middle–top composition and distinctive roof articulation. While the current design retains aspects of this established pattern, it does so less distinctly than earlier precinct developments.
11. The Committee, however, acknowledged that given the nature of the current Site Development Plan (SDP) stage, the proposal likely represents the extent to which such refinement can be achieved at this point in the process.
12. The Committee noted with concern that the Conservation Management Plan (CMP) process for the V&A Waterfront has still not been finalised and requested that V&AW provide clarification on when the final CMP will be submitted to HWC for endorsement.
13. Mr Schwartz responded that the V&AW remains committed to concluding the CMP process and will be in contact with HWC during the next month to discuss the next steps.

RECORD OF DECISION:

1. The Committee resolved to endorse the report titled, "Heritage Impact Assessment Re-Erf 149294 & Re-Erf 158570, V&A Waterfront, Cape Town: Breakwater North Phase 1A Development Parcels Q and R/S", dated October 2025, prepared by Cindy Postlethwayt as having met the requirements of Section 38(3) of the NHRA.
2. In terms of Section 38(4) of the NHRA the Committee approved the urban design indicators and SDP set for the proposed development of Breakwater North Phase 1A (parcels Q and R/S) described in Annexure F of this report, subject to the following:
 - a. The submission for HWC's approval of an Interpretation Plan for the Breakwater Wall within six months of approval of this HIA.
 - b. HWC to stamp the full SDP drawing pack.

This approval is valid for 5 years from the date of this decision. This period may be extended for good reasons 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

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 Erf 438, R43 between Stanford and Gansbaai, Stanford: MA
HM/OVERBERG/OVERSTRAND/STANFORD**

Case No: HWC24021419SB0219

KS and SW recused themselves from the Committee.

Ms Stephanie Barnardt introduced the case.

Ms Katie Smuts (heritage consultant), Ms Sarah Winter (heritage consultant), Ms Jenna Lavin (heritage consultant), Ms Maureen Wolters (Stanford Heritage Committee), and Mr Richard Kotze (town planner) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

1. In July 2025, the Committee reviewed an application for a residential development of 28 plots, including a treehouse lodge. The Heritage Impact Assessment (HIA) found low archaeological and paleontological impact but noted possible isolated Middle Stone Age finds. Visually, the main concern was that the development is partly visible from R432 and Daniel Street. Existing homesteads and cottages on site were not considered to have heritage value.
2. It was confirmed that the site falls within the Stanford Heritage Protection Overlay Zone, but outside the gazetted NHRA s31 Heritage Area.
3. At the July 2025 meeting, the Committee endorsed the HIA report as having met the requirements of s38(3) of the NHRA, but requested that:
 - a. Detailed designs of the Treehouse Lodge be submitted for further Heritage Western Cape (HWC) comment and endorsement.
 - b. Amendments to the double-storey height, site development plan, and landscaping plan be included in the review process.
4. Detailed designs and 3D renders have now been tabled for endorsement. The heritage consultants considered the revised designs to generally comply with the approved HIA recommendations. The development's name has also been changed from "Stanford Green" to "Stanford Eco Estate" following negative feedback from the community. The lodge layout has been updated, and the Committee was provided with the revised house types and plot layouts for review.
5. Concern was raised about the potential impact of the development on the Stanford leiwat (irrigation channel) system, which is a living heritage resource. It is not just the physical layout that matters, but its ongoing function. While responses claim there is sufficient water for the development and the town, they do not address whether enough water will remain to sustain the leiwat system. The Committee requires further clarity on whether the development would be disrupted or render the leiwat system non-functional.

6. The Committee noted that the latest plans were submitted based on interim comments and that the plans still needed to undergo public consultation, as part of the EIA process, which will start on 7 November 2025. The Committee should withhold comment until that consultation is complete.
7. The Committee requests additional information on water supply and the impact of the development on the Stanford leiwater system, as this is an important heritage consideration.

FURTHER REQUIREMENT:

The Committee awaits the conclusion of the public consultation process. The updated submission is to be tabled when available.

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. 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 12:50

30. DATE OF NEXT MEETING: 3 December 2025

MINUTES APPROVED AND SIGNED BY:

CHAIR:

DATE:

SECRETARY:

DATE:

APPROVED