

**Approved Minutes of the Meeting of the Impact Assessment Committee (IACOM)
of Heritage Western Cape (HWC) held via MS Teams
at 09H00 on Wednesday, 8 October 2025**



1. Opening and Welcome

NOTE: Due to the Chairperson, Mr. David Gibbs, having resigned as a member of IACom, Ms Nuraan Vallie presided over the election of an Interim Chairperson in terms of the rule 12(5) of the Rules of Order and Conduct at Meetings of HWC. The Committee elected Mr Frik Vermeulen to chair the meeting.

The Interim Chair, Mr Frik Vermeulen, officially opened the meeting at 09:10 and welcomed everyone present.

2. Attendance

Members

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

Staff

Ms Colette Scheermeyer (CSc)
Mr Ruan Brand (RB)
Ms Stephanie Barnardt (SB)
Ms Corne Alexander (CA)
Ms Sneha Jhupsee (SJh)
Ms Sofia Vy Menell Briel (SVMB)
Ms Aneeqah Brown (AB)
Ms Nosiphiwo Tafeni (NT)
Ms Chane Herman (CH)
Ms Chiara Singh (CS)
Ms Yusrah Hossain (YH)
Ms Nuraan Vallie (NV)

Observers

None

Visitors

Mr Bruce Wilson
Ms Claire Abrahamse
Ms Joné Krös
Mr Michael Ender
Mr Olivier Briene
Mr Erick Senekal
Ms Adelaide Combrink
Mr Andrew Flint
Mr Vernon Vogt
Ms Bridget O'Donoghue
Mr Handre De La Rey

Mr Clive Theunissen
Ms Vanessa
Mr Alastair Thorns
Mr Chris Snelling
Ms Nicolene Visser
Ms Anne-Marié Fick
Mr Kobus van der Westhuyzen
Ms Annemarie Hurter
Mr Piet Louw
Mr Mabasa Mashazhu

3. Apologies

Ms Sarah Winter (SW)
Mr Olwethu Dlova (OD)
Ms Penelope Meyer (PM)
Ms Waseefa Dhansay (WD)
Emily-Jane Vowles (EJV)

3.1. Absent

None

4. Approval of the Agenda

4.1 Agenda dated 8 October 2025

The Committee resolved to approve the agenda dated 8 October 2025.

5. Approval of Minutes of Previous Meeting

5.1 Minutes dated 10 September 2025

The Committee reviewed the minutes dated 10 September 2025 and resolved to approve them as circulated, without 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

PM to report back at the next IACom meeting.

10. Standing Items

10.1 Site Inspections/Virtual Assessments undertaken:

- Erven 322-Re, 326-Re, 327, 328 and 329-Re, 19, 21, 23 Bickley Road, Sea Point
- Erf 2742, 4G Wine Estate, Dassenberg Road, Franschhoek

10.2 Report back from Council and other Committees

- CSc will report back once Council has appointed an IACom Chairperson and Deputy Chairperson for the remainder of the Committee's term.

10.3 Discussion of the Agenda

For discussion

10.4 Potential/proposed Site Inspections

It was confirmed that no site visits are required at this stage.

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 Erf 179026 (Ptn of Erf 150157), 414 Main Road, Observatory: NM HM / CAPE TOWN METROPOLITAN / OBSERVATORY / ERF 179026

Case No: 17020703HB0208E

Ms Sofia Briel introduced the case.

Mr Bruce Wilson (Architect), Ms Joné Krös (Architect) and Ms Claire Abrahamse (Heritage Practitioner) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The property is ungraded and within the Observatory proposed HPOZ.
- The buildings have been demolished in accordance with the previous approval. Construction of the development has not commenced.
- Previously, on 01 March 2017, HWC issued a NID response for the proposed development of the site. An HIA was required, with a Built Environment Study; Visual Impact Assessment; Socio-historical Study; Heritage Design Indicators; and a site Development Plan.
- An HIA with specialist studies, authored by Claire Abrahamse and dated July 2017 was endorsed by HWC on 20 February 2018 with the following condition:
 - Archaeological monitoring must be implemented during earthworks along the boundary of Erf 150157 and the Garden of Remembrance.
- On 17 September 2025 the applicant submitted a revised proposal to HWC for Erf 179026 (a portion of Erf 150157).
- The current proposal differs from the previous one in that its use will be student housing, rather than housing for retired people.
- The Committee considered the submission by Ms Abrahamse, who was of the view that there is no impact on heritage resources arising from the revised proposal. Hence, the Committee will not comment on, or endorse the architectural design and considers the section 38 process to be concluded.

COMMENT:

Since there is no reason to believe that heritage resources will be affected by the current development proposal, the Committee resolved that no further processes are required in terms of Section 38 of the National Heritage Resources Act (NHRA).

SVB

**13.2 Erven 322-Re, 326-Re, 327, 328 and 329-Re, 19, 21, 23 Bickley Road, Sea Point: NM
HM / CAPE TOWN METROPOLITAN / SEA POINT / ERVEN 322-RE, 326-RE, 327, 328, 329-RE**

Case No: HWC24080801SJ0821

Ms Sneha Jhupsee introduced the case.

Mr Michael Ender (Firmount Neighbourhood Action Group), Mr Olivier Briene (Owner), Ms Adelaide Combrink (CoCT EHM), Ms Bridget O'Donoghue (Heritage Practitioner), Mr Andrew Flint (Architect) and Mr Erick Senekal (Project Manager) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- A site inspection was undertaken on Friday, 26 September 2025, and was attended by CW, JWH, DS, FV and SW. The site inspection report was tabled and read into the record. The Committee's observations included:
 - Site visit was conducted to assess the building condition and proposed development's fit in terms of scale, massing, and roofscape.
 - Double-storey veranda building has been significantly altered internally; the 19th-century Georgian building retains intact period features and a distinct courtyard.
 - Streetscape in the immediate area is relatively fine-grained, contrasting with larger developments along the main road; roofscape treatments are inconsistent.
 - Small outbuilding, building 4, and entry gate considered of minimal heritage significance.
 - Discussions included the proposed mansard roof for Building 3 and options for adding another story to Building 1.
- I&AP comments:
 - Ms Adelaide Combrink (CoCT EHM), raised concern re. the roofscape of Building C (proposed mansard roof), which EHM does not consider fitting the surrounding context of hipped, double-pitched, and flat roofs and recommended that the mansard roof be reconsidered / redesigned. She supported the reduced proposal for Building F in the revised HIA, with a greater setback from Building A.
 - Mr Michael Ender (Firmount Neighbourhood Action Group) questioned whether the Committee had assessed the surrounding context, highlighting that properties along the roadways are largely single dwellings. He raised concern regarding vehicular access and the proposed parking servitude.
 - Mr Andrew Flint (Architect), responded regarding the proposed mansard roof on Building C, explaining that it is a pavilion-style structure with a hipped roof and that the additional accommodation is important for the project's viability.
- Committee comments:
 - At the site inspection, the Committee not only assessed the site, but also the surrounding neighbourhood.

- The Committee was of the view that the proposal retained the fine-grained nature of the block and that the various components would continue to read as distinctly separate buildings, each in its own style.
- The Committee also noted that the block was not homogenous i.t.o. roofscape. Furthermore, Building C is well set back from the street and not visually prominent. It was also not architecturally significant. It would therefore be acceptable to introduce a mansard roof typology there.
- The Committee noted that the traffic and parking concerns raised were not heritage matters and should be addressed in the town planning application process.

RECORD OF DECISION:

The Committee resolved to endorse the revised Heritage Impact Assessment (HIA), dated 29 August 2025, prepared by Bridget O'Donoghue, as having met the provisions of Section 38(3) of the National Heritage Resources Act (NHRA).

The Committee approved the following:

1. The statement of significance and the heritage design indicators;
2. VIA, with the mitigatory measures contained in the Construction Phase Environmental Management Plan (CEMP) and Operational Phase Environmental Management Plan (OEMP);
3. The townscape study;
4. The SDP set dated 30 June 2025, prepared by GAPP Architects / Urban Designers and Landscape Plan dated 15 July 2025, prepared by Franchesca Watson & Fabio Pellucini. These plans are to be date-stamped by HWC.

This approval is subject to the following conditions:

1. Building plans must be submitted to HWC for approval prior to submission to CoCT.
2. Archaeological monitoring during the site excavation phases by a registered Archaeologist is required;
3. A registered Engineer, experienced with historic buildings, is to provide a Method Statement on the interface of the historic and proposed building to ensure that no negative structural impacts to the historic building result from the proposed development. This Method Statement must be submitted to HWC for approval, at the same time as the submission of the building plans to HWC.

This approval is 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

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 2742, 4G Wine Estate, Dassenberg Road, Franschhoek: MA HM / CAPE WINELANDS / FRANSCHHOEK / ERF 2742

Case No: HWC24100305EJV1015

Mr Ruan Brand introduced the case on behalf of EJV.

Ms Bridget O' Donoghue (Heritage Practitioner), Mr Mabasa Mashazhu (Architect), Mr Alastair Thorns (Franschhoek Heritage & Ratepayers Association) and Mr Handre De La Rey were present and took part in the discussion.

DISCUSSION:

- A site inspection was undertaken on 26 September 2025, and was attended by CW, JWH, DS, FV and SW. The site inspection report was tabled and read into the record. The Committee's observations included:
 - The purpose was to assess the visual and topographical relationship of the winery site with the surrounding context.
 - The proposed winery is situated on the upper slopes of the farm, but well below the ridgeline, with a slight leveling forming a platform for development that is not visible from lower viewpoints.
 - The site was not as steep and visually exposed as the Committee had initially anticipated. The access road employed switchbacks that followed the contours, which reduced visual impacts.

Amongst other things, the following was also discussed:

- The site falls inside a proposed Grade IIIA Landscape Unit within the greater Franschhoek Grade II area, as proposed in the Stellenbosch Municipality Heritage Survey.
- The Ratepayers Association had proposed a cutoff line to restrict development above a certain contour level, but the Committee emphasized that each application should be assessed on its own merits, with this development considered in relation to its landscape context.
- The Committee noted that the cross sections highlighted that visibility of the structure will be greatly mitigated by locating most of it below the current ground level.

FINAL COMMENT:

The Committee resolved to endorse the HIA, dated 4 July 2025, prepared by Bridget O'Donoghue as meeting the provisions of s38(3) of the NHRA.

1. The heritage and visual indicators are accepted to inform the proposal;
2. The SDP set by G Squared Architecture & Interiors, dated 2 July 2025 and the Landscape Concept Plan by Planning Partners, dated 15 November 2024, are approved;
3. If any archaeological material or human burials are uncovered during the course of development then work in the immediate area must be halted. The find must be reported to the heritage authorities and may require inspection by an archaeologist. Such heritage is the property of the state and may require excavation and curation in an approved institution;

4. If substantial fossil remains are discovered during any phase of construction, either on the surface or exposed by excavations the Chance Finds Protocol must be implemented by the ECO/site manager in charge of these developments. These discoveries ought to be protected (if possible, in situ) and the ECO/site manager must report to Heritage Western Cape;
5. The Construction Phase Environmental Management Plan (CEMP) and Operational Phase Environmental Management Plan (OEMP) must be implemented, with the recommended VIA mitigation measures
6. Building plans including a detailed landscape plan prepared by a suitably qualified Landscape Architect must be submitted to HWC for approval by IACom, prior to submission to the municipality.

The approval contained in this comment is valid for 5 years from the date of this comment. 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.

EJV

16.2 D'Olyfboom Farm RE 29112, Paarl: NM HM / CAPE WINELANDS / PAARL/ FARM RE 29112

Case No: HWC23060606SB0608

Ms Stephanie Barnardt-Delport introduced the case.

Mr Clive Theunissen (Drakenstein Municipality), Ms Anne-Marie Fick (Heritage Consultant) and Mr Piet Louw (Urban Designer) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- At the July 2025 meeting, the Committee required the following additional information:
 - Clarity on the location of the site within the urban edge and including the planning statutory framework.
 - Reconsideration of the layout using the shaft of agricultural space in front of the main building as a principal feature and development being located on the site edges in relation to the existing development
 - The inclusion of three-dimensional information including cross sections and building height.
- An updated HIA, prepared by Anne-Marie Frick Heritage Consultant dated 20 August 2025, had been submitted:
 - The report confirmed that the site is within the Drakenstein urban edge, as per the 2025/2026 Municipal SDF
 - The updated layout explicitly restructures the design to retain the “shaft of agricultural space” in front of the historic homestead as the central open feature
 - The cross sections illustrate how the single-storey eco-classrooms and barn-scaled shared buildings fit into the topography, maintaining sightlines toward the mountains
- The Committee noted the emphasis on green structure continuity, functional integration, townscape quality, and strategic view preservation as key considerations in the proposed development.

- Mr Theunissen indicated that the new information provides clarification and refinement of the proposal. He expressed satisfaction with the improved clarity and integration, emphasizing the importance of Mr. Louw remaining involved throughout the design and construction phases to ensure continuity of the vision.
- The Committee agreed that the urban design principles should be carried through into the next stage of design.
- Mr Louw explained that the new school and shared facilities are centrally located to integrate with adjacent school institutions and shared use. The layout is a compromised solution, respecting the 100 m curtilage restriction previously approved by Heritage Western Cape while balancing access, movement, and integration with the surrounding context.
- He added that the forecourt of the Manor House remains uninterrupted, long-distance views are maintained, open green spaces are preserved, and the school buildings are low and integrated with the landscape. Visual links to remaining green spaces, gymnasium, and sports fields are maintained, and mitigated landscaping (e.g., tree alignments) contributes to the overall cultural landscape.

FINAL COMMENT:

The Committee resolved to endorse the HIA dated 20 August 2025, prepared by Anne-Marie Fick as meeting the provisions of s38(3) of the NHRA.

The updated layout, dated August 2025 prepared by Piet Louw and Dave Dewar Architects ·Urban Designers Planners is supported, subject to:

1. The submission of a detailed site development plan set, including sections and elevations, to HWC for approval by IACom, prior to building plan submission to the municipality; and
2. The submission of a detailed landscape plan, prepared by a suitably qualified landscape architect to HWC for approval by IACom, prior to building plan submission to the municipality.

The approval contained in this comment is valid for 5 years from the date of this comment. 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.

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 12h35

30. DATE OF NEXT MEETING:

5 November 2025

MINUTES APPROVED AND SIGNED BY:

CHAIR:

DATE:

SECRETARY:

DATE: