

**Approved Minutes of the Meeting of the Impact Assessment Committee (IACOM)
of Heritage Western Cape (HWC) held via Microsoft Teams,
at 09H00 on Wednesday, 9 September 2020**



1. Opening and Welcome

Note: Due to the Chairperson, Mr. Jason Knight tendering his apologies for the meeting, the CEO, Dr Mxolisi Dlamuka 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 David Gibbs to chair the meeting, and Mr Dave Saunders as an alternate.

The Acting Chairperson, Mr David Gibbs, opened the meeting at 09h20 and welcomed everyone present via Microsoft Teams.

2. Attendance

Members

Mr Dave Saunders (DS)
Mr Mike Scurr (MS)
Mr Rashid Fataar (RF) left at 13:00
Ms Cecilene Muller (CM)
Mr David Gibbs (DG)
Dr Lita Webley (LW) (co-opted) left at 13:00
Mr John Gribble (JG) (co-opted) left at 13:15
Ms Emmylou Bailey (EB) (co-opted) left at 14:00

Staff

Dr Mxolisi Dlamuka (MD)
Ms Colette Scheermeyer (CSc)
Ms Waseefa Dhansay (WD)
Ms Stephanie Barnardt (SB)
Ms Penelope Meyer (PM)
Mr Thando Zingange (TZ)
Ms Cathy-Ann Potgieter (CAP)
Mr Olwethu Dlova (OD)
Ms Aneeqah Brown (AB)
Ms Nosiphiwo Tafeni (NT)
Ms Khanyisile Bonile (KB)
Ms Anita Shologu (AS)
Ms Xola Mlambo (XM)
Ms Zikhona Sigonya-Ndongeni (ZSN)

Observers

None

Visitors

Ms Cindy Postlethwayt
Mr Stephen Davey
Mr Jonathan Kaplan
Mr Wouter Fourie
Dr Nicolas Baumann
Ms Katie Smuts
Mr Divan Opperman
Ms Bea Whittaker

Ms Berendine Irrgang
Ms Kirsten Jones
Mr Graham Jacobs
Dr Graham Avery
Mr Niel Schwartz
Ms Veronique Fyfe
Mr Alastair Rendall
Mr Tim Hart

3. Apologies

Mr Jason Knight (JK)
Mr Mokena Makeka (MM) (resigned)

3.1. Absent

Mr Sipiwo Mavumengwana (SM)

4. Approval of the Agenda

4.1 Agenda dated 9 September 2020

The Committee resolved to approve the agenda dated 9 September 2020.

5. Approval of Minutes of Previous Meeting

5.1 Minutes dated 12 August 2020

The Committee reviewed the minutes dated 12 August 2020 and resolved to approve them with minor amendments.

6. Disclosure of Interest

- MS: item 10.4.1
- DG: item 10.4.1 and 15.4

7. Confidential Matters

7.1 None

8. Appointments

8.1 The Committee note the appointments of item 15.4, 15.5, 15.6, 23.1 and 25.1.

9 Administrative Matters

9.1 Outcome of the Appeals and Tribunal Committees

Nothing to report.

10. Standing Items

10.1 Site Inspections/ Virtual Assessments

The Committee noted the following site inspection that was undertaken:

- Proposed Redevelopment of Site, Erven 186 and 187, Corner DF Malan Street and Hertzog Boulevard, Cape Town

10.2 Report back from Council and other Committees

Nothing to report.

10.3 Discussion of the agenda

For noting.

10.4 Potential Site Inspections

10.4.1 Proposed Mixed Use Development, Southern Right Farm Portion 4, 6 and 11 of Farm 585, Hermanus

The Committee resolved that Mr Graham Jacobs be co-opted for this item and site inspection. DS, SM, RF and JK to attend. The date of the site inspection is to be determined.

10.4.2 Proposed Fuel Station and Associated Infrastructure on Portion 14 of Farm 786, Weltevreden, Philippi

The Committee resolved to undertake a site inspection on Tuesday, 15 September 2020 (MS and CM).

10.5 HWC and DEA&DP Standard Operating Procedure (SOP)

Nothing to report.

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 Proposed Expansion and Resurfacing of an Existing Road, Re of Erf 645, Village Green, Stanford: NM HM/OVERBERG/ OVERSTRAND/STANFORD /RE OF ERF 645

Case No: 20062606KB0807E

Permit application was tabled.

Ms Khanyisile Bonile introduced the case.

Ms Bea Whittaker and Ms Katie Smuts were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- No objections to Mr Scurr participating in the discussion (as a colleague of Ms Smuts).
- HOMs noted that the proposal will result in an impact (noticeable change) but that the impact will not be negative.
- No archaeological remains were noted.
- Implementation to be scheduled within current financial year of the municipality
- The Revised Proposal as indicated on pgs 26-32 of the Heritage Report dated August 2020 is the preferred option.
- The Committee endorses HOMs recommendations.

RECORD OF DECISION:

The Committee approved the application as per the revised proposal indicated on pgs 26-32 of the Heritage Report dated August 2020, on condition that a landscape architect with heritage experience is engaged in the implementation of the proposal and that a close-out report is submitted to HWC.

KB

13 SECTION 38(4) RECORD OF DECISION (ROD)**13.1 Proposed Redevelopment of Site, Erven 186 and 187, Corner DF Malan Street and Hertzog Boulevard, Cape Town: MA
HM/CAPE TOWN METROPOLITAN/CAPE TOWN CBD/ERVEN 186 & 187 ROGGEBAAI**

Case No: 18100908AS1011E

IACom reported back on the site visit undertaken on 8 September 2020. The site visit report submitted by DS dated 8 September was tabled as per the attached Annexure SI1.

Ms Cindy Postlethwayt, Mr Alastair Rendall and Ms Berendine Irrgang were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The Committee received verbal feedback from the site inspection and the Committee agreed to hear the matter on the strength of the verbal report.
- Archaeological concerns were raised with respect to basement excavations and Founders garden.
- The Site inspection had focused on the forecourt as an area of primary concern.
- The proposed massing and scale were considered satisfactory, whereas the proposed massing of 'building 2' on the forecourt was of more concern.
- The Grading remains unresolved as members of IACom recommend Grade IIIA as more appropriate.
- The City of Cape Town (CoCT) has noted concern with respect to the 3D envelopes and open space proportions of the proposal
- Acknowledgment of parallel planning processes which would require more detailed scrutiny.

RECORD OF DECISION:

The Committee confirmed that a quorum of four members remained in the meeting and noted that one member dissented from the decision of the Committee.

The majority of the Committee supported the proposals on condition that more detailed resolution of Building No.2 on the Plaza is submitted for HWC review and comment at Spatial Development Plan (SDP) level.

TZ

**13.2 Proposed Residential Development, Erven 64295, 64296 And 64297, Corner Main & Braeside Road, Kenilworth: MA
HM/CAPE TOWN METROPOLITAN/ KENILWORTH/ERVEN 64295, 64296 AND 64297**

Case No: 16090111AS0914M

Decision was noted.

DISCUSSION:

Amongst other things, the following was discussed:

- The Committee felt that the adjustments made are generally in line with the further requirements.
- The additional massing to the Main Road side now presents a simpler and more straightforward response which is in keeping with similar residential blocks in the area. The removal of certain massing from the rear has helped to lessen impact on the residential close (Braeside Close) behind. While the proposal still overwhelms the one building retained on site, i.e. the Victorian house, the retention of this, along with the trees on site, does help to preserve an increasingly rare typology in the area.
- The Committee noted the decision was taken via round-robin email.

RECORD OF DECISION:

The Committee resolved to ratify the decision taken via round-robin email dated 4 September 2020.

SB

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

14.1 None

15 SECTION 38(8) NEMA INTERIM COMMENTS

**15.1 Proposed Kleinkrantz Sand Quarry, Farm 191 Portion 3, Sedgefield: MA
HM/ SEDGEFIELD / FARM 191 PORTION 3**

Case No: 19051606SB0521E

Response to Interim Comment prepared by ASHA Consulting, Jayson Orton was tabled.

Ms Stephanie Barnardt introduced the case.

Mr Stephen Davey was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Dr Orton's submission motivated that the original Visual Impact Assessment (VIA) was sufficient and provided further illustration of this.

- The Committee had no further comments or questions.

FINAL COMMENT:

The Committee endorsed and supported the proposal as per the Heritage Report dated 14 December 2019.

SB

**15.2 Proposed Penhill Greenfields Development Project, Portion of Welmoed Estate, Eerste River: MA
HM/EERSTE RIVER/PENHILL ESTATE**

Case No: 20040705SB0707E

Amended Initial Report and Visual Impact Report (VIA) were tabled.

Ms Stephanie Barnardt introduced the case.

Ms Kirsten Jones and Mr Tim Hart were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- CoCT heritage raised concerns with respect to the proximity of the winelands cultural landscape (in particular two wine-tasting facilities).
- Engineering requirements of the proposal are acknowledged.
- The Committee endorses the proposals as a pragmatic resolution.

REVISED FINAL COMMENT:

The Committee supported the proposal as indicated in the amended HIA report dated June 2020.

SB

**15.3 Proposed Development of a New House, Entertainment Area and Caretaker Cottage on Portion 6 of the Farm Mosselbank Fontein 496, Riversdale: NM
HM/ EDEN/ RIVERSDALE/ PTN 6/496**

Case No: 20070607SB0707E

Heritage Impact Assessment and associated documentation prepared by ACRM were tabled.

Ms Stephanie Barnardt introduced the case.

Mr Jonathan Kaplan was present and took part in the discussion.

INTERIM COMMENT:

The Committee resolved that HIA submitted by ACRM dated July 2020 does not satisfy the requirements of S.38(3) of the NHRA. Given this, the consultant is requested to attend to the following:

1. An assessment of the existing and proposed built form as well as an assessment of the existing sense of place and cultural landscape qualities of the site and of the broader coast line.
2. The HIA should include design indicators and informants arising from the above study.
3. It is recommended that a heritage consultant with particular expertise in vernacular architecture of the area provide input in this regard.
4. A Conservation Management Plan (CMP) for the site is required, considering especially the significant shell midden located on the property.

SB

**15.4 Proposed New Residential Development, Paarl Valleij on proposed Erf 1, Farm Valleij North Farms, Paarl: NM
HM/CAPE WINELANDS/ DRAKENSTEIN/ PAARL / REM ERF 80 & 81, REM 103, 105, 123, 139, 154-159, 7167, 14747 & 15219 (ERF 1)**

Case No: 19021801HB0417E

DG recused himself and logged-off from MS Teams. The Committee nominated DS to chair this item.

Heritage Impact Assessment (HIA) and associated documentation prepared by Arcon Specialist Heritage were tabled.

Ms Stephanie Barnardt introduced the case.

Mr Graham Jacobs and Mr Jonathan Kaplan were present and took part in the discussion.

FINAL COMMENT:

The Committee decided the following:

1. That the HIA satisfied the requirements of S.38(3) of the NHRA.
2. That there were no heritage resources on the property.
3. That the proposed development will not have an impact on the broader cultural landscape.
4. That the following recommendations contained in the HIA be supported:
 - a. In accordance with HWC's requirements as stipulated in their response dated 7 May 2019 to the Notice of Intent to Develop (NID) application submitted by the author, this report has addressed the requirement that a HIA be prepared with specific reference to the following:
 - i. An archaeological study;
 - ii. Visual impacts of the proposed development in terms of location, massing, scale, form, height, and architectural character on the existing cultural landscape; and
 - iii. A final detailed Site Development Plan (SDP) which responds to the heritage design indicators identified in the HIA and illustrated by use of photomontages.
 - b. The archaeological aspects have been investigated in the form of an archaeological study (Annexure 04) while a Visual Impact Assessment (Annexure 06), and a Site Development Plan responding to a range of both written and graphic heritage design indicators are included in this report. In addition to this (though not specifically required by HWC), this report includes the findings of a soil survey (Annexure 02) and a socio-economic study (Annexure 10).

- c. Spatial impacts have been assessed in both visual and heritage terms informed by a landscape analysis supported by diagrams, a VIA study, the findings of which have been integrated into this report, and heritage indicators underpinned by a heritage statement.
- d. In terms of the findings of these various studies, heritage impacts from the development proposals can be kept within acceptable levels with mitigation. This is underpinned by development proposals that, once appropriately mitigated, will be in conformance with the heritage indicators in this report. The development is further supported by the conditional findings of the VIA report and the archaeological assessment that has established no significant impacts on pre-colonial archaeological heritage. Further support for the development is provided by the Socio-Economic study.
- e. Given these factors, it is recommended that the development proposals be endorsed substantially in accordance with the SDP as indicated in Figures 19 and 20 read in conjunction with Diagrams 01 to 05, – all from this report, but subject to the following conditions:
 - i. Landscape Plan: A detailed landscape plan be prepared by a registered landscape architect to the approval of Drakenstein Municipality (Spatial Planning & Heritage). This must indicate inter alia, the extent, location and design of the following:
 - Existing vegetation to be retained or removed, indicating the types of all vegetation and trees;
 - All proposed newly planted vegetation, including types (species) and planting specifications;
 - Tree staking details;
 - The size of all trees to be planted (roots to be established in min 80 – 100 L size container) with a clear stem height of 1.8 m minimum, and a minimum girth of approximately 60 mm);
 - Density of plant species/plant mixes, size of plants to be planted;
 - Existing and finished ground levels at the base of the trees to be retained/planted;
 - All landscaping features, including fences, free-standing walls & retaining walls, paving, street furniture and lighting (fencing to be in accordance with the Architect's Comment: 7.1.6a) informed by Heritage Indicator 6; and lighting to be in accordance with Condition iv) overleaf;
 - All Sustainable Urban Drainage Systems (SUDS), including cross-sections of storm-water;
 - Ponds and/or swales;
 - Irrigation plan (alternative water sources to be indicated); and
 - Phasing and timing of implementation, including a twelve-month establishment period.
 - ii. Construction Phase Environment Management Plan (CEMP): A CEMP is to be prepared and implemented to ensure sound environmental management of the site during the Construction Phase.
 - iii. Landscaping Mitigation: Operational Phase:
 - Landscape Buffers: In addition to retaining the existing vineyards below the 100-year flood line, ensure that an ecological corridor is retained along the Berg River edge sufficiently planted with riparian species. No built features should be allowed within this strip.

- Internal Roadways, Circulation & Drainage: The detailing of internal roadways must reflect a rural character – without heavily engineered solutions for kerbs and channels; favouring rather gravel, exposed aggregate or brick pavers, with earth channels and swales for storm-water run-off where possible. Landscaping must include storm-water management through ‘soft’ engineering of the site (incorporating the principles of sustainable urban drainage and water sensitive urban design) for driveways, roadways, parking courts and other hard surfaces.
 - Open Spaces and ‘Informality’: Green open spaces must remain clear of ‘clutter’ (signage, lighting, service infrastructures, etc). Maintenance of these areas must form a continuous system that connects the site into the broader cultural landscape, reflecting the patterns of the agrarian environment (for example – orchards, vineyards, hedgerows and planted avenues).
 - Berms Dams & Wetlands (where applicable): Berms, dam and wetland features must be incorporated in a manner which is sensitive to the natural landform. Steep, trapezoidal berms and other landforms of rectilinear geometries that appear heavily ‘engineered’ must be avoided. Indigenous vegetation consistent with the botanical assessment report must be integrated as a biodiversity corridor along the Berg River riparian zone. Formal avenues of trees within the riparian zone must be avoided in favour of informal clusters of trees and shrubs.
 - Landscape Texture & Colour: Muted colours and ‘earth tones’ and textured surfaces that are more easily absorbed visually are to be used in the landscape design. Bright or highly reflective surfaces are to be avoided. Suitable colours include grey, olive green, ochre, brown, etc. (Refer to on-site geology/rock/soil and vegetation types for examples). Exposed aggregate surfaces for roads are to be used in lieu of asphalt.
- iv. Architectural Design Guidelines: The preparation of architectural design guidelines to ensure that the development does at least conform broadly with the indicators in this report. These architectural guidelines are to be to the approval of Drakenstein Municipality (Spatial Planning & Heritage) and are to include signage guidelines.
 - v. Development Densities along Rural Edges: Reducing development densities to accommodate more green space between building footprints at the interfaces between rural and new development along the east and southeast edges of the development. Also, along these same edges: re-orientate gable ends so that they do not face remaining vineyard areas in order to present lower eaves lines to these spaces. This to be to the approval of Drakenstein Municipality (Spatial Planning & Heritage); the purpose being to enable a more appropriately graduated interface between the new residential edge and abutting farmland.
 - vi. Street Lighting: Avoid light standards in favour of low-level lighting bollards and lighting affixed to buildings, particularly along the urban edge and other rural agricultural interfaces. Ensure that all lighting is indirect. Prevail upon the local authority to avoid high mast lighting along the new Van der Stel Freeway when it is constructed. The lighting design to form part of the Landscape Plan (Condition i)) and be subject to the approval of Drakenstein Municipality (Spatial Planning & Heritage).
 - vii. Archaeological Resources: In the event of archaeological material being encountered in the course of the proposed work, the protocols for encountering archaeological material as set out by Heritage Western Cape and informed by the provisions of Section 35(3) of the National Heritage Resources Act, are to be immediately complied with.

5. That the HIA prepared by ARCON Specialist Heritage dated July 2020 be endorsed.

SB

**15.5 Proposed PV Facility on Farm 155 and Portion 1 of Farm 156, Witzenberg: NM
HM/ CAPE WINELANDS/ WITZENBERG /FARM 155 AND PTN 1 OF FARM 156**

Case No: 20070908SB0727E

Heritage Impact Assessment and associated documentation prepared by PGS Heritage were tabled.

Ms Stephanie Barnardt introduced the case.

Mr Wouter Fourie and Ms Veronique Fyfe were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The Committee had no further queries and the Committee endorsed the recommendations of the consultants.

FINAL COMMENT:

The Committee endorses the following recommendations of the consultants and supports the HIA as prepared by PGS Heritage dated July 2020:

AIA recommendation:

AIA

1. An archaeological walk down of the final approved layout will be required before construction commence.
2. Implement a 50-meter buffer around all structures with a rating of IIIC and higher
3. Implement a 200-meter buffer around the rock art site at (OYPV-11).
4. Any heritage features of significance identified during this walk down will require formal mitigation or where possible a slight change in design could accommodate such resources.
5. A management plan for the heritage resources needs then to be compiled and approved for implementation during construction and operations.
6. A Chance Finds protocol must be developed that includes the process of work stoppage, site protection, evaluation and informing HWC of such finds and a final process of mitigation implementation.
7. Demarcate the resources rated as IIIC-IIIA no-go areas.

PIA

1. No specialist palaeontological monitoring or mitigation is recommended for this development, pending the potential discovery of significant new fossil material here during the construction phase.
2. The ECO should be made aware of the possibility of important fossil remains (bones, teeth, petrified wood, plant-rich horizons etc.) being found or unearthed during the construction phase of the development.

3. Monitoring for fossil material of all major surface clearance and deeper (>1m) excavations by the Environmental Site Officer on an on-going basis during the construction phase is therefore recommended.
4. Significant fossil finds should be safeguarded and reported at the earliest opportunity to Heritage Western Cape for recording and sampling by a professional palaeontologist (Contact details: Heritage Western Cape. Protea Assurance Building, Green Market Square, Cape Town 8000. Private Bag X9067, Cape Town 8001. Tel: 086-142 142. Fax: 021-483 9842. Email: hwc@pgwc.gov.za).
5. A protocol for Chance Fossil Finds is appended to the PIA report.

CLA

1. Land use patterns:
 - 1.1. The patterns of current land use are to be left in place as far possible including current fence layouts and wind pumps should have a 50m buffer from any new development.
 - 1.2. Existing roads to be used as far as possible without extreme widening and new farm tracks must be minimised.
 - 1.3. The impact on the land use patterns is neutral if done within the development threshold and will be read as a new, potentially positive, layer of land use.
2. Historic roads and farm tracks:
 - 2.1 Existing historic roads must be maintained as close to current state as possible.
 - 2.2 Widening, guttering, road verges, hardening should be reduced as far possible.
 - 2.3 The most significant historic roads, the Grand Trunk Road and the tracks leading to old farmsteads such as the Baakens Rivier farmstead and the farmstead at "Fontein" in the Gats Rivier CLA should be maintained as close to current state as possible.
 - 2.4 Construction traffic must be reduced in amount and weight as far as is possible to accommodate the width and strength of the roads as they currently exist.
 - 2.5 Strengthening of any stone retaining walls must be done without reducing the aesthetic and authenticity of the stone structure. Their structural authenticity and aesthetic, which shows their historical and technical heritage significance should be kept as a tangible signature on the landscape and they should be read on the landscape as historic stone retaining walls.
 - 2.6 Existing roads must be used as far possible and minimally altered.
3. Watercourses:
 - 3.1 Watercourses and confluences must have a buffer of 100m for any development on either side.
 - 3.2 The development buffer along the watercourse adjacent to an identified no-go area must be 200m.
4. Watercourse and road intersections:
 - 4.1 Existing watercourse and road intersections must be maintained as close to current state as possible.
 - 4.2 Existing patterns must be maintained and current points of crossing to be used for new development.
 - 4.3 Strengthening of any crossings must be done without reducing the aesthetic and authenticity of the current site.
5. Perceptual qualities during all phases:

- 5.1 Development of solar PV facility must be located so that views onto it from the surrounding area, historic routes or the significant CLA's identified in the report are minimised.
- 5.2 Development must be concentrated on lower valley areas away from ridge slopes and visual intrusion minimised by utilising slope angles, valley undulations and prevalent travel directions to hide development from viewpoints such as historic routes or historic farmsteads that are still utilised, such as Baakens Riviers and Gats Rivier tourism accommodation. All guesthouses are buffered, and the ridgeline is excluded from the study area.
- 6. General for final design layout:
 - 6.1 Review of the CLA once the PV panel and access road layout has been completed and before construction.
 - 6.2 Foot survey of specific sites of panels, cabling and roads before construction on completion of final design layout.
 - 6.3 Work plan for management of heritage resources and cultural landscape elements during construction, operational and decommissioning phase to be included in the CMP.
 - 6.4 Work plan to be approved by HWC with comment from heritage practitioner, cultural landscapes specialist (for CL elements).

SB

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 Maintenance and Upgrades, Bains Kloof Pass, Wellington: MA
HM/ CAPE WINELANDS/ DRAKENSTINE/ WELLINGTON/ BAINS KLOOF PASS**

Case No: 19050303SB0619E

Supplementary Report and construction drawings were tabled.

Ms Stephanie Barnardt introduced the case.

Dr Graham Avery and Mr Divan Opperman were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The need for CMP.
- A landscape architect with heritage experience must be involved in monitoring implementation.

RECORD OF DECISION:

The Committee endorsed the Desktop Archaeological Study and the CMP, as well as the landscape proposals and guidelines.

The Committee resolved to approve the application for S27 permit subject to the submission of a Draft CMP within 90 days. A landscape architect with heritage experience be involved in monitoring implementation. A close-out report is required at the end of this process.

SB

24 SECTION 42 HERITAGE AGREEMENT

24.1 None

25. ADVICE

25.1 None

26. OTHER

26.1 Conservation Management Plan for Amsterdam Battery on Erven 149294 & 9588, V&A Waterfront: MA HM/CAPE TOWN METROPOLITAN/ WATERFRONT/ERVEN 149294 AND 9588

Case No: 15110515GT1110E

Draft CMP and Heritage Agreement were tabled.

Ms Stephanie Barnardt introduced the case.

Dr Nicolas Baumann and Mr Neil Schwartz were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The map in the CMP needs to clearly present the boundaries between the Core area and the Buffer area and there needs to be some discussion on how this was determined.
- HWC comments relating to Amsterdam Battery dating to the last 4 years to be appended in table format.
- The significance of the archaeological resource should be assessed in terms of the Act, in this case the architectural, historical, scientific and technological aspects are relevant.
- The grading of the archaeological resource remains unresolved; it is not clear whether it is a Grade II or IIIA and this must be discussed.
- There are many references in the CMP to the “balancing needs of an active park against the need to conserve the archaeological resource”, and this should be carefully assessed.
- The issue of “soft-landscaping” on the heritage resource, i.e. trees and shrubs on the battery walls is not appropriate.
- The terms “heritage agreement” and “heritage management agreement” are used interchangeably. This must be clarified.
- The interpretation panel “Welcome to the Battery” needs to be updated with more accurate and detailed information.
- Since the primary heritage resource is archaeological, applications to HWC should be submitted in terms of S35 rather than S34.
- Although the primary heritage resource is archaeological, neither the CMP nor the HA confirm the presence of an archaeologist (with relevant historical archaeological experience) on the Heritage Oversight Committee.
- Action plan.

FURTHER REQUIREMENTS:

The Committee requires the applicant to address and resolve the issues raised above and to integrate these into the CMP and heritage agreement and to submit an updated document to HWC for APM and IACom consideration.

SB

27 Adoption of decisions and resolutions

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

28. CLOSURE:

The meeting adjourned at 15:45

29. DATE OF NEXT MEETING:

14 October 2020

MINUTES APPROVED AND SIGNED BY:

CHAIRPERSON

DATE:

SECRETARY _____

DATE _____

Annexure SI1

IACom Site Inspection Report for

Corner DF Malan Street and Hertzog Boulevard, Cape Town Metropolitan/CBD

Submitted by Dave Saunders on 8th September 2020

Case Number: 18100908AS1011E

Erf No: 186 and 18, Roggebaai

Registered Owner: Western Cape Government: Department of Transport & Public Works.

Grading: III B (by Docomomo)

Nature of Application: Proposed redevelopment of the Artscape Precinct.

Date of Site Visit: 8TH September 2019

HWC Representatives: Olwethu Dlova (Staff)

IACOM Committee Members: Dave Saunders and Cecilene Muller.

Reasons for Site Inspection: IACOM resolution to assess the impact of the redevelopment on the forecourt and the relationship between surrounding structural elements.

Area Inspected: The forecourt, open spaces and surrounds

Findings:

The property was accessed and walked from the forecourt of the Artscape on the day of the site visit by the committee members present. Different design elements and influences were noted for example the African basket on top of the Civic Centre and the grand staircase leading up to the entrance of the Artscape theatre.

On site no Archaeology could be seen on the ground, but this observation does not preclude possible subsurface evidence since area is located on reclaimed land which was previously part of the shore.

Recommended Action:

Members to report the findings of the inspection at the next Committee meeting.

Which committee should this report be submitted to:

IACom – 09th September 2019

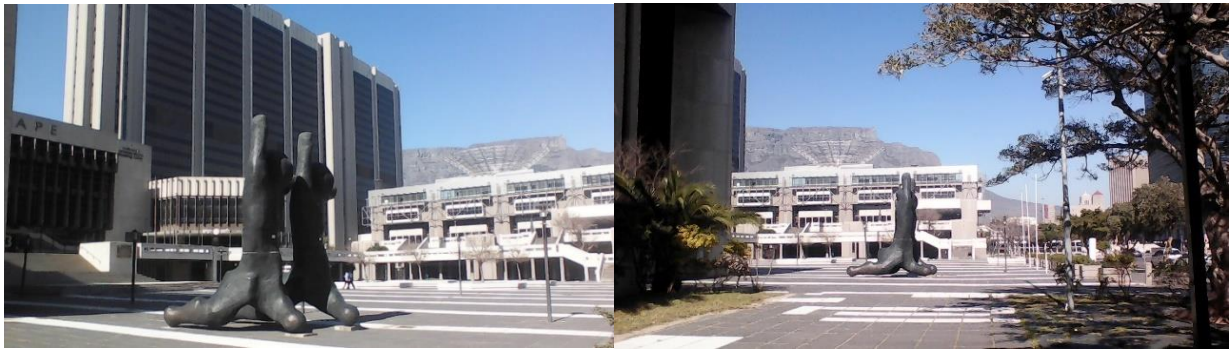
Photographs of on the overleaf



Figures 1 & 2: The Artscape Plaza/Forecourt with the main Opera House and steps leading towards the concourse.



Figures 3 & 4: The concourse at the front of the Civic Centre.



Figures 5 & 6: The Artscape plaza with existing sculptures/art work.



Figure 7: Semi permanent structure (Zipzap tent) located in the Founders Garden.



Figures 8 & 9: Trees along DF Malan Street from the Concourse to the Artscape parking area.