

**Approved Minutes of the Meeting of the Impact Assessment Committee (IACOM)
of Heritage Western Cape (HWC) held via Microsoft Teams,
at 09H00 on Wednesday, 14 April 2021**



1. Opening and Welcome

The IACOM Chair, Mr David Gibbs, opened the meeting at 09h00 and welcomed everyone present via Microsoft Teams.

2. Attendance

Members

Mr Dave Saunders (DS)
Mr Mike Scurr (MS)
Mr Sipiwo Mavumengwana (SM)
Ms Cecilene Muller (CM)
Mr David Gibbs (DG)

Staff

Ms Penelope Meyer (PM)
Mr Olwethu Dlova (OD)
Ms Stephanie Barnardt (SB)
Ms Khanyisile Bonile (KB)
Ms Waseefa Dhansay (WD)
Ms Cathy-Ann Potgieter (CAP)
Ms Anita Shologu (AS)

Observers

None

Visitors

Ms Claire Abrahamse
Ms Carol Procter
Ms Ursula Rigby
Ms Bridget O'Donoghue
Mr Guy Briggs
Ms Patricia Botha
Dr Nicolas Baumann
Mr Stuart Anderson
Mr Anthony Stricker

Mr Andrew Hoeks
Mr Thabo Mashologu
Mr Darryl Croome
Mr Jasper Bruinsma
Ms Renske Haller
Ms Cindy Postlethwayt
Mr Neil Schwartz
Mr Tiaan Meyer

3. Apologies

Mr Gaarith Williams (GW)
Ms Sarah Winter (SW)
Mr Jason Knight (JK)
Mr Rashid Fataar (RF)

3.1. Absent

None

4. Approval of the Agenda

4.1 Agenda dated 14 April 2021

The Committee resolved to approve the agenda dated 14 April 2021 with minor changes.

5. Approval of Minutes of Previous Meeting

5.1 Minutes dated 10 March 2021

The Committee reviewed the minutes dated 10 March 2021 and resolved to approve them with no amendments.

6. Disclosure of Interest

- DG: items 13.4 and 15.3

7. Confidential Matters

7.1 Proposed Nelson Mandela Memorial Centre

DG recused himself and joined the discussion as a participant. The Committee nominated DS to chair for this item.

Ms Cindy Postlethwayt (Heritage consultant) and Mr Tiaan Meyer (Urban designer) were present (as well as David Gibbs representing University of Cape Town (UCT)).

8. Appointments

8.1 None

9 Administrative Matters

9.1 Outcome of the Appeals and Tribunal Committees

PM provided the committee with a reported back on the outcomes of the following Appeals:

- Proposed redevelopment of Erven 45530 and 45531, Nursery Road
- Erf 905 and Remainder Erf 904 Vredehoek for Calgro M3 Developments
- Proposed Total Demolition of Erven 24514 and 24515, 10 Parow and Milner Streets, Maitland
- Proposed Restoration, Erf 55307, 43 Vineyard Road, Claremont, CTS34-A&A
- Response to Notification of Intent to Develop (NID): The Proposed Residential Development Located on Erven 3135, 2570, and 7155, Somerset West, Cape Town

9.2 Draft Heritage Protocol

Nothing to report

10. Standing Items

10.1 Site Inspections/Virtual Assessments undertaken:

- Proposed Mixed Residential Development on Erven 252 & 298 Raithby

10.2 Report back from Council and other Committees

Nothing to report

10.3 Discussion of the Agenda

Noted

10.4 Potential/proposed Site Inspections

- Proposed Subdivision for Prospective Residential Units on Erf 177476, Main Road, St. James
- Proposed Low Cost and Gap Housing Development on
- Re/1/1222; Re/1200; Portion 4/941; Portion 7/1220 And Erf 115, Simondium, Drakenstein Municipality

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 None

13. SECTION 38(4) RECORD OF DECISION (ROD)

**13.1 Proposed Subdivision for Prospective Residential Units on Erf 177476, Main Road, St. James:
MA
HM/CAPE TOWN METROPOLITAN/ST JAMES/ERF 177476**

Case No: 17090415AS0914M

Updated HIA and VIA were tabled.

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection.

SB

**13.2 Proposed Rezoning and Development of Erven 418-Re, 420, 421 and 419, Cavalcade, Glenside and Freeman Street, Greenpoint, Cape Town: NM
HM/CAPE METROPOLITAN/GREENPOINT/ERVEN 419-RE 420 421 419**

Case No: 20033103JW0420E

HIA and associated documentation prepared by Ursula Rigby were tabled.

Ms Stephanie Barnardt introduced the case.

Ms Ursula Rigby (Heritage Consultant) and Mr Darryl Croome (Architect) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is within a proposed Heritage Protection Overlay Zone (HPOZ) however, the extent of the HPOZ is broadly and somewhat crudely defined. The Committee was of the opinion that the site in question should not have been included within the proposed HPOZ. Further work is required by the CoCT to define more refined extents and meaningful edges to this HPOZ as well as to determine character statements of significance, indicating the qualities and characteristics of the HPOZ.
- The immediate context of the site is irrevocably changed, however conservation worthy buildings within the vicinity are noted.
- The Committee noted the submission of clear, comprehensive and detailed documentation which has satisfied the requirement of S38(3).

RECORD OF DECISION:

The Committee endorses the HIA as satisfying requirements of S38(3) of the NHRA. The Committee supports the total demolition of the four existing structures on site as this will not impact upon heritage resources of significance.

SB

**13.3 Revised proposal, based on the requirements of IACom on ERF 4722, Wellington: NM
HM/CAPE WINELANDS/DRAKENSTEIN/WELLINGTON/ERF 4722**

Case No: 17080109ZK0122M

Application documents were tabled.

HELD OVER:

This matter was deferred and will be tabled at a Special meeting of the IACom to be held on 23 April 2021.

KB

**13.4 Proposed Redevelopment Erf 46732, RE 22 Rouwkoop Road, Rondebosch: NM
HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ERF 46732**

Case no: 19112802LB0129E

Heritage Impact Assessment was tabled.

Ms Khanyisile Bonile introduced the case.

Ms Claire Abrahamse (Heritage Consultant), Mr Andrew Hoeks (Project Manager), Ms Carol Procter (Development Manager for Communicare of the Project) and Mr Thabo Mashologu (General Manager: Property Development and Investment) were present and took part in the discussion.

HELD OVER:

This matter is deferred and will be tabled Special IACom meeting to be held on 23 April 2021.

KB

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 Rezoning, Subdivision and Residential Development on Portion 6 & 7 of Farm Waterfall 1159 Franschhoek: MA
HM/CAPE WINELANDS/STELLENBOSCH/FRANSCHHOEK/PORTION 6 & 7 OF FARM WATERFALL 1159**

Case No: 16041510AS0418M

HIA, VIA, Botanical Reports, Architectural Guidelines and comment documents were tabled.

Ms Stephanie Barnardt introduced the case.

Ms Cindy Postlethwayt (Heritage Consultant) was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The Committee noted the well-considered placement of the proposed buildings within natural landscape and mindfulness of site conditions.
- The Committee commended the design and assessment teams for the manner in which in the proposal responded to and integrated with the natural environment.

FINAL COMMENT:

The Committee fully supports the recommendations of the HIA and associated documents, with specific emphasis upon the landscape and architectural guidelines and mitigation measures detailed within the VIA.

SB

**15.2 Proposed Boutique Hotel Development, Franschhoek Pass Winery, Farm No 1545 Paarl, Franschhoek: MA
HM/CAPE WINELANDS/STELLENBOSCH/FRANSCHHOEK/FARM NO 1545 PAARL**

Case No: 20012313AS0225E

Revised HIA and associated documentation including AIA prepared by Bridget O'Donoghue were tabled.

Ms Stephanie Barnardt introduced the case.

Ms Bridget O'Donoghue (Heritage Consultant), Mr Jasper Bruinsma (Client - Fivefold Inv.), Mr Guy Briggs (DHK), Ms Renske Haller (DHK) and Ms Patricia Botha (Stellenbosch Interest Group) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The Committee noted and endorsed the reconfiguration of the roadway alignment.
- The Committee indicated support and preference for "Option 1" but took note of the environmental concern pertaining to one unit (unit 11, option 1) within the watercourse buffer, closest to the tennis court.
- The Committee supports the replacement of the unit 11 above the road way on the edge of the orchard as close to the water course buffer as allowable on the edge of the orchard on the North side.
- The Committee noted and expressed appreciation for the considerable amount of work undertaken in addressing and accommodating heritage concerns

INTERIM COMMENT:

The Committee expressed support for option 1 with minor adjustments to the position of units 10 and 11 - to be confirmed in an amended drawing to be ratified at the special meeting of IACom on the 23 April 2021.

SB

**15.3 Proposed Low Cost and Gap Housing Development on Re /1/1222; Re/1200; Portion 4/941; Portion 7/1220 And Erf 115, Simondium, Drakenstein Municipality: NM
HM/CAPE WINELANDS/DRAKENSTEIN/SIMONDIUM/RE/1/1222; RE/1200; PORTION 4/941;
PORTION 7/1220 AND ERF 115**

Case No: 19102332SB1107E

DG recused himself from this item.

HIA and associated documentation prepared by CTS Heritage to be tabled.

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection.

SB

**15.4 Proposed Mixed Residential Development on Erven 252 & 298 Raithby: MA
HM/CAPE WINELANDS/DRAKENSTEIN/STELLENBOSCH/RAITHBY/ERVEN 252 & 298**

Case No: 17110208WD1103E

MS gave reported back on the site inspection undertaken on 13 April 2021. See annexure SI 1.

Ms Cindy Postlethwayt (Heritage Consultant) was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is spatially distinct from the Raithby settlement.
- They were no heritage concerns noted during the site visit.
- The proposal is in pre-application phase.
- The Committee supports the submission as contained in the documentation.
- The Committee noted the opportunities to improve upon and enhance the present negative street interface - in terms of building setbacks, scale, boundary and landscape treatment.

INTERIM COMMENT:

The Committee supported the pre-application HIA as the proposal will not impact upon on heritage resources of significance.

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 None

24. ADVICE

**24.1 Engagement Process for the Groot-Winterhoek Complex Draft Protected Area Management Plan(DPAMP): MA
HM/BERGRIVIER/PORTERVILLE/GROOT WINTERHOEK**

Case No: N/A

Protected Area Management Plan and other associated documents were tabled.

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

The Committee reviewed the draft document and have the following comments to make:

- The Committee noted that the Cultural Heritage section (Section 2.5.1.) requires a number of revisions. Specifically, the terminology is incorrect, and the references are generally out of date. Detailed comments below:
 - Page 42 Line 7: *“The Western Cape mountains were inhabited by Hunter-gatherers (Khoisan) as long ago as 90 000 years”*. Khoisan is a generic term meaning San, who were hunter-gatherers, and Khoikhoi (latest spelling is Khoekhoen) who were pastoralists, who only arrived 2000 years ago. The term Khoisan is incorrect in this context and it is recommended that San descendants or hunter-gatherers are used instead.
 - Page 42 Line 17: *“Close to the end of the Stone Age, approximately 2 000 years ago”*. This is incorrect as the LSA continued until the arrival of the first colonists in the 16th/17th centuries, and even later.
 - Page 43 Line 10: There are fifteen recorded rock art sites...In **Section 3.5.6 Cultural Resource Management** (page 57) it is noted that the Reserve is applying the Management Guidelines for Rock Art Sites in Nature Conservation Areas in the

Western Cape by Dr J Deacon dated 1993. However, this needs to be updated for the appropriate recording and management of rock;

- Page 43 Line 19: *“by the 17th century they (Khoikhoi) were established in the area and their population numbers far exceeded those of the San (Maingard 1931)”*. It is difficult to know this. The reference is outdated.
- Page 43 Line 33: *“nomadic black Portuguese farmers known as Makatese”*. They were not Portuguese. These were groups of Sotho or Tswana descent, also historically called the Mantatees who, as a result of the Mfecane, spread southward and worked on farms, building stone walling, etc.
- There is a lack throughout the document of any reference to non-rock art pre-colonial heritage or archaeological sites although this must be present.
- The emphasis in the document is focused on tangible heritage and in this case rock art. Intangible heritage is not identified or discussed.
- In **Table 5.1**, one of the key conservation targets is “Artificial and Historic Structures” with reference to tangible heritage features older than 70 years such as De Tronk buildings and graves. The state of the buildings and graves is recorded as being *Poor*. Further, the report notes that the heritage structures and graves at De Tronk are not adequately maintained (Page 71). It is clear that historic structures are not being conserved in terms of the NHRA.
- **Section 3.5.6** - Cultural Resources Management: This section seems to confuse managing public access to the wilderness for cultural and heritage purposes with the meaning more usually given to the term CRM, namely actual management of cultural resources. Although the section then references Janette Deacon’s “Management Guidelines for Rock Art Sites in Nature Conservation Areas in the Western Cape”, it is not clear whether CRM is understood, or the requirements / management obligations in terms of identifying and managing heritage resources that accrue to Cape Nature as the management authority for this wilderness area.
- It is noted with concern that it will not be until 2031 that a Heritage Management Plan for the area will have been developed.

RECOMMENDATIONS:

1. The management plan must undertake an inventory or provide a road map for the establishing an inventory, of all heritage resources both tangible and intangible within the Park so that they can be properly and effectively managed, as required in terms of the National Heritage Resources Act, No 25 of 1999.
2. It is preferable that this is undertaken by someone with the necessary heritage experience.

SB

24.2 Proposed Promenade and Observation Tower, Collier Jetty, Clocktower Precinct, V&A Waterfront: MA
HM/V&A WATERFRONT/CLOCK TOWER PRECINCT

Case No: 18120519AS0712E

Development Proposal outline and Architect's Concept document were tabled for comment.

Ms Stephanie Barnardt introduced the case.

Dr Nicolas Baumann (Heritage Consultant), Mr Neil Schwartz (V&A Waterfront) and Mr Anthony Stricker and Mr Stuart Anderson (Architects) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The background to the case, including the detailed recording of the decayed Collier jetty and its subsequent demolition, was noted.
- The heritage consultant and architect outlined the current thinking and the broad concept of the replacement structure. Importantly, the compatibility with the guidelines and the conditions of the HWC 2019 demolition permit were discussed.
- The Committee noted the iconic location and nature of the site, and the importance of the working harbor aspect being a key heritage element as noted in previous HWC discussions.
- The integrity and functionality of the replacement structure (rather than simply a folly) was noted as an important element.
- The choice of precedent and visual imagery needs to be carefully considered. Objects such as "The Vessel " (in NYC by Heatherwick) were suggested as less appropriate in this context. It was noted that the Katarina elevator (in Stockholm), a functional gantry, lockout, lift, bar and beacon, which has been rebuilt and reimagined many times and which has a long social and urban role, was perhaps a useful precedent.
- There was debate around the height with respect to the heritage indicators. While it was noted that the guideline correctly states that the ship loaders should remain the majority element of any new structure in terms of massing, form, and silhouette, and that the majority of any new structure should not protrude above the solid elements of the ship loaders, there is nonetheless scope for the proposed observation tower element to rise perhaps substantially above this height (as illustrated) provided that the visual reading and prominence of the replacement structure and the ship loaders remains as per the guideline.

ADVICE:

The Committee notes the iconic location and nature of the site and expressed support for the direction in which the conceptual thinking is moving with respect to the development of a symbolic stand-alone structure of stature.

SB

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. CM moved to endorse and adopt the resolutions and decisions and DS seconded.

28. CLOSURE:

The meeting adjourned at 13:45

The chair thanked the members of the committee and HWC staff and guests for their preparedness, presence and meaningful participation in the meeting.

29. DATE OF NEXT MEETING:

19 May 2021

MINUTES APPROVED AND SIGNED BY:

CHAIR:

DATE:

SECRETARY:

DATE:

Annexure SI 1

IACom Committee Site Inspection Report for:

Erf/Farm No.: **ERVEN 252 & 298, RAITHBY**

Street Address: **WATSON WAY AND WAGNER STREET, RAITHBY, STELLENBOSCH**

Registered Owner/Applicant:

Grading: **Grade IIIC; Grade IIIB Broader Landscape and Adjacent to Grade IIIA proposed Conservation Area**

Nature of Application: **Section 38(8)**

Date of Site Visit: **13.04.2021**

HWC Representatives: **Mike Scurr; Sarah Winter; Rashid Fataar**

Reasons for Site Inspection: **IACOM resolution to assess the site in order to provide comment on the HIA specifically with respect to the impact of the proposed new development.**

Report submitted by **Sarah Winter on 14.04.2021**

Site Procedure & Findings:

The site inspection was conducted on Tuesday 13.04.2021 by three IACom members.

Area Inspected: The site context including its relationship to the entrance to the settlement from the south-west, the main access route (Watson Way) and the historic core.

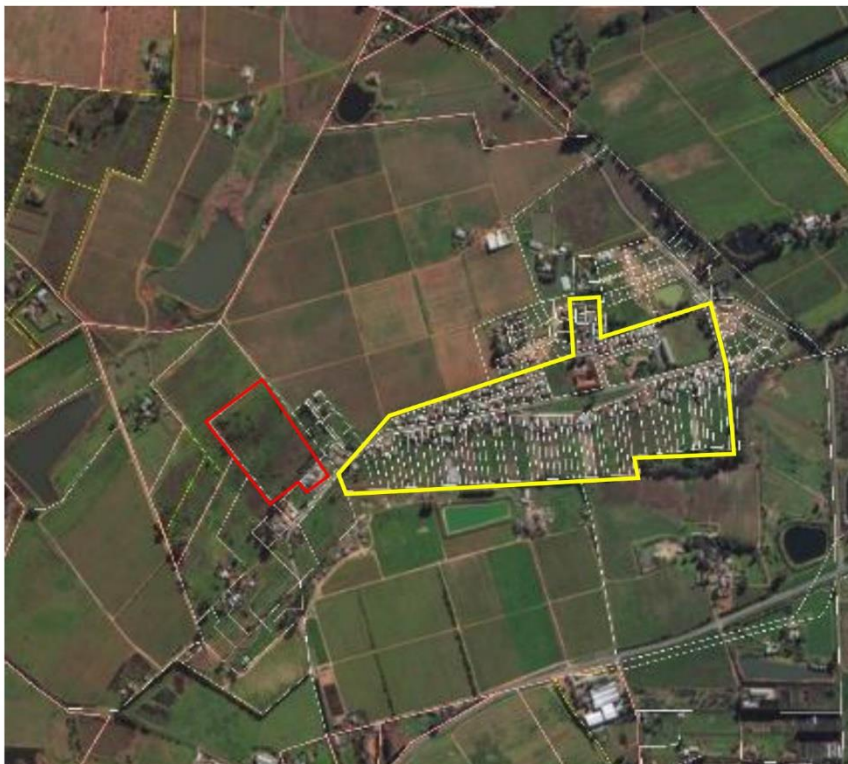


Figure 18: The property concerned outlined in red, the core Raithby Mission Station landholding outlined in yellow.

Items Noted:

- The site is situated outside of the proposed Conservation Area and does not contribute to the historical settlement character of the Raithby.
- The existing structures on the erf 252 have a fairly negative street interface at the entrance to the settlement from the south-west with opportunities to enhance this interface particularly in terms of building setback, scale and form, boundary and landscaping treatment.
- The development is largely located outside of the visual catchment of the historic core and its pattern of garden allotments.

Recommended Action:

Members to report the findings of the inspection at the next IACom Committee meeting to be held on the 14.04.2021.

Which Committee should this report be submitted to:

IACom at the meeting held on the 14.04.2021

Photographs by S. Winter:

