

**Approved Minutes of the Meeting of the Impact Assessment Committee (IACOM)
of Heritage Western Cape (HWC) held via Microsoft Teams, at
09H00 on Wednesday, 18 May 2022**



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 Siphiwo Mavumengwana (SM)
Mr Chris Snelling (CSn)
Mr David Gibbs (DG)
Ms Sarah Winter (SW)
Ms Janine de Waal (JdW)
Mr Rashiq Fataar (RF)
Mr Shawn Johnston (SJh) co-opted
Ms Helene van der Merwe (HvdM) co-opted

Staff

Ms Penelope Meyer (PM)
Mr Olwethu Dlova (OD)
Ms Stephanie Barnardt (SB)
Ms Khanyisile Bonile (KB)
Ms Waseefa Dhansay (WD)
Ms Aneeqah Brown (AB)
Ms Colette Scheermeyer (CSc)
Ms Zikhona Sigonya-Ndongeni (ZSN)
Ms Chane Herman (CH)
Ms Corne Nortje (CN)
Ms Natalie Kendrick (NK)
Ms Sneha Jhupsee (SJ)
Ms Muneerah Solomon (SM)
Mr Robin George (RG)
Ms Cecilene Muller (CM)

Observers

None

Visitors

Ms Bridget O'Donoghue
Mr Philip Smith
Ms Ute Kuhlmann
Ms Zaheer Lee
Mr Fred Durow
Mr Shawn Gravell
Mr Martin Abrahamse
Mr Jaco Cilliers
Ms Marise Grobler
Mr Johan Malherbe
Ms Katie Smuts
Ms Nicolene Visser
Ms Marie Cecile
Mr Chris Fick
Mr Phakamisa Mohaila

Mr Henry Aikman
Ms Claire Abrahamse
Mr Justine Betts
Mr Enrico Daffonchio
Ms Leigh
Mr Paul Slabbert
Ms Jenna Lavin
Mr Corius Visser
Ms Uryke du Preez
Ms Anne-Marie Fick
Mr Jaco Coetzer
Mr Clive Theunissen
Mr Stuart McVitty
Mr Luke Coughlan

- 3. Apologies**
Mr Jason Knight (JK)
- 3.1. Absent**
None
- 4. Approval of the Agenda**
- 4.1 Agenda dated 18 May 2022**
The Committee resolved to approve the agenda dated 18 May 2022 with minor changes.
- 5. Approval of Minutes of Previous Meeting**
- 5.1 Minutes dated 13 April 2022**
The Committee reviewed the minutes dated 13 April 2022 and resolved to approve them with amendments.
- 6. Disclosure of Interest**
- MS: item 23.1
- 7. Confidential Matters**
None
- 8. Appointments**
None
- 9 Administrative Matters**
- 9.1 Outcome of the Appeals and Tribunal Committees**
PM reported back on the following appeals matters:
- Erven 45530 & 45531, 4&6 Nursery Road, Claremont.
 - Proposed Alterations and Additions at Boschendal Cellar Building, off R310, Dwars River Valley, Farm10, 167 Stellenbosch.
 - Proposed Alteration and Additions on Erf 2042, 25 Avenue Le Sueur, Cape Town -(S.34).
- 9.2 New Western Cape Brand Strategy**
Noted – strategy to be presented at the next meeting.
- 10. Standing Items**
- 10.1 Site Inspections/Virtual Assessments undertaken:**
- Proposed expansion of Duplex 7, Unit 213, Paardevlei Lifestyle Estate, Erf 19506, Somerset West: S38(4)-NID.
 - Heritage Statement to inform the approval of a Site Development Plan and Landscape Plan for Heartland / Paardevlei, Precinct One, ERF 18792, Corner of WR Quinan Blvd. & Gardner Williams Street, Paardevlei
- 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 Development of New Facilities for an Existing Water Bottling Plant Farm 10388, R45, Franschhoek

MATTERS DISCUSSED

11. SECTION 38(2) RESPONSES TO NOTIFICATION OF INTENT TO DEVELOP (NID)

11.1 Erf 19506, Duplex 7, Unit 213, Paardevlei Lifestyle Estate, Somerset West: MA HM/CAPE TOWN METROPOLITAN/SOMERSET WEST/ ERF 19506

Case No: 22031507MS0411E

The Committee reported back on the site inspection that was undertaken on 3 May 2022. See attached annexure SI1.

Ms Bridget O'Donoghue (heritage consultant) was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The application is for an addition of a braai area and extension of the living area to the rear garden.
- There is a long history to the approvals for the site.
- Previous approvals noted with respect to the infill development which limited the new dwellings to the rear of the Crescent Houses to the southernmost portions of the site with a footprint of new dwellings to 165m² with garaging of 40m².
- Need to test the current proposal in terms of previous approvals.
- The proposals involve alterations to contemporary infill building located within a heritage context that was previously identified by HWC as being worthy of PHS status.
- The Committee enquired at what point a holistic conservation management plan would be required.
- Formal protection of the site would address this issue.
- While the proposal is for a single unit (Duplex 7), it will set the pattern for future alterations to the existing contemporary infill buildings and therefore the proposals needs to be considered holistically.

RESPONSE TO NID:

The Committee requires a focused heritage impact assessment testing the proposals against previous approvals and conditions of approval and in relation to potential cumulative impacts to the wider area identified by HWC as a PHS which includes the entire Crescent House Precinct.

MS

12. SECTION 38(1): INTERIM COMMENT

12.1 None

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

13.1 Erf 3029, Strawberry Lane, Constantia: NM HM/CAPE TOWN METROPOLITAN/CONSTANTIA/ERF 3029

Case No: 21070812RG0411E

Application documents were tabled.

Ms Stephanie Barnardt introduced the case.

Mr Henry Aikman (heritage consultant) and Mr Philip Smith (CoCT) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Clarification on process (whether 38(8) or 38(4)) was sought. DEADP response awaited.
- The public space system (greenbelt) diagram to be included.
- Note public access to the stream/watercourse provided from Willow Road via corridor.
- Potential site inspection.
- Extent of public participation to be determined.
- Clarification of the heritage grading of the Constantia Greenbelt network to be provided with reference to the Todeschini Abrahamse Heritage Survey.

FURTHER REQUIREMENTS:

1. DEADP response awaited.
2. Diagram indicating the site and its relationship to the broader greenbelt system is required.

RG

13.2 Proposed Mixed Use Development on the Corner Albert Road, Rail Street and Strand Street, Woodstock: MA HM/CAPE TOWN METROPOLITAN/ WOODSTOCK/ERVEN 10712-RE, 10713, 10715 AND 14932-RE

Case No: 20082107KB0824

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Ms Claire Abrahamse (heritage consultant), Ms Ute Kuhlmann (Woodstock Residents Association), Mr Justine Betts (representing owner), Ms Zaheer Lee (architect), Mr Enrico Daffonchio (architect), Mr Fred Durow (planner) and Ms Leigh were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The local conservation body has concerns around height.
- Whereas this particular site can support the height as proposed, this cannot be taken as being applicable generally in Woodstock. Each site should be to be considered and tested.
- The previous further requirements have been met to the satisfaction of the Committee.

RECORD OF DECISION:

The Committee resolved to endorse the application as amended in response to the previous further requirements of IACom. The Committee supports the Heritage Impact Assessment as prepared by Ms Abrahamse, dated 29 April 2022 as well as the recommendation of the HIA as follows:

Archaeological Recommendations:

1. The proposed development of erven 10712 and Re 14932 is likely to destroy any archaeological material present on the site but the archaeological potential and significance of the site is considered to be generally low or very low and the significance of impacts is thus assessed to be low.
2. No formal archaeological programme of mitigation is proposed in respect of the affected erven, although it is suggested that a couple of sites visits by a suitably qualified and experienced archaeologist take place after the demolition of the existing warehouse and at the start of site preparation for the new development, to check the area for archaeological material.
3. Should archaeological material – for example, shell midden material, stone artefacts or historical dump material - be encountered during the redevelopment of the site, a suitably qualified and experienced archaeologist must be called in to assess the find and determine the need for any mitigation.
4. If human remains are uncovered on site, work must cease immediately, the remains must be left in place and made safe, and the project archaeologist and HWC notified in order for the significance of the material to be assessed and a decision taken as to how to deal with it.
5. Erven 10712 and Re 14932, on the corner of Albert Road and Railway Street in Woodstock have been assessed to have a low archaeological potential and significance. In archaeological terms, therefore, the proposed redevelopment is considered acceptable.

Townscape Recommendations:

1. Because the site clearly has no heritage significance, the primary heritage consideration is how the proposed new structure responds to prevailing urban patterns and contexts of heritage significance. The majority of mitigation measures suggested in this HIA have been incorporated into the proposal, following the commenting process.
2. Should HWC determine that further contextual responsiveness is required, the removal of height in certain areas would need to be considered. Given that the subject property consists of two erven, it would be difficult to motivate for more than one such break in height in this instance along the Albert Road edge.

Social Recommendations:

1. The developers are encouraged to engage further with civic bodies active in the area as the design develops, to look for possible inclusionary opportunities for housing, business and workshop spaces to be sustainably incorporated into the development.

The SDP drawings incorporating the mitigation measures approved by the IACom are:

- Site plan, Dwg No. P-120, dated 2022/05/06
- Floor Area Plan, Dwg No. P-121, dated 2022/05/06
- Basement Storey, Dwg No. P-122, dated 2022/05/06
- Ground Floor – 1st Storey, Dwg No. P-123, dated 2022/05/06
- First Floor – 2nd Storey, Dwg P-126, dated 2022/05/06
- Second Floor – 3rd Storey, Dwg P-127, dated 2022/05/06

- 3rd, 4th & 5th Floor – 4th, 5th & 6th Storey, Dwg P-128, dated 2022/05/06
- 6th, 7th & 8th Floor – 7th, 8th & 9th Storey, Dwg P-134, dated 2022/05/06
- 9th & 10th Floor – 10th & 11th Storey, Dwg P-135, dated 2022/05/06
- 11th Floor – 12th Storey, Dwg P-136, dated 2022/05/06
- Streetscape, Dwg P-142, dated 2022/05/06

KB

13.3 Heritage Statement to inform the approval of a Site Development Plan and Landscape Plan for Heartland / Paardevlei, Precinct One, Erf 18792, Corner of WR Quinan Blvd. & Gardner Williams Street, Paardevlei: MA HM/CAPE TOWN METROPOLITAN/STRAND/ERF 18792

Case No: SB0228E

The Committee reported back on the site inspection that was undertaken on 3 May 2022. See attached annexure SI2.

Mr Shawn Gravell (SVA International Cape Town), Mr Paul Slabbert (heritage consultant) and Mr Martin Abrahamse (Shoprite-developer) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Retention of building previously indicated for demolition supported.
- The locomotive shed was noted as being much earlier than the previous date of C1930 provided and predates WW1. Its barrel-vaulted concrete roof is noted as an early example of this form of architecture, and as such has high rarity value.
- The reconstruction of an existing industrial building and re-positioning of this structure within the forecourt in front of the locomotive shed is not supported as this will have a negative impact on an existing heritage resource.
- The principle of reconstruction/relocation of the existing industrial building is not warranted from a heritage management perspective.
- There was discussion amongst Committee members as to whether the proposal conforms with the 2010 approvals.

RECORD OF DECISION:

The Committee resolved that the development may proceed subject to the proposed reconstruction of the industrial building in front of the locomotive shed being removed from the proposal and meaningful forecourt space retained as per diagram fig 22, appendix 1. This is in accordance with the development plans numbered 852.1 Rev 6 prepared by GBI landscape consultant.

Prior to the submission of building plans to local authority, detailed design proposals for further work to the locomotive shed to be submitted to HWC as a separate application.

SBD

**13.4 Proposed Development of New Facilities for an Existing Water Bottling Plant Farm 10388, R45, Franschhoek: NM
HM/ CAPE WINELANDS/ STELLENBOSCH/ FRANSCHHOEK/ FARM 10388**

Case No: 21030908SB0309E

Heritage Impact Assessment prepared by Anne-Marie Fick was tabled.

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection Friday, 10 June 2022 at 11:00.

SBD

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 Proposed Mixed-Use Development on Portion 29 of the Farm Klip Heuvel 410, Caledon: NM
HM/ OVERBERG/THEEWATERSKLOOF/ CALEDON/PTN 29 OF THE FARM KLIPHEUVEL 410**

Case No: 21030908SB0309E

Heritage Impact Assessment prepared by CTS Heritage was tabled.

Ms Stephanie Barnardt-Delport introduced the case.

Ms Jenna Lavin (heritage consultant), Mr Paul Slabbert (heritage consultant) and Ms Claire Abrahamse (heritage consultant) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Clarification whether site is located within the urban edge of Caledon.
- Cultural landscape analysis should be accompanied by a visual impact assessment.
- The cultural landscape analysis requires a broader scale of analysis including how settlement has occurred over time in response to a very distinctive topographical condition, water and movement routes.
- The site forms part of a very distinctive, and culturally significant landscape, which is representative of the Overberg region and is located at a gateway condition to this broader landscape.
- The carrying capacity of the site to accommodate the nature of the development proposed needs to be considered beyond a land use diagram.
- More detailed built form information is required to inform a proper assessment of the impact of the development on identified heritage resources.
- The mitigation measures as proposed may be appropriate at site scale but not at broader context scale.
- The HIA is predicated upon an SDF which lacks heritage informants and thus needs to be interrogated.

INTERIM COMMENT:

The HIA does not yet meet the requirements of S.38 (3) of the NHRA. A revised and updated HIA that addresses the concerns of the Committee to be submitted to HWC.

SBD

- 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 Proposed Additions and Alterations at Re-Ptn 12 of Farm 653: Vergenoegd Low Wine Estate (Agterwerf Buildings), Somerset West: NM
HM / CAPE TOWN METROPOLITAN / SOMERSET WEST / REM of PTN 12 FARM 653**

Case No: 22042206MS0422E

Application documents were tabled.

Ms Sneha Jhupsee introduced the case.

Mr Jaco Cilliers (Vergenoegd Manager), Mr Corius Visser (applicant) and Ms Marise Grobler (architect) were present and took part in the discussion. Mr Shawn Johnston and Ms Helene van der Merwe (representing BELCom) also were present.

DISCUSSION:

Amongst other things, the following was discussed:

- Considerable background work has been undertaken, including fabric analysis etc.
- Light-weight screen indicated.
- IACom supports the HOMs requirement for a closeout report to be submitted in due course.
- Detailed design drawings to be submitted to HWC.

FINAL COMMENT:

The Committee supports the conceptual proposals as well as the process of the submission of final reports. Detailed design work may now proceed for further submission to HWC.

SJ

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

Case No: 21091320SB1004E

MS recused himself and joined the applicants.

Heritage Impact Assessment Phase 2 prepared for Malherbe Rust Architects was tabled.

Ms Stephanie Barnardt-Delport introduced the case.

Ms Uryke du Preez (project administrator), Mr Johan Malherbe (heritage consultant), Ms Anne-Marie Fick (heritage consultant), Ms Katie Smuts (archaeologist), Mr Jaco Coetzer (architect), Ms Nicolene Visser (project admin manager) and Mr Clive Theunissen (Drakenstein Municipality) were present and took part in the discussion. Mr Shawn Johnston and Ms Helene van der Merwe (representing BELCom) also were present.

DISCUSSION:

Amongst other things, the following was discussed:

- The majority of the proposals were supported but concern was raised with regard to the conservation approach and architectural expression of the proposals adjacent to the Huguenot Gedenkskool and this needed further resolution.

RECORD OF DECISION:

The Committee resolved to endorse the Phase II HIA and to take a decision under S.38(4) and S.27 of the NHRA.

The Committee resolved to approve the proposals for the Du Toit House, the Malherbe House and the new buildings to the rear of the werf and to approve the landscape proposals in accordance with the following drawings dated 4 March 2022 and prepared by Malherbe Rust Architects.: drawings numbered 101, 3201, 3202, 3301, 3302, 3501, 3601, 3602 (Malherbe House), 4101, 4201, 4202, 4301, 4302, 4501, 4601 (Du Toit House).

Approval is subject to the submission of progress reports for each stage of work completed and a closeout report within 60 days of practical completion.

The Committee resolved not to approve the proposed extensions to the Hugenote Gedenkskool and to request further resolution of the conservation approach in the relationship between the historic buildings and new interventions. While the proposed buildings are located on the footprint of earlier structures, the architectural expression of the new buildings and as well as that of the linking elements requires further resolution.

Any further submissions must be made to both BELCom and IACom.

SBD

24. ADVICE

24.1 None

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.

28. CLOSURE:

The meeting adjourned at 14:55

29. DATE OF NEXT MEETING: 15 June 2022

MINUTES APPROVED AND SIGNED BY:

CHAIR:

DATE:

SECRETARY:

DATE:

Annexure SI 1

IACom Site Inspection Report for:

Site Name: Duplex 7 Unit 213, Paardevlei Lifestyle Estate
Erf/Farm No.: Erf 19506, Somerset West
Street Address: Off de Beers Avenue, Somerset West
Grading: Grade II and IIIA
Nature of Application: Section 38(1)

Date of Site Visit: 03.05.2022

IACOM Representatives: Chris Snelling, Janine de Waal, Mike Scurr, Dave Saunders and Sarah Winter

Reasons for Site Inspection: A site inspection was undertaken to assess the current heritage status of the site to inform a decision whether or not a HIA is required for proposed alterations to Duplex 7, Unit 213 of the Paardevlei Lifestyle Estate.

Report submitted by: Sarah Winter on 17.05.2022

Site Procedure:

The site inspection was undertaken by four IACom members. The inspection commenced with an overview of the Precinct 1 and 2 in order to understand the history of the heritage assessment and approval processes for Paardevlei. The inspection then focused on the Paardevlei Lifestyle Estate, which is the subject of the NID submission under consideration.



Figure 1: Overall Site Location Plan

Paardevlei Lifestyle Estate Layout



Figure 2: Site Location Plan within the Paardevlei Lifestyle Estate

Items Noted and Discussion Points:

- The issue is whether the proposed alterations to Duplex 7 constitute a change in character to the site greater than 5000m2 and whether this impacts a heritage resource.
- The NID recommends that no HIA is required given the minor alterations to a contemporary structure to the rear of the Crescent Houses.
- Erf 19506 is nearly 50 000m2 consisting of 9 historic double storey Crescent Houses, 15 double storey townhouses (8 duplexes), 9 single storey cottages, multi storey hospital, HWC approved creche, proposed office building.
- The heritage resources are the Crescent Houses and their associated crescent layout and figure ground relationships.
- The development of the duplexes to the rear of the Crescent Houses was done in 2017/2018 and approved by HWC.
- The proposal for is Duplex 7 and is to extend and enclose the existing rear verandah, and to construct a braai structure with the associated chimney. On the first floor the proposal is to construct a balcony on a section of the extended living area.
- The gated nature of Crescent Avenue was noted as a concern with the approval status of this intervention requiring clarification.

Recommended Action:

Members to report the findings of the inspection at the next IACom Committee meeting to be held on the 18.05.2022.

Which Committee should this report be submitted to:

IACom at the meeting held on the 18.15.2022.

Photographs by Mike Scurr



Photographs extracted from the NID



Annexure SI 2

Committee Site Inspection Report for: **SHOPRIGHT SITE. PAARDEVLEI.**

Submitted by **CHRIS SNELLING** on **5th MAY 2022**

Erf/Farm No.: **ERF 18792 SOMERSET WEST. PAARDEVLEI**

Street Address: **C/O W.R. QUINAN BOULEVARD AND GARDNER WILLIAMS AVE**

Registered Owner:

Grading: **IIIA**

Nature of Application: **MALL DEVELOPMENT**

Date of Site Visit: **3RD MAY 2022.**

HWC Representatives: **NONE**

CHRIS SNELLING, DAVID SAUNDERS, SARAH WINTER, MIKE SCURR, JANINE DE WAAL

Met on Site by: **HERITAGE PRACTITIONER.**

Reasons for Site Inspection: **INSPECT SITE, BETTER UNDERSTAND CONTEXT AND NATURE OF IDENTIFIED HERITAGE RESOURCES.**

Findings of Site Inspection:

The purpose of the site inspection was primarily to get a sense of the context in which the development is located and obtain a better understanding of the historic approvals which pertain to the site and the Beach Road and Vynide Precincts.

It was also important for the committee to inspect the buildings and understand the significance of the buildings earmarked for retention, both historically and as per the current application.

These included the Locomotive shed, previously identified as Grade IIIB, The Carpenters shop, IIIC as well as the two Vynide Factory buildings which are ungraded and for which demolition has previously been approved by HWC.

The locomotive shed in particular is noted as being earlier than the 1933 date originally arrived at in 1996 and 2010. It pre-dates WW1, and as such the concrete barrel vault roof form is noted as being a particularly early and rare example of its type.