

**Approved Minutes of the Meeting of the Impact Assessment Committee (IACOM)
of Heritage Western Cape (HWC) held via Microsoft Teams
at 09H00 on Wednesday, 17 May 2023**



1. Opening and Welcome

The Chair, Mr David Gibbs, officially opened the meeting at 09:00 and welcomed everyone present.

2. Attendance

Members

Mr David Gibbs (DG) (Chair)
Mr Dave Saunders (DS)
Ms Sarah Winter (SW)
Ms Katie Smuts (KS)
Mr Chefferino Fortuin (CF)
Ms Helene van der Merwe (HvdM)

Staff

Ms Waseefa Dhansay (WD)
Mr Olwethu Dlova (OD)
Ms Stephanie Barnardt (SB)
Ms Muneerah Solomon (MSo)
Ms Sneha Jhupsee (SJh)
Ms Naushina Rahim (NR)
Ms Aneeqah Brown (AB)
Ms Penelope Meyer (PM)
Ms Zikhona Sigonya-Ndongeni (ZSN)
Ms Chane Herman (CH)
Ms Corne Nortje (CN)
Mr Robin George (RG)
Ms Khanyisile Bonile (KB)
Ms Cecilene Muller (CM)

Observers

None

Visitors

Ms Jenny White
Mr James Hallinan
Dr Nicolas Baumann
Mr Neil Schwartz
Ms Cindy Postlethwayt
Ms Bridget O'Donoghue
Ms Marise Grobler
Mr Chris Snelling
Mr Lien Vanneste
Ms Marika Abrahams
Ms Jenna Lavin
Ms Tamar Shem-Tov
Ms Quahnita Samie
Ms Patricia Botha

Mr Lisa Fourie
Ms Berendine Irrgang
Ms Nellie Yang
Ms Claire Abrahamse
Mr Don Albert
Ms Helene May
Ms Patty Price
Ms Kathy Dumbrell
Mr Kirsten Goosen
Ms Charnelle Kluth
Mr Reinier Visser
Mr Allen Goosen
Ms Lize Malan
Ms Michelle Lee

3. Apologies

Ms Samantha Lee (SL)

3.1. Absent
None

4. Approval of the Agenda

4.1 Agenda dated 17 May 2023

The Committee resolved to approve the agenda dated 17 May 2023 with minor changes.

5. Approval of Minutes of Previous Meeting

5.1 Minutes dated 19 April 2023

The Committee reviewed the minutes dated 19 April 2023 and resolved to approve them as circulated with one spelling correction.

6. Disclosure of Interest

- DG: item 16.2
- SW: item 9.2, 16.2 and 26.4
- KS: item 26.4

7. Confidential Matters

None

8. Appointments

None

9 Administrative Matters

9.1 Outcome of the Appeals and Tribunal Committees

Nothing to report.

**9.3 Proposed Rezoning, Subdivision and Adaptive Reuse of Structure on Erf 1220, Pinard Street, Malmesbury: NM
HM/MALMESBURY/ERF 1220**

Case Number: HWC23050801SB0509

SW recused herself and logged-off from MS Teams.

Ms Stephanie Barnardt introduced the case.

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection.

10. Standing Items

10.1 Site Inspections/Virtual Assessments undertaken:

- Proposed enclosed Padel Court on Portion 1 of Farm 1791 Spice Route Destination, Suid-Agter Paarl Road
- Proposed Development of a Portion of the Remainder of Farm 1305, Stellenbosch (Schoongezicht)

10.2 Report back from Council and other Committees

Nothing to report.

10.3 Discussion of the Agenda

For discussion.

10.4 Potential/proposed Site Inspections

- Proposed Rezoning, Subdivision and Adaptive Reuse of Structure on Erf 1220, Pinard Street, Malmesbury
- Proposed Retirement Village on Erf 11628-RE, D'Aria Winery Estate, Bellville
- Drostdy Museum CMP, Erf 2920, Swellendam

MATTERS DISCUSSED

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

11.1 Proposed enclosed Padel Court on Portion 1 of Farm 1791 Spice Route Destination, Suid-Agter Paarl Road: MA HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / PTN 1 OF FARM 1791

Case No: HWC23031310SJ0314

The Committee reported back on the site inspection that was undertaken on Friday, 5th May 2023. See attached annexure SI1.

Ms Sneha Jhupsee introduced the case.

Ms Jenny White (applicant) and Ms Lisa Fourie (owner's assistant) and Mr Charles Back (owner) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Refer to the site inspection report which identifies heritage resources likely to be impacted by the proposed development.

FURTHER REQUIREMENTS:

In response to the NID, the committee resolved that a Heritage Impact Assessment is required as heritage resources will be impacted upon by the proposal. (The Heritage Impact Assessment should include a Visual Impact Assessment, as well as the exploration of alternative sites).

SJ

12. SECTION 38(1): INTERIM COMMENT

12.1 None

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

**13.1 Proposed subdivision of Erf 5022, St Simon and Jude Catholic Church, 174 St George's Street, Simonstown: MA
HM/ CAPE TOWN METROPOLITAN/ SIMONSTOWN/ ERF 5022**

Case No: 21121308RG0201E

Mr Robin George introduced the case.

Mr James Hallinan (applicant) was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- IACom further requirements issued in February 2023 have been addressed with supplementary documentation submitted (townscape analysis, exploration of the history of forced removals in the area, etc.)
- The Committee indicated support for the proposed subdivision and rezoning as well as support for the Site Development Plan (SDP) and Heritage Related Design Guidelines which indicate a scale and typology of built form which is consistent with the townscape character, minimizes cut and fill requirements for site works, and considers the site sensitively and appropriately.
- The SDP is compatible with the site's HPOZ context and would have limited impact on heritage significance if implemented accordingly and in accordance with the Heritage Related Design Guidelines contained the HIA and the Guidelines for the Conservation and Development of the Simon's Town Conservation Area (July 2012).
- While the Simon's Town Conservation Area Guidelines have no statutory approval status, they still have relevance to the Simon's Town HPOZ.
- However, as the subdivided portion of the site will be sold, it is unlikely that the applicant for subdivision will be the developer of the subdivided erven. The Committee therefore expressed concern around future possible (mis)interpretation of the SDP with respect to development.
- Conditions for development must ensure that the character, typology and scale of development as indicated in the urban design framework and SDP is adhered to and implemented in accordance with the SDP.

RECORD OF DECISION:

The Committee endorses the HIA prepared by James J. Hallinan and dated 25 April 2023 together with its supporting annexures (which must be read in conjunction with the HIA and which form integral components of the HIA), as meeting the requirement of S.38(3) of the NHRA.

The Committee supports the proposed rezoning and subdivision and accompanying SDP on condition that:

1. Development proceeds in accordance with the design principles contained in the document referenced Appendix 10 (A) Heritage Related Design Guidelines for Subdivision prepared by Lance Gilmour and is dated July 2022.

2. The final SDP is submitted to HWC for approval and building plans are to be submitted to the CoCT Environment and Heritage Management Branch for approval.
3. Building plans to be in accordance with the Guidelines for the Conservation and Development of the Simon's Town Conservation Area (July 2012).

The approvals contained in this decision are 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.

RG

13.2 Proposed Hotel on Erf 149294-Re, Quay 7, East Pier Precinct, V&A Waterfront, Cape Town: MA HM / CAPE TOWN METROPOLITAN / WATERFRONT / ERF 149294-RE

Case No: HWC23022810SJ0227

Ms Sneha Jhupsee introduced the case.

Ms Berendine Irrgang (CoCT), Dr Nicolas Baumann (heritage consultant), Reinier Visser (ClfA Heritage Committee), Ms Nellie Yang (project architect) and Mr Neil Schwartz (V&A Waterfront Planning Manager) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The CoCT Heritage Section and ClfA Heritage Committee do not support the proposal.
- The proposed new building is at variance with the heritage indicators determined by the Heritage Consultant.
- The building typology and massing is the primary concern being incongruent with the V&A Waterfront heritage context and its associated maritime warehouse typology.
- The Visual Study provides some compelling information for the new intervention but tends to focus on architectural design issues and is lacking in terms of an assessment of visual impacts on the 'bigger picture' local heritage context.
- The site is strategically positioned at harbour entrance. As such, the site plays a key role in how the historic port is perceived when entering by sea.
- All viewpoints presented are aerial views or taken from land-based vantage points. Visual Impact Assessment must include viewpoints taken from boats in the bay, approaching and entering the harbour.
- The sloping component of the design should not be termed a 'roof' but rather a sloping building surface ('tilted wall', as described by the architects) aimed at mitigation of the scale and massing of the new building.
- The pitched portion of the building forms the larger vertical component of the building. Given this, the building draws attention to itself due to its steeply sloping sides which have very few, if any, points of meaningful reference.
- The steepness of the pitch and height of the sloping building surface is inappropriate in terms of the built form typologies characterizing the V&A Waterfront heritage context.

- The height and scale of the building references the adjacent Table Bay Hotel as precedent despite this building being regarded as a negative intervention and therefore not a positive heritage precedent or informant for future interventions in this heritage context.
- The two extensive fragmented or 'dematerialised' structures at the apex accentuate massing of the proposed structure when compared to that of the Table Bay Hotel. The building will therefore present itself as the largest building in this portion of the waterfront.
- It was noted that the dematerialised open nature of the sloping apex may require a more solid enclosure thereof in the future to provide weather protection. The architect felt this would not be necessary having considered these issues in the design development process.
- The project architect considers this an intentional 'humble' building, however the iconic scale and form of the building at a gateway position to the Waterfront does not represent a modest design approach.
- The sloping pitched upper portion of the building (above 14m rising to 29m at the apex) may reduce the perceived scale of the building in terms of the ground level pedestrian experience of the building and in close proximity thereof. However, while reading the walled vertical surface at 14m from this perspective, from any distance the overall height of the building will read with an apex height of 29m.
- The warehouse typology with its expressed concrete frames and slightly setback painted brick infill panels creates the overall effect of an integrated but articulated vertical plane. The expressed concrete grid of the proposal remains perceived as a grid with the brick infill being more fragmented. This may be a requirement of the residential program with openings related to views, balconies, etc. However, lack of a stronger relationship between grid and infill results in the building reading primarily as a frame, which is counter to the character of the warehouse typology.
- Some of the 3D views suggest use of textured exposed brickwork which is not typical in the Waterfront.
- Positive aspects of the development include the retention of the two cranes as components of the working harbor and opportunities to improve the public open space and connection with the water's edge.

Following discussion of this matter with all parties present, it was resolved to deliberate further and conclude this matter in camera.

It was also resolved that reasons for the decision would be communicated in due course.

RECORD OF DECISION:

The Committee resolved that the development proposal in its current form would have a negative impact upon heritage resources and therefore this development may not proceed.

Reasons for the decision.

The following reasons for the decision must be read in conjunction with the discussion items above:

1. The objections submitted by the CoCT Heritage Section and ClfA Heritage Committee are noted and endorsed.
2. The proposed new building is at variance with the Heritage Indicators contained in the HIA report.

3. While there is architectural merit in certain aspects of the design, the scale and form of the building is not in keeping with the industrial warehouse typology which is a distinctive framing element within in the Victoria basin.
4. While the demolition approved in 2017 for the Quay 7 building was subject to a number of conditions of approval related largely to the need for any new intervention to respect the maritime industrial character of the area, the scale and form of the proposed new building is an anomaly within the local heritage context.
5. The primary concern is the steep pitch of the upper larger portion of the building. While this may reduce the perceived scale of the building experienced at a ground level in proximity to the building, from a distance the height of the building will read at its apex a height of 29m.
6. Notwithstanding the findings of the Visual Study that the proposed new building will result in an acceptable level of visual impact, the study does not adequately address the visually strategic location of the site within the Waterfront.
7. The potential heritage impacts of the proposed new building need to be weighed up against the opportunities for expanding the public space system and providing access to the water's edge, but these benefits do not outweigh negative heritage impacts.
8. The building fails to respect the key heritage indicators of a highly significant and symbolic site. Given this, the specific design approach taken will very likely result in a building that would be out of context with its environment, rather than making a positive contemporary contribution to enriching it.

SJ

13.3 Proposed New (Re) Development on Erven 284, 287, 288 & 289, Cnr Clarens & Regent Road, Sea Point: MA
HM / CAPE TOWN METROPOLITAN / SEA POINT / ERVEN 284, 287, 288 & 289

Case No: 22030411NK0322E

Ms Sneha Jhupsee introduced the case.

Ms Claire Abrahamse (heritage consultant) and a representative of Vivid Architects were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Revised proposals indicating retention of historic columns of the colonnade extending along Regent Road and around the corner into Clarens Road, along with minor alterations to the façade to integrate these elements, were supported by the committee.
- A revised proposal for the historic façade of the garage that more closely reflects the original was supported.

RECORD OF DECISION:

The further requirements previously issued have been met to the satisfaction of the Committee. The Committee therefore supports the revised proposal as submitted and illustrated in drawings numbered 2215-VIVID-ZZ-ZZ-DR-A-1250 Rev P5; 2215-VIVID-ZZ-B4-DR-A-1201 Rev P2; 2215-VIVID-ZZ-B3-DR-A-1202 Rev P5; 2215-VIVID-ZZ-B2-DR-A-1203 Rev P5; 2215-VIVID-ZZ-B1-DR-A-1204 Rev P5; 2215-VIVID-ZZ-01-DR-A-1205 Rev P6; 2215-VIVID-ZZ-02-DR-A-1206 Rev P6; 2215-VIVID-ZZ-03-DR-A-1207 Rev P6; 2215-VIVID-ZZ-04-DR-A-1208 Rev P6; 2215-VIVID-ZZ-05-DR-A-1209 Rev P6;

2215-VIVID-ZZ-06-DR-A-1210 Rev P6; 2215-VIVID-ZZ-07-DR-A-1211 Rev P6; 2215-VIVID-ZZ-08-DR-A-1212 Rev P6; 2215-VIVID-ZZ-09-DR-A-1213 Rev P6; 2215-VIVID-ZZ-ZZ-DR-A-1220 Rev P3; 2215-VIVID-ZZ-ZZ-DR-A-1221 Rev P2; 2215-VIVID-ZZ-ZZ-DR-A-1231 Rev P4; 2215-VIVID-ZZ-ZZ-DR-A-1232 Rev P5; 2215-VIVID-ZZ-ZZ-DR-A-1240 Rev P2; 2215-VIVID-ZZ-ZZ-DR-A-1241 Rev P3, dated 28 April 2023 and 2 May 2023 and prepared by Vivid Architects.

The approvals contained in this decision are 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

**13.4 SDP for Artscape Theatre on Portion of Erf 281 and Portion of Remaining Extent of Erf 192, Roggebaai, Cape Town City Centre: MA
HM / CAPE TOWN METROPOLITAN / ROGGEBAAI / CAPE TOWN CBD / PORTION OF ERF 281 AND
PORTION OF REMAINING EXTENT OF ERF 192**

Case No: 18100908AS1011E

Ms Corne Nortje introduced the case.

Ms Cindy Postlethwayt (heritage consultant) and Mr Don Albert (architect) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The proposal takes some cues from the Artscape building and provides for the activation of the public forecourt to the building.
- The proposal forms a new and lively intervention into the modernist Artscape Complex (grade IIIA) and also serves to redress the history of exclusion associated with the site.
- It was noted that excavations may encounter fragments of old shipwrecks – archaeological monitoring required?

RECORD OF DECISION:

The Committee resolved to endorse the Site Development Plan prepared by Sound Space Design with drawing numbers 0498, 0499, 0500, 0501, 0502, 0503, 0504, 0505, 0506, 0507, 0508, 0509, 0510, 0511, 0512, 0513, 0514 – Revision A, as well as the recommendation of the Heritage Report dated April 2023 prepared by Ms. Postlethwayt in fulfillment of the condition of the approval previously issued by the Committee.

Recommendations, as per Heritage Report dated April 2023:

1. Support the Zip Zap Circus New Performance Hall proposals on portion of Erf 281 and portion of Erf 192-RERoggebaai provided they are generally in accordance with the SDP, amended Precinct Plan and supporting documentation included in the Annexures to this Report; and
2. Allow the proposal to proceed to the next stage of design development in accordance with the CoCT Package of Plans process.

CN

13.5 Erf 13130-RE, 13131, 13132, 13133, 1334, 13135, 13138, 13139, 13140-RE, 13143, 13144, 13146-RE, Woodstock CCT Social Housing: NM HM / CAPE TOWN METROPOLITAN / WOODSTOCK / Erf 13130-RE, 13131, 13132, 13133, 1334, 13135, 13138, 13139, 13140-RE, 13143, 13144, 13146-RE

Case No: 20201124KB1125E

Ms Khanyisile Bonile introduced the case.

Ms Bridget O'Donoghue (heritage consultant), Ms Helene May, Ms Marise Grobler (urban designer) and Ms Patty Price (Woodstock Residents Association) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- This proposal is adjacent to the Earl Street development proposal for context.
- I&APs comments pertained to earlier versions of the proposals and concerns have been addressed in the updated proposals.
- The proposals have been refined to address heritage concerns.
- Demolition of portions of the existing hospital (linking spine element etc.) have been kept to the minimum necessary to ensure that natural light and ventilation requirements are met for the repurposed portions of the buildings to be retained, and for new structures.
- It was noted that the precinct should not be 'gated' and should maintain existing pedestrian routes.

RECORD OF DECISION:

The Committee resolved to support the HIA as meeting the requirements of S.38(8) of the NHRA and further supports the recommendations of the HIA prepared by Bridget O'Donoghue and dated March 2023 as follows:

1. The application to redevelop the site for social housing is approved;
2. The Concept Design by Urban Concepts Pty Ltd November 2021 is approved as a concept plan for further design development;
3. A detailed set of architectural plans be resubmitted and approved by HWC. These plans to address the design elements highlighted in the assessment;
4. A final Landscape Plan (soft and hard landscaping) be approved by CCT EHRM;
5. Interpretive signage to the approval of the CCT EHMB is developed to elaborate on the site's social significance and erected on the site boundaries and within the site in the development phase;
6. For the site's archaeology, the following is required:
 - a. Workplan Application submitted to allow for the collection of isolated artefacts related to the early hospital and for the excavation of any archaeological features that may be uncovered;
 - b. All earth works should be monitored and reported on by an archaeologist;
 - c. If any potentially significant finds are made, then these should be protected in situ, recorded and reported to HWC along with a recommendation for further work as might be needed; and

- d. If, in the absence of the archaeologist, any archaeological material human remains are uncovered during the course of development then work in the immediate area should be halted. The find would need to 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.

KB

13.6 Proposed Residential Development on Erven 13126, 13127, Re/13019 & Part 13136, Victoria Walk, Melbourne Road and Earl Street Woodstock (Social Housing): NM HM/CAPE TOWN METROPOLITAN/WOODSTOCK/ ERVEN 13126, 13127, RE/13019 & PART 13136

Case No: 22020406MS0308E

Ms Muneerah Solomon introduced the case.

Ms Bridget O'Donoghue (heritage consultant), Ms Helene May, Ms Marise Grobler (heritage consultant) Ms Patty Price (Woodstock Residents Association) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The outcome of the public engagement process highlighted the importance of retention of the open space of the heritage context and its associated social fabric.

RECORD OF DECISION:

The Committee resolved to support the HIA as meeting the requirements of S.38(8) of the NHRA and further supports the recommendations of the HIA prepared and dated as follows:

1. The CCT investigate the accommodation of additional units on the former Woodstock Hospital Site (Erven 13130-RE, 13131, 13132, 13133, 1334, 13135, 13138, 13139, 13140-RE, 13143, 13144, 13146-RE Woodstock Cape Town);
2. CCT develop and implement a plan to improve the Earl Street site (Erven 13126, 13127, RE/13019 & part 13136), Golders Green Park and the field (Erf 13137 and portion of 13136) as an urban park for public recreational use to benefit both the existing residents of Woodstock and the future residents of the Woodstock Hospital site. This plan to be approved by the CCT Environment and Heritage Management Branch (EHMB) with comments from the local civics;
3. CCT investigate the development of civic use accommodation on the CCT owned property located on 59 – 67 Mountain Road (Erven 14011, 14013, 14014 and 14015 Woodstock). Usage of future building could include an Early Childhood Development Centre; and
4. If any archaeological material or human burials are uncovered during the course of development, then work in the immediate area should be halted. The find would need to 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 by an approved institution.

MS

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 Development of a Portion of the Remainder of Farm 1305, Schoongezicht, Stellenbosch: MA
HM/CAPE WINELANDS/STELLENBOSCH/ FARM 1305**

Case No: 222030707NK0328E

Ms Stephanie Barnardt introduced the case.

The site inspection report was presented.

Ms Lize Malan (heritage consultant), Ms Marise Grobler (heritage consultant), Ms Patricia Botha (Stellenbosch Interest Group), Mr Allen Goosen and Ms Charnelle Kluth were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Issues raised in the site inspection report, for example the carrying capacity of the site to accommodate development from a heritage perspective.
- Urban edge to rural landscape interface condition.
- Scenic route qualities associated with Winery Road.
- The heritage significance of the cultural landscape.
- The site is located at the interface between the City of Cape Town and Stellenbosch Municipality – implications i.t.o. different development and heritage protection priorities on either side of the border line.
- Critical ridge lines and contour lines with implications for visibility and visual exposure.
- Concerns about urban edge creep and the need for a heritage management approach which protects the rural landscape.
- Development opportunities should be informed by a rural settlement typology as opposed to the extension of the urban edge.

INTERIM COMMENT:

The Committee notes the heritage significance of the site as a rural agricultural land use contributing to a clearly defined urban edge.

The Committee is of the opinion that some form of development could be accommodated but this should be informed by a rural settlement typology embedded within an agricultural context as opposed to extending the urban edge into the agricultural landscape.

SB

**16.2 Proposed Retirement Village on Erf 11628, Bellville: NM
HM/ CAPE TOWN METROPOLITAN/ BELLVILLE/ERF 11628**

Case No: 20082603SB0826E

DG (Chair) and SW recused themselves and logged-off from MS Teams.
Mr Dave Saunders was elected as acting Chair for this item.

Ms Stephanie Barnardt introduced the case.

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection.

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. ADVICE

24.1 None

25 SECTION 42 HERITAGE AGREEMENTS

25.1 None

26. OTHER

**26.1 CMP for Langa Pass Office, 26 Lerotholi Avenue, Langa: NM
HM / CAPE TOWN METROPOLITAN / LANGA / ERF 661**

Case No: HWC230401101SJ0411

Ms Sneha Jhupsee introduced the case.

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

DISCUSSION:

Amongst other things, the following was discussed:

- The role of civic organizations in the life of Museum.
- 10-year review period noted (possibly too long – suggest 5-year review).

RECOMMENDATION:

The IACom fully endorses the Langa Pass Office CMP as prepared by Ms O'Donoghue and Mr Buttgens, dated March 2023 and recommends that HWC Council approve the CMP.

SJ

**26.2 Heritage Conservation Management Plan for Witberg WEF Access Road, Central Karoo,
Western Cape: MA
HM/CENTRAL KAROO// LAINGSBURG / MATJIESFONTEIN /RE OF FARM CONSTABLE 154; PTN 0
OF DE HOOP FARM 156; PTN 1 OF FARM ANNEX KRAGA 158; PTN 2 OF FARM KRAGAS DRIFT 159;
RE OF FARM KRAGAS DRIFT 159; RE OF FARM ELANDSKRAG 269**

Case No: 22081211SB0817E

Ms Stephanie Barnardt introduced the case.

Ms Jenna Lavin (heritage consultant) was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Exclusion zones not fenced (as this only entices curiosity and interest) and implementation responsibility (Environmental Officer)
- Sites are not publicly accessible (on private land)

RECOMMENDATIONS:

The IACom fully endorses the CPM as prepared by CTS, dated March 2023 and recommends that HWC Council approve CMP.

SB

**26.3 Drosdty Museum CMP, Erf 2920, Swellendam: MA
HM/OVERBERG/SWELLENDAM/ERF 2920**

Case No: N/A

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Wednesday, 24 May 2023.

SB

**26.4 Boschendal MMP, Stellenbosch: MA
HM/ CAPE WINELANDS/STELLENBOSCH/BOSCHENDAL**

Case No: N/A

SW and KS recused themselves and logged-off from MS Teams.

Ms Stephanie Barnardt introduced the case.

Ms Patricia Botha (Stellenbosch Interest Group) and Ms Michelle Lee (Chand Environmental Consultants) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Replacement/repair and removal of obstructions and alien vegetation
- Minor grading and re vegetation of eroded banks
- Pro-active approach to water management

COMMENTS:

The IACom fully endorses the MMP and maintenance actions as per the report prepared by Chand and dated 21 February 2023.

SB

27 Adoption of decisions and resolutions

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

28. CLOSURE:

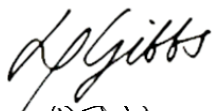
The meeting adjourned at 14:45

29. DATE OF NEXT MEETING:

21 June 2023

MINUTES APPROVED AND SIGNED BY:

CHAIR:



DATE: 21 June 2023

SECRETARY:



DATE: 21 June 2023