

**Approved Minutes of the Meeting of the Impact Assessment Committee (IACOM)
of Heritage Western Cape (HWC) held via MS Teams
at 09H00 on Wednesday, 21 February 2024**



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)
Dr Antonia Malan (AM)
Ms Sarah Winter (SW)
Ms Katie Smuts (KS)
Ms Samantha Lee (SL)
Mr Chefferino Fortuin (CF)
Mr Dave Saunders (DS)
Mr John Wilson-Harris (JWH)

Staff

Ms Waseefa Dhansay (WD)
Mr Olwethu Dlova (OD)
Ms Stephanie Barnardt (SB)
Ms Penelope Meyer (PM)
Ms Sneha Jhupsee (SJh)
Ms Chane Herman (CH)
Ms Corne Nortje (CN)
Mr Reagon Fortuin (RF)

Observers

None

Visitors

Ms Marika Abrahams
Mr Theuna Stoltz
Ms Cindy Postlethwayt
Ms Leigh Maurtin

Ms Claire Abrahamse
Ms Ntombekhaya Nkoane
Mr Michael Hendrickse
Mr Ricky Stone

3. Apologies

None

3.1. Absent

None

4. Approval of the Agenda

4.1 Agenda dated 21 February 2024

The Committee resolved to approve the agenda dated 21 February 2024 with minor changes.

5. Approval of Minutes of Previous Meeting

5.1 Minutes dated 24 January 2024

The Committee reviewed the minutes dated 24 January 2024 and resolved to approve them as circulated without amendments.

6. Disclosure of Interest and acceptance of the code of conduct

- None

7. Confidential Matters

None

8. Appointments

None

9 Administrative Matters

9.1 Outcome of the Appeals and Tribunal Committees

NR reported back on the following appeals matters:

- Proposed Additions and Alterations on Erf 16337, 267 Victoria Road, Salt River, MA
- Proposed Total Demolition and Replacement Structure on Erven 977 & 978, 11 & 13 Virginia Avenue, Vredehoek; NM

9.2 May IACom Meeting

The Committee agreed that IACom meeting that was scheduled for 22 May 2024 to go ahead.

9.3 V&A Waterfront CMP

For noting.

10. Standing Items

10.1 Site Inspections/Virtual Assessments undertaken:

- None

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

- None

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 Further Assessment of a Development Proposal in terms of an endorsed HIA Erf 17956, adjacent to the Old Boarding House, Somerset West (Sda 2): MA HM/CAPE TOWN/ METROPOLITAN/SOMERSET WEST/PAARDEVLEI/ERVEN 17958 AND 1759

Case No: 20062603ND0630E

Ms Stephanie Barnardt introduced the case.

Ms Claire Abrahamse (heritage consultant) was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The building setback lines, and heritage indicators result in the building respectful to heritage context.
- The discussion on the parking changes from tarmac to grass block.
- Recessive gable ends to roofscape (departs from hip end typology but remains visually recessive).

RECORD OF DECISION:

The Committee endorsed the further assessment prepared by Ms Abrahamse for Crossfire Properties dated December 2023 as meeting the requirements of S38(3) of the NHRA and approved the development proposal as illustrated in drawing numbered B3_0-SL-0001 REV C, B3_0-SL-0002 REV C, B3_0-PL-0001 REV C, B3_0-PL-0002 REV C; B3_1-PL-0401 REV C; B3_2-SE-0001 REV C; B3_3-EL-0001 REV C prepared by Gass Architecture Studios dated 5 December 2023.

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.

SB

13.2 Proposed Mixed-Use Development on Erven 129123, 129124, 129125, 129126, 129127, 129128, 129129 & 172313, Tasman Road, Observatory: MA HM/CAPE TOWN METROPOLITAN/OBSERVATORY/ERVEN 129123, 129124, 129125, 129126, 129127, 129128, 129129 & 172313

Case No: 19022806HB0307E

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Updated drawings submitted as per previous IACom requirements to address the query around bulk.
- Façade treatment indicate fragmentation to address this issue.

RECORD OF DECISION:

1. The Committee resolved to approved the updated drawings numbered 20_200 rev 1, 20_201 rev 1, 20_202 rev 1, 20_203 rev 1, 20_204 rev 1, 20_205 rev 1, 20_206 rev 1, 20_207 rev 1, 20_208 rev 1, 20_209 rev 1, 20_210 rev 1, 20_211 rev 1, 21_201 rev 1, 21_202 rev 1, 21_203 rev 1, 22_201 rev 1, 22_202 rev 1, 22_203 rev 1, prepared by Peerutin Karol (Tarry Cohen) Architecture and dated 17 May 2023.
2. If any archaeological material or human remains are uncovered during the course of development, then work in the immediate area should be halted. The find/s need to be reported to the heritage authorities (HWC) and may require inspection by an archaeologist for action. Such heritage is the property of the state and may require excavation and curation in an approved institution.

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.

SB

13.3 Council Plan Submission for Proposed Redevelopment on Erven 284, 287, 288 & 289, Corner 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 Marika Abrahams (developer project director) and Ms Claire Abrahamse (heritage consultant) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- General improvement to architectural response from approved updated scheme.
- Some queries raised including height of the parapet, horizontal window and garage façade, recessed.

FURTHER REQUIREMENTS:

The Committee noted that the updated scheme is largely in accordance with the approved scheme however, required minor adjustments to the proposal including the retention of the recessed shopfront and original door, review of the parapet height and the review of horizontal window of the garage façade. The Committee further requires the review and formal opinion of the heritage practitioner as part of the submission.

SJ

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

14.1 None

15 SECTION 38(8) NEMA INTERIM COMMENTS

15.1 None

16 SECTION 38(8) NEMA FINAL COMMENTS ON ENVIRONMENTAL IMPACT ASSESSMENT

**16.1 Proposed Development of Ptn 8 of Farm 851 Ronwe, Paarl: MA
HM/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL/ PTN 8 FARM 851**

Case No: 17062709HB0804E

Ms Stephanie Barnardt introduced the case.

Ms Leigh Maurtin (I&AP) was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The Committee noted minor changes to the site development plan with the retention of the buffer strip as the approved plan.
- The Committee noted the heritage practitioner covering letter confirming his opinion that the revised SDP is substantially in accordance with the approved SDP.

FINAL COMMENT:

The revised plans have been endorsed in accordance with the HIA prepared by Graham Jacobs dated May 2021.

The Committee noted that the amended site development plan prepared by Daffonchio Architects is substantially in accordance with the approved site development plan and with alternative 2 of the proposed development as being the preferred option as indicated in figure 15, drawing numbered A525, subject to conditions as indicated in section 10.2 of the HIA:

1. That HWC allow the following detailed aspects of the proposals to be submitted to Drakenstein Municipality (Land Use Planning: Heritage Resources Sub-Section) for negotiation and final approval as part of the planning application, given that the subject site falls within a local authority heritage area, and that this local authority does have the necessary heritage-related resources and expertise:
 - a. A general statement regarding the lighting strategy to be employed to minimize nighttime light spillover. This would include details regarding lighting design/light standards/lighting bollards as set out in the heritage indicators and informed by Section 6.3.3 of the VIA report.
 - b. A general statement regarding the policy to be adopted for the installation of satellite dishes, TV aerials and other installations with potential to affect the development skyline.
 - c. A general policy statement and details regarding signage proposed for the development.
 - d. A general policy statement and particulars regarding the manner in which the property is to be secured, especially along the Lustigan and Wemmershoek Road boundaries if any further security measures other than those already endorsed by HWC, are proposed.
 - e. The preparation (by a SACLAP-registered professional) of a Landscape Development Plan in accordance with the requirements of the VIA specialist and including, as a minimum, the following:

- (i). Locating on this Landscape Development Plan: -The various tree species as currently proposed in the landscaping plan Dwg. A525 dated 2021/05/07 by Daffonchio Architects; and-The various plant species and other surfacing details as currently proposed in the landscaping plan Dwg. A525 dated 2021/05/07 by Daffonchio Architects with particular attention to the Lustigan and Wemmershoek Road/R301 boundaries in order to meet the requirements in the VIA for more detail regarding the proposed 'buffer strips' along these roads;
- (ii). Providing typical sections, at minimum 1:100 scale, through the above-mentioned roadways up to the first buildings within the site to better understand, in terms of the VIA requirements, the relative scale, landform and screen planting volumes, as well as proposed boundary treatment;
- (iii). Indicating the proposed roof plans of all individual buildings on the property to better understand as a quantum, the relationship of the proposed tree canopies with the new built forms;
- (iv). Providing more particulars regarding the proposed soft landscaping treatment of the 30m wide buffer strip interface with the R301/Wemmershoek Road and the interface with Lustigan Road: all to retain/sustain rural qualities, where possible;
- (v). Providing details of proposed pedestrian pathways (including suggested materials) along the outer edges of the property;
- (vi). Providing particulars regarding parking areas if/where visible from Wemmershoek and Lustigan Roads to mitigate reflected glare from windshields and negative visual impacts from continuous paved surfaces;
- (vii). Providing more details of the storm water strategy with regard to the open, planted channels and swales (as recommended in the VIA) where affecting visual impacts along Wemmershoek and Lustigan Roads;
- (viii). A requirement that all trees planted (roots to be established in minimum 80-100L bags) have a clear stem height of 1,8m minimum and a minimum girth of approximately 60mm or as otherwise advised by a qualified arborist in conjunction with the local authority;
- (ix). Particulars regarding the mature heights of the various proposed tree species and the time spans for those heights to be reached; and
- (x). A requirement that present ground levels of existing trees be retained around their bases to the satisfaction of a qualified arborist to ensure their survival and continued health.

SB

**16.2 Upgrade of R310 (MR168 and TR2/1) and Quarterlink on TR2/1, Baden Powell Drive, Stellenbosch: MA
HM / CAPE WINELANDS / STELLENBOSCH / R310 UPGRADE**

Case No: X110831TG02

Ms Waseefa Dhansay introduced the case.

Mr Michael Hendrickse (Department of Infrastructure), Ms Cindy Postlethwayt (heritage consultant) and Mr Ricky Stone (Cullinan & Associates obo Spier) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- HWC IACom is limited to commenting on the proposals (currently under construction).
- Performance indicator ...HWC satisfaction implications discussed.
- Absence of information in terms of the brief provided the landscape architects and their comments on the way landscape mitigates negative impact.

COMMENT:

The Committee note that the landscape plan proposals as presented do not and cannot mitigate the significant negative impact of the roadway infrastructure upon the cultural landscape context and adjacent properties.

SJ

17 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN RESPONSES TO NOTIFICATION OF INTENT TO DEVELOP

17.1 None

18 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN INTERIM COMMENT

18.1 None

19 SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN FINAL COMMENT

19.1 None

20 SECTION 38(8) OTHER LEGISLATION NOTIFICATION OF INTENT TO DEVELOP

20.1 None

21 SECTION 38(8) OTHER LEGISLATION INTERIM COMMENT

21.1 None

22 SECTION 38(8) OTHER LEGISLATION FINAL COMMENT

22.1 None

23. SECTION 27 PROVINCIAL HERITAGE SITES

23.1 None

24. SECTION 47 CONSERVATION MANAGEMENT PLANS

24.1 None

25. ADVICE

25.1 None

26. SECTION 42 HERITAGE AGREEMENTS

26.1 None

27. OTHER

27.1 None

28. Adoption of decisions and resolutions

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

29. CLOSURE:

The meeting adjourned at 11:40

30. DATE OF NEXT MEETING:

13 March 2024

MINUTES APPROVED AND SIGNED BY:

CHAIR:

DATE:

SECRETARY:

DATE: