

**Adopted Resolutions and Decisions of the Meeting of the Impact Assessment
Committee (IACOM)
of Heritage Western Cape (HWC) held via Microsoft Teams,
at 09H00 on Wednesday, 10 March 2021**



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 Nautica Development on Erf 1942, Beach Road, Mouille Point, Cape Town: MA
HM/ CAPE TOWN METROPOLITAN/ ERF 1942**

Case No: 20032622SB0615E

The matter was withdrawn from the agenda.

SB

**13.2 Proposed Redevelop the Historic Complex as an Agri-Tourism Facility on Farm 956, Donkerhoek,
Simondium, Paarl: MA
HM/ CAPE WINELANDS / DRAKENSTEIN / PAARL/ FARM 956**

Case No: 20030508SB1020E

RECORD OF DECISION:

The Committee endorsed the HIA phase 2 dated February 2021 prepared by Aikman Associates as having met the requirements of S38(3) of the NHRA and resolved that the development may proceed subject to the following conditions:

1. Detailed drawings of the new buildings and associated landscape interventions to be submitted to HWC (IACOM) for scrutiny and endorsement.
2. Details of the proposed interventions to the existing cellar and stable building and interface to be submitted to Heritage Western Cape for scrutiny and endorsement.
3. All previous conditions still apply:
 - a. Archaeological monitoring of all earthworks around the historic werf;
 - b. The fabric analysis of the buildings to inform the development plan;
 - c. That archaeological advice and input be provided during the development process.

- d. The Committee supports a Grade II grading for the historic werf and a Grade IIIA grading for the Agterbos complex.
- e. The Committee supports the development of a CMP for the property.
- f. The final SDP to be submitted to the APM Committee for comment.

SB

**13.3 Proposed Rezoning, Construction of a Conference Venue, Restaurant, Spa and Associated Infrastructure, Glenhof, Erf 50339, 12 Glenhof Road, Claremont
HM/ CAPE TOWN METROPOLITAN/ CLAREMONT / ERF 50339**

Case No: 9022808HB0524E

FURTHER REQUIREMENTS:

The Committee requires the link element to be redesigned and resubmitted to HWC (IACOM). The redesigned proposal of the link element should consider the placement, interface, alignment (whether indirect or direct) and materiality of the intervention with respect to the existing fabric. A light-weight gasket element could be considered, and the interface between the linking element and the existing interior spaces of the building need to be properly and holistically resolved.

SB

**13.4 Proposed Development on Farm 1500, Paarl: MA
HM/CAPE WINELANDS/DRAKENSTEIN/FARM1500**

Case No: 18102913AS1207E

Final COMMENT:

The Committee endorsed the HIA dated February 2021 as compiled by Ms Cindy Postlethwayt as having met the requirements of S38(3) of the National Heritage Resources Act (NHRA).

The Committee supports the findings and recommendations of the HIA and supports the proposed rezoning, sub-division and Spatial Development Plan (SDP) for the property, along with the *Design Guidelines: Urban, Architectural and Landscape* dated 01/11/2019 as included in the HIA, subject to the mitigation measures provided in the Visual Impact Assessment (VIA) and attached as Annexure A being implemented

KB

**13.5 Erf 17958 & 17959, Site Development Areas 5 and & 7 (Quinan House), Somerset West: NM
HM/SOMERSERT WEST/PAARDEVLEI/ERF 17958 AND 1759**

Case No: 20062603ND0630E

RECORD OF DECISION:

The committee endorsed the HIA prepared by Claire Abrahamse dated February 2021 as meeting the requirements of S38(4) of the NHRA and subject to the following conclusions and recommendations of the HIA.

The development is congruent with the heritage-based design indicators, which are rooted in the previous HIA (2005) and further overlaid with a more detailed series of parameters that related to the present-day functioning of the site.

The establishment of an active and positive interface between the Historic Precinct and the vlei is positive and will serve to enhance the significance of the site, particularly in terms of social and environmental significance.

The level of information provided for the design proposal remains of a high level, SDP-type degree of resolution, and therefore heritage impact can only be assessed to a degree, which necessitates the need for further design development and heritage input and assessment.

The development may proceed subject to the following conditions:

- (1) The development is to be in accordance with the endorsed heritage indicators and guidelines arising from the HIA.
- (2) The high-level landscape framework and SDP plans for the proposed development are approved.
- (3) Given the high level of heritage significance of the site including its architectural and design qualities, architects with experience working on heritage structures and environments of high heritage significance must be appointed to undertake design development of the various built structures, and the material choice and detailing must be carefully considered and adequately illustrated in the building plan submission drawings.
- (4) More detailed plans, showing a higher degree of architectural resolution, informed by and development further with the heritage context and involving heritage input, must be submitted to HWC (IACOM) for approval prior to submission to Building Development Management.
- (5) The development may be phased. However, the primary landscaping intervention must be realised in the first phase of construction on the site. A landscape plan for the site informed by and developed with the heritage context must be submitted to HWC (IACOM) for approval with building plans for the first phase of development of the site.
- (6) Any and all alterations to Quinan House, a Provincial Heritage Site, must be submitted to HWC (IACOM) for approval.
- (7) The character of the Historic Precinct has been somewhat eroded over time by the slow accrual of a variety of insensitive additions and elements, such as shade-cloth structures over parking areas, solar panels on prominent roofs, and air conditioning condensers below windows. The position of these elements must be restricted in the proposed new development, to the areas outlined in Figure 48. No shade-cloth carparking structures are permitted; parking pergolas are to be used instead. No roof windows are permitted within the roof volumes of double storey structures within the historic precinct, particularly where the roofs edge a public area.
- (8) The open space between Quinan House and the vlei should be respected and enhanced. Only physical barriers measuring a maximum height of 1200mm are permitted within the open area between Quinan House and the vlei, and no physical barriers (other than benches, planters, landscaping and the permeable fence along the edge of the vlei) of any height are permitted at a perpendicular angle within the area.

ND

**13.6 Proposed New Residential Development Erven 103,104 & A portion of Rotterdam Street, Wittedrift: MA
HM/BITOU/WITTEDRIFT/ERVEN 103 & 104**

Case No: 19090401AS0927E

INTERIM COMMENT:

With reference to the further requirements and minutes of the previous IACom meeting, the committee was not satisfied that the requirements had been adequately addressed. Further analysis and interpretation of the settlement pattern with respect to scale, grain, and place-making is required to inform, influence and direct the reworked layout of the proposal to achieve an appropriate fit.

TZ

**13.7 Proposed New Residential Development Erf 177887, Ottery: NM
HM/CAPE TOWN METROPOLITAN/OTTERY/ERF 177887**

Case No: 15101207

INTERIM COMMENT:

The committee noted the further work done to the phase one HIA subsequent to the site inspection and initial tabling of the report in March 2020, including the social impact report. The committee again noted and confirmed the very high social, spatial and architectural significance of the site while at the same time recognizing the site's potential for careful infill, adaptive re-use and new development. The committee confirmed that the site cannot in any way be regarded as a greenfield site.

The committee remains of the opinion that several of the buildings are under-graded individually. The IIIA and IIIB precinct scale gradings are however broadly concurred with, although the development opportunities related to these are too broad as to have any real meaning at this stage, especially with regard to the scale of the infill areas.

The committee noted that a more developed and finer-grained heritage indicator study would assist decision-making going forward. The committee strongly recommends that this be done as a further refinement of the Phase One HIA to assist definition of the development proposal, rather than dealing with these broad issues later along with a Phase 2 assessment.

TZ

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 Boutique Hotel Development, Franschhoek Pass Winery, Farm No 1545 Paarl, Franschhoek: MA
HM/ CAPE WINELANDS / STELLENBOSCH / FRANSCHHOEK / FARM1545**

Case No: 20012313AS0225E

INTERIM COMMENT:

The Committee requires further exploration of the placement, orientation, aggregation, geometry, clustering and number of the Olive and Vineyard units as mitigation of the anticipated visual impact.

SB

**15.2 Proposed Redevelopment of Erven Re 33683, Re 5100 & Re 5101, Gordon's Bay: NM
HM/ CAPE TOWN METROPOLITAN/ GORDON'S BAY / ERVEN 33683, 5100, 5101**

Case No: 19021102SB0213E

FINAL COMMENT:

The Committee supports and endorses the HIA by Cindy Postlethwayt January 2021, including the recommendations on page 34. and the follows condition:

1. Development of the historic core is substantially in accordance with the Site Development Plan for the property, as indicated in Annexure C of this report.
2. All future alterations to the kraal and homestead on Re Erf 5100 must be submitted to HWC for approval. The proposed covered walkway in front of the homestead should be considered as part of the submission in respect of the homestead.
3. All future restoration, or other work, to these structures must be undertaken by are cognised heritage architect with the necessary expertise.
4. A recognised heritage architect with the necessary expertise must be appointed prior to any construction in the vicinity of the kraal and homestead, to advise on protection of the structures during such construction period.
5. Provide a minimum 5-meter curtilage to the kraal and homestead. Any development immediately adjacent to the homestead should be limited to an approximate 2 storey height (appropriate height determined by the eaves and ridge of the homestead). Any development immediately adjacent to and north of the kraal should be limited an approximate 3 storey height.

SB

15.3 Proposed amendment for the Rheboksfontein Wind Energy Facility, Malmesbury Magisterial District, Western Cape: NM
HM/WEST COAST/ SWARTLAND / MALMESBURY / RHEBOKSFONTEIN WIND ENERGY FACILITY

Case No: 15031602GT0317E

FINAL COMMENT:

The Committee endorsed the documents tabled and the letter dated 16 November 2020 prepared by ACO Associates and supported the amended proposal.

SB

15.4 Proposed redevelopment of Erven 252 and 298, Raithby: NM
HM/RAITHBAY/ERVEN 252 AND 298

FURTHER COMMENT:

The Committee resolved to undertake a site inspection (SW, RF, MS and DS).

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 New Commonwealth War Graves Commission Memorial: MA

Case No: N/A

ADVICE:

HWC and the CoCT should resolve the legal query with respect to the potential need for (focused?) public participation between the selection of the preferred tenderer and the submission of the detailed design to HWC. Once this is resolved, and the outcome integrated into the process diagram, the updated process diagram should be endorsed as the agreed way forward.

SB

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

Case No: N/A

COMMENTS

The committee will compile the comments via email.

SB

**24.3 Proposed Redevelopment of the site on Erf 56421 1 Torquay Avenue, Claremont: NM
HM/CAPE TOWN METROPOLITAN/CLAREMONT/ ERF 56421**

Case No: 20081705KB0718E

Further requirements:

The committee requires the NID (or a reframed NID) to be resubmitted in order for further comment to be made.

KB

25 SECTION 42 HERITAGE AGREEMENTS

25.1 None

26. OTHER

26.1 Status Quo Report for Conservation and Adaptive Reuse and Tenanting of the Goldies Warehouse, Erven 9333, 1451, 1452, 1453, 1454, 1455, 1466, 1467, 1468, 1469, 11 Mechau Street, Cape Town: NM

Case No: 14062006GT0626M

ADVICE:

The Committee noted and endorsed the report as tabled and recommends that the detailed demolition drawings be submitted to HWC (HOMs for scrutiny and stamping).

SB

27 Adoption of decisions and resolutions

The Committee agreed to adopt the decisions and resolutions as recorded above. RF moved to endorse and adopt the resolutions and decisions and GW seconded.