

**Approved Minutes of the Meeting of the Impact Assessment Committee (IACOM)
of Heritage Western Cape (HWC) held via Microsoft Teams,
at 09H00 on Monday, 14 March 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 Rashiq Fataar (RF)
Ms Cecilene Muller (CM)
Mr David Gibbs (DG)
Ms Sarah Winter (SW)
Mr Jason Knight (JK)
Ms Janine de Waal (JdW)
Mr Chris Snelling (CSn)

Staff

Ms Penelope Meyer (PM)
Mr Olwethu Dlova (OD)
Ms Stephanie Barnardt (SB)
Ms Khanyisile Bonile (KB)
Mr Reagon Fortune (RF)
Ms Nosiphiwo Tafeni (NT)
Ms Ayanda Mdludlu (AM)
Ms Chane Herman (CH)
Ms Natalie Kendrick (NK)
Ms Sneha Jhupsee (SJ)
Ms Muneerah Solomon (MS)
Mr Robin George (RG)

Observers

None

Visitors

Ms Cindy Postlethwayt
Mr David Hart
Mr Justin Betts
Mr Fred Durow
Mr Ian McMahon

Ms Claire Abrahamse
Mr David McDonald
Ms Elize Mendelsohn
Ms Maurietta Stewart

3. Apologies

Mr Siphiso Mavumengwana (SM)

3.1. Absent

None

4. Approval of the Agenda

4.1 Agenda dated 14 March 2022

The Committee resolved to approve the agenda dated 14 March 2022.

5. Approval of Minutes of Previous Meeting

5.1 Minutes dated 16 February 2022

The Committee reviewed the minutes dated 16 February 2022 and resolved to approve them with minor amendments.

6. Disclosure of Interest

- CSn: item 13.1

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:

- Erf 2334 20 Church Street Farm Helmuth, Prince Albert
- Proposed Partial Demolition, Alterations and Additions, Erven 2455&2546, Cnr Joubert& Merriman Street, Stellenbosch
- Erven 117431 and 153536, 24A&26 Main Road, Rondebosch
- Proposed total demolition, Erf 12, 231 Main Road Sea Point
- ERF 96, 40 Dirkie Uys Street, Franschhoek

10. Standing Items

10.1 Site Inspections/Virtual Assessments undertaken:

None

10.2 Report back from Council and other Committees

The Committee noted reported back of the Council meeting that was held on 18 February 2022.

10.3 Discussion of the Agenda

Noted

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 Proposed Revised Site Development Plan (SDP) for the Re-development on Erf 14601, Oude Molen, Stellenbosch: MA HM/CPE WINELANDS/ STELLENBOSCH/ER 14601

Case No: 201019KB1020E

CSn recused himself and logged off from MS Teams.

Application documents were tabled.

Ms Khanyisile Bonile introduced the case.

Ms Cindy Postlethwayt (heritage consultant) was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Site inspections have been conducted previously.
- The Committee noted that the changes made have been positive.
- Block 6 architectural refinement suggested (masonry massing / potential for shading devices and canopied walkways, etc. to acknowledge the Manor House's covered walkways and balconies) but not a requirement since ROD has already been issued.

RECORD OF DECISION:

The Committee resolved to endorse the supplementary documentation and revised SDP as meeting requirements of S38(3) of the NHRA.

KB

13.2 Proposed Mixed Use Development on Erven 10712-RE, 10713, 10715 and 14932-RE, Corner Albert Road, 1 Rail Street and Strand Street Woodstock: MA HM/CAPE TOWN METROPOLITAN/ WOODSTOCK/ERVEN 10712-RE, 10713, 10715 AND 14932-RE

Case No: 20082107KB0824

Heritage Impact Assessment was tabled.

Ms Khanyisile Bonile introduced the case.

Ms Claire Abrahamse (heritage consultant), Ms Elize Mendelsohn (CoCT) and Mr Justin Betts (role?) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The grading of the existing building as of low significance was supported by the Committee.
- The proposed demolition of the existing building was supported by the Committee.

- The streetscape of Albert Road is considered to be the primary heritage resource and its interface with the Woodstock neighborhood.
- The Heritage Protection Overlay Zone (HPOZ) pertains to a portion of the site facing the Albert Road edge.
- The corner site is at the intersection of Albert Road and Railway Street, with the latter being an important pedestrian route.
- The trend or pattern of buildings setback behind a three storey plinth in response to heritage indicators was questioned as a 'default' solution and is not always appropriate.
- The massing, and height of the structure, as well as how the development responds to the streetscape all need further consideration. The excessive height was noted as a concern by some members of the committee, and there was consensus that the general massing and form can be improved on. The strident corner tower articulation does not appear to be rooted in, nor responsive to, the context.
- The committee questioned whether the report had sufficient detailed information to satisfy S38 (3) of the NHRA.

FURTHER REQUIREMENTS:

Whereas the Committee supports the proposed grading and proposed demolition, the Committee requires the architectural design, detail and street interface (e.g. cross sections), etc. to illustrate the response to heritage indicators. This detail is to be provided at a scale which facilitates meaningful assessment.

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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 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 Proposed New Commonwealth War Graves Commission Memorial in Company's Garden: MA HM / CAPE TOWN METROPOLITAN / GARDENS / ERF 95135

Case No: 22021006SJ0221E

Pre-application for interim comment.

Ms Sneha Jhupsee introduced the case.

Ms Cindy Postlethwayt (Heritage Consultant), Tiaan Meyer (Urban Designer / Architect), Mr David Hart (CoCT EHM), Ms Maurietta Stewart (CoCT EHM), Liz Woodfield (Commonwealth War Graves Commission), Mr David McDonald (Commonwealth War Graves Commission), Mr Ian McMahon (ward councilor) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The site is a Provincial Heritage Site within the Central City Heritage Protection Overlay Zone.
- Broad consultation process has been well-documented.
- Thorough documentation submitted (heritage and urban design).
- The committee questioned how precedent was selected, as some of the very urban examples (Berlin e.g.) are contextually very different and need carefully considered unpacking.
- Urban Landscape setting and informants.
- The committee reviewed the determination of the urban design envelope.
- High water table in the area was noted as the rationale for not excavating below 1m.

INTERIM COMMENT:

The Committee supported the heritage resources identified within the HIA report as well as the heritage indicators articulated within the HIA report. Further, the Committee supported the recommendations of the HIA, extracted as follows, that:

1. Heritage Western Cape provide Interim Comment in support of the identification of heritage resources, their significances, the heritage indicators, and the Design & Competition Brief.
2. Following the adjudication of the Architectural Competition and design development of the preferred project proposal, the design will be subject to a final round of public comment before being submitted to HWC for approval in terms of section 27 of the NHRA.

The Committee supported the urban design brief and the process going forward towards architectural competition.

SJ

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 11:02

29. DATE OF NEXT MEETING:

13 April 2022

MINUTES APPROVED AND SIGNED BY:

CHAIR:

DATE:

SECRETARY:

DATE: