

**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, 19 October 2022**



**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 Proposed Tourism Development along with associated infrastructure on Portion 37 of 74, Stellenbosch: NM  
HM/ CAPE WINELANDS/ STELLENBOSCH/ PTN 37 OF FARM 7**

**Case No:** 22042615NK0429E

**FURTHER REQUIREMENTS:**

The Committee resolved to undertake a site inspection on Thursday, 3 November 2022 at 11:00 (CS, MS, SW, EB, DS and JdW).

**NK**

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

**13.1 Proposed Mixed-Use Development including Accommodation, Restaurant and Retail Space, the Relocation of Cheetah Outreach Activities out of Quinan House and establish a link between de Beers Avenue and Paardvlei, on Erven 17956, 17958 & 17959, Somerset West: NM  
HM/SOMERSERT WEST/PAARDEVLEI/ERF 17958 AND 17959**

**Case No:** 20062603ND0630E

**RECORD OF DECISION:**

The Committee resolved to support the further assessment report prepared by Ms Abrahamse, dated August 2022, including the recommendations for mitigation on pg. 35 below on condition that the building plans be amended to reflect the mitigation measures and are submitted to HWC for endorsement.

Recommendations for mitigation as follow:

Figure 23. When considering the overall proposal, It is clear that the detailed development proposal for Phase 2 of the work is largely in alignment with the approved heritage-based design indicators and the conditions of approval outlined by HWC in their March 2021 decision. The establishment of an active and positive interface between the Historic Precinct and the vlei is key to the entire proposal, as it will serve to enhance the significance of the site as a whole.

Figure 27. Demonstrates the “soft” and “natural” qualities of the Vlei Square, which are set up as a counterpoint to the formality of Baker Square. This will serve to create a better connection between the vlei, as a natural, open space and cultural landscape resource in the area, and Paardevlei itself. It is hoped that better access to this natural asset will serve to offset the rather isolated nature of some of the development areas in Paardvlei and will return a wider sense of place to the precinct.

The mitigation measures that have been used to evaluate these proposals were all suggested in order to reinforce this relationship. Following more detailed assessment and a round of intense mitigation with the architects, the following recommendations for further mitigation are proposed - but not essential - for the design, and would simply ensure better alignment:- Mitigation of roof form: The architectural informants for the area make reference to the urban character and consistency of roofscape, materials, proportion and detailing in the Baker Square precinct. The buildings at 1A and 1B should “respond to Baker Square in terms of the predominant architectural design indicator. It is from this architectural approach that the requirement for hipped roofs originates”. In Building 1A, the gable above the garage should possibly be half-hipped, as it will be seen with the existing buildings edging Baker Square. This can be determined during design development of the proposal. - Mitigation of Materials: It is critical that the fibre cement type roof slates that have been selected be vetted on site for colour and grain consistency with the Baker Square precinct. The heritage consultant is happy to facilitate this process in due course, by considering and approving material roofing samples. However, it is recommended that IACom endorse the proposals illustrated herewith as Annexure C (Council Submission Plans) and Annexure D (Landscape Plan).

KB

**13.2 Proposed Housing Redevelopment for Parcel on Erf 17646, New Hanover Street, District Six, Cape Town: NM  
HM/ CAPE WINELANDS/ DRAKENSTEIN/PAARL / FARM 956**

**Case No:** 21121706AM0214E

**RECORD OF DECISION:**

The Committee resolved to support the heritage impact assessment prepared by Ms Smuts of RSA, dated September 2022 as meeting the requirements of S.38(3) of the NHRA. The Committee further supported the recommendations on pg. 113 as followed:

1. The archaeologist is to debrief workers on site of the locations of sensitive areas, and instruct the machine operators to exercise due care in clearing the rubble overburden in those identified areas;
2. The archaeologist must monitor earthmoving in the areas where there is likely to be remaining fabric, these areas are: Area of 17-23 Blythe Street (updated from 21-23 following further refinement of research as part of the HIA process), 273-297 Hanover Street (updated from 273-284), AME Church and Bethel institute Site (updated from AME site only) and Avalon Cinema Block.
3. Workplans should be submitted that propose the archaeological methodology for mitigating each of those sites should significant, in situ material/features/fabric be encountered during site clearing;

4. Where significant, in situ material is identified during site clearance at these sites, work in that area should cease, and the monitoring archaeologist should notify HWC through the Case officer;
5. If it is deemed necessary, systematic excavation should be undertaken to mitigate the site prior to its destruction, this should be initiated in terms of the workplans submitted;
6. All collected surface material, and securely provenanced material arising from systematic excavations is to be prepared and submitted to Iziko for curation and storage;
7. Granite kerbstones should be retained for reuse as far as is feasible;
8. Where feasible, to mitigate the loss of this historic fabric, the location, alignment and extent of historically cobbled surfaces should be memorialized through paving, rather than tarring those roads, and/or instating cobbled sections in paving or other surfaces;
9. If human remains are uncovered, work must cease until the project archaeologist and HWC have been notified, the significance of the material has been assessed and a decision has been taken as to how to deal with the findings;
10. A close out report should be submitted to Heritage Western Cape once all earthmoving and archaeological work on site is completed; a copy of this report is to be uploaded to SAHRIS. The following provisions be implemented to limit impacts to socio-historic significance:
  - a. The old street grid and street names of Phase 4 to be retained as far as possible this is already indicated within the development proposal of Phase 4.
  - b. Including cobbled street textures using cobbles as a moment to bring in the former textures of streetscapes within District Six could be done within sections of paving along Old Hanover Street or within landscape design for public space and play areas within the development.
  - c. Old Hanover Street: historical local activity spine Previously the heart of public life in District Six, Old Hanover Street can be developed as a commemorative route that provides a smaller scale streetscape than New Hanover Street. This street is recommended to be a pedestrian-dominated space which can serve to tell the story of District Six and the life that played out before it's traumatic demolition. Narratives of the past should be embedded within this public space using innovative use of pavements, signage, memory markers, public art interventions and landscaping that is community led. with a significant section of Old Hanover Street included within Phase 4, it is essential that the development responds to the memorialisation of the street.
  - d. New Hanover Street: vibrant local business spine New Hanover Street is seen as the future local business spine of District Six in keeping with its historical associations there should be retail and mixed-use opportunities on street level, providing opportunities for social life and active edges facing onto the street.
  - e. The memories of places that were destroyed to be re-integrated into development plans the names, architectural and social histories of religious institutions (AmE Church)- schools (AmE Bethel institute and association to Ashley Street School and George Golding Primary now Rahmaniye Primary) and places of cultural significance (i.e. the Avalon Cinema, the Avalon Record Store, and other businesses and memories of streets such as Isaac Ochberg hall and the Eoan group, the entrance to 'fairy Land' etc.) within Phase 4 to be memorialised through signage boards, street paving, tree dedication/storytelling in line with community engagement.
  - f. Enhance connections and memories to the mountain, sea and city Phase 4 as a section of District Six had a clear connection to table mountain, the sea and business district of the city. This was central to its identity as an urban neighbourhood. Both the natural and the built environment shaped its character and lines of connection to the places it surrounded.

District Six was always part of a wider Cape town City. The following provisions be implemented with regard to design, townscape and architecture:

- i. While architectural design and forms are deliberately set up to be reminiscent of historic District Six, the urban rather than suburban nature of the architecture is to be foregrounded, particularly with respect to the street edges and urban interfaces;
- ii. The materiality of formerly cobbled roads should be remembered through the use of interlocking pavers instead of tar as part of the design of roads where appropriate and where City regulations permit;
- iii. Granite kerbstones should be retained during site works and reused for pavements throughout the development;
- iv. Old Hanover should be paved in grey pavers to identify it as a pedestrian friendly route, different from the tarred roadways. the same approach should be considered for upper Ashley as a direct route through Erf 177464 from CPUJ;
- v. The detention pond west of Russell Street Plaza should be designed and detailed to be used as a public, urban space in the first instance with occasional stormwater function being accommodated by its design;
- vi. The area east of Russell Street Plaza should be set aside for future higher density development; such development should be capped at a maximum height of four storeys;
- vii. The importance of New Hanover as a commemorative route and a local business spine should be expressed in its further redevelopment with retail and mixed-use opportunities at street level;
- viii. Informal trading should be permitted along New Hanover pavements through the assignation of appropriate zoning for that activity (transport zoning 2).
- ix. A detailed Landscape Plan should be submitted to HWC for review, and accompany the Local Authority submissions to provide detail on the following:
  - The design of the detention pond as a multi-purpose public space;
  - Retention of existing trees along Constitution Street and New Hanover Street;
  - Indication of new street tree planting in addition to the proposed planter boxes on residential erven;
  - The design of the proposed central open space, indicating mitigation of the high retaining walls/ visual connections into the space;
  - The treatment of Old Hanover Street and the use of pavements, signage, memory markers, public art interventions, landscaping etc. to relate to its socio-historic significance.

AM

**13.3 Minor Works Application on Farm 956, Donkerhoek, Simondium, Paarl: NM  
HM/ CAPE WINELANDS/ DRAKENSTEIN/PAARL / FARM 956**

**Case No: 22072503KB0909E**

The matter referred to HOMs for clarity.

KB

- 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 Proposed Agricultural and Tourist Development on Ptn 2 of Annex Goedemoed 127, Robertson: NM  
HM / CAPE WINELANDS/ LANGEBERG/ ROBERTSON / PORTION 2 OF ANNEX GOEDEMOED 127**

**Case No:** 22072503KB0909E

**FINAL COMMENT:**

The Committee resolved to support the heritage impact assessment prepared by ASHA consultants, dated August 2022 as meeting the requirements of S.38(3) of the NHRA. The Committee further supported the recommendations on pg. 28 as follows:

1. Tented units are acceptable;
2. If formal units are desired, then flat-roofed accommodation units are preferred;
3. Bright paint colouring should be avoided with earthy tones being favoured;
4. Exterior lighting should be minimised and focused downwards where needed;
5. Pathway to make use of natural materials (e.g. stone or brown-coloured exposed aggregate);  
and
6. 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 in an approved institution.

7. With the additional recommendations: The chance Fossil funds protocol to be attached to the EMPR.

SB

**23. SECTION 27 PROVINCIAL HERITAGE SITES**

23.1 None

**24. ADVICE**

**24.1 Bains Kloof Draft Conservation Management Plan: MA  
HM / CAPE WINELANDS / DRAKENSTEIN / WELLINGTON / BAINS KLOOF PASS**

**COMMENT:**

The Committee notes the significant role that Bains Kloof Pass plays as a tourism amenity and heritage resource rather than a mere transport corridor. The Committee further notes the iconic nature of the *preekstoel* rock formation and recommends the appropriate inspections and reports (including a GEO-technical study) on its current state with recommendations for potential stabilization be commissioned, approved by HWC and actioned urgently.

The Committee resolved to endorse the draft CMP for approval at HWC Council. The Committee strongly recommends that heavy and tall vehicles (trucks) be prohibited from using the Pass and that HWC engages with Roads, Transport and Public Works to action this restriction.

SB

**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.