

**Approved Decisions of the Meeting of the Impact Assessment Committee (IACOM)  
of Heritage Western Cape (HWC) held on the 1st Floor in the Boardroom, Protea  
Assurance Building, Green Market Square, Cape Town,  
at 09h00 on Wednesday 13 September 2017.**

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**MATTERS TO BE DISCUSSED**

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

11.1 None

**12 SECTION 38(1) INTERIM COMMENT**

12.1 None

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

**13.1 Proposed Development of the East Quay Precinct Erf 149294 and 176352 - V&A  
Waterfront: MA  
HM/ CAPE TOWN METROPOLITAN/V&A WATERFRONT/ ERF 149294 and  
176352**

**Case No:** 17020905WD0110M

**INTERIM COMMENT**

The Committee is generally supportive of the overall intent of the urban design, however; concern remains about the height of the proposed replacement Quay 7 building which must be reduced in height. It is understood that detail design issues can be addressed at Spatial Site Development Plan (SDP) stage.

**WD**

**13.2 Proposed Developments, Erf 6156, Aan De Wagenweg, Stellenbosch: NM  
HM/ CAPE WINELANDS/ STELLENBOSCH/ ERF 6156**

**Case No:** 170825802WD0830M

**INTERIM COMMENT**

The Committee resolved to undertake a site inspection (SM, LLG, FT, CS and CM).

**WD**

**13.3 Proposed Development of Tourist Facilities and Accommodation on Erf 31 and  
1324, McGregor: MA  
HM/ CAPE WINELANDS/ BREEDE RIVER WINELANDS/MCGREGOR/ ERF 31  
AND 1324**

**Case No:** 16081520WD0822M

**RECORD OF DECISION**

- The Committee noted that previous concerns raised have been addressed. It resolved to support the application as tabled.

- Final building plans, to be substantially in accordance with the sketches presented, are to be submitted to HWC for stamping prior to submission to the relevant Municipal Authority.

**WD**

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

**14.1** None.

**15 SECTION 38(8) NEMA INTERIM COMMENTS**

**15.1 Proposed Mixed Use Development - Vredenheim Farm, Stelenbosch: MA HM/ CAPE WINELANDS/ DRAKENSTEIN/ STELLENBOSCH/ VREDENHEIM FARM**

**Case No:** 17072534WD0726M

**INTERIM COMMENT**

The findings of the site report are noted, which is attached to these minutes for reference

**INTERIM COMMENT**

The findings of the site report are noted as follows:

- The inspection included a viewing of the site from the M12 and the R310, as well as a viewing of the smaller portion adjacent to Vredenheim.
- The relatively low intrinsic significance in respect of the site in itself as a cultural landscape was noted, however it was felt to have contributory value to the wider cultural landscape, which is of high significance, and to the scenic qualities of the M12 and R310. The initial concerns raised by IACom, namely that the proposed development model, particularly toward the edges, “was deemed inappropriate and would have a negative impact on the overall cultural landscape”, was considered to be warranted.
- The presence of a number of older (and newer) workers’ dwellings, located amidst an informal settlement, and elsewhere, was also noted. In this regard the comment made at the previous IACom meeting that the “heritage” of the poorer communities living in the area also be included in the HIA”, was considered important and endorsed.
- The observations above notwithstanding, the members present were of the opinion that the smaller portion of development, located to the east of Vredenheim would not impact on heritage resources.

**WD**

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

### 16.1 Portion of Portion 3 Farm 845, Sense de Lieu, Paarl: MA HM/CAPE WINELANDS/DRAKENSTEIN/PAARL/PTN 3 FARM 845

**Case No:** 14101401JW1017M; 16060904HB0329M

#### **INTERIM COMMENT**

The Committee resolved to support the findings and recommendations contained in the HIA and the Visual Impact Assessment (VIA), provided that:

- The development is substantially in accordance with the lay-out described in the HIA report as Alternative 1b, and the associated Landscape Master Plan dated 22 February 2017; Landscape Master Plan & Landscape Design Motivation dated February 2017; and Sense de Lieu Draft Architectural Design Guidelines as appended to the HIA Report and as amended by the mitigation measures included in the HIA Report);
- The mitigation measures described in the HIA report are implemented in full in all respects. These are as follows:

#### Height and Scale of Buildings

- Articulated, simple rectangular forms are characteristic of rural buildings, and this typology should inform the development proposal.
- Building heights should be limited to a maximum of two storeys on the southern portion of the site, but preferably single and loft type accommodation (6m height) along the entire length of the R301 as well as the eastern edge of the site.

#### Massing and Aggregation of Buildings

- Locate higher density buildings on the lower portion of the site (south to south-west corner) and locate lower density buildings on the higher lying areas (north to north-east).
- Set-back new structures beyond 30m of the edge of the R301, allowing a landscape 'buffer' strip to preserve the sense of openness travelling towards Franschoek. Not more than 40% of this buffer strip should be used for parking.

#### Landscape and Building Integration

- Establish traditional patterns of planting where appropriate with suitable species. The underlying purpose must be to weave into the existing landscape pattern, rather than to displace it with a new pattern.
- Landscaping of the development, such that rural scenic features and landscape patterns such as tree lined streams / drainage lines, tree belts and clumps (exotic and indigenous where appropriate) must be created to tie the proposed development into its rural landscape. To this end a Registered Landscape Architect is to be appointed to prepare a landscape plan and is to be retained to ensure this landscaping is implemented to standard.

#### Texture & Colour

- Muted tones and 'earth colours' are more subtle and are more easily absorbed (visually) than bright or highly reflective surfaces. Suitable colours include grey, olive green, ochre, brown, etc. – refer to on-site geology/rock/soil and vegetation types for reference.

- Rough/textured surfaces are preferable to shiny/highly reflective surfaces in terms of visual absorption (minimize reflection/ glare/shine).
- Roadways should resemble 'farm roads' – (if not gravel then exposed aggregate rather than asphalt).
- Architectural guidelines should be drawn up to ensure that a local modern, rural type building style is developed with appropriate materials being used to reduce visual impact.

#### Edge Conditions

- Consider 'dissolving' buildings into farmland through a subtle transition from building platform to landscape context, at the dwelling scale. Use screen/shade planting to soften the interface.
- Berm and dam features may be incorporated in a manner that is sensitive to natural landform. Views towards the mountains should be maintained. Indigenous vegetation, consistent with (but not exclusively of) the original vegetation unit, ought to be integrated as a biodiversity corridor.
- Tree planting should be used to mitigate visibility from the R301, however, formal avenues of trees are not recommended along the R301, except if arranged in an orchard pattern. Informal clusters of trees and large shrubs can also be considered. Tree planting should not block out views to Klein Drakenstein Mountains.
- The interface with the R301 is of critical importance to maintain a sense of rural quality within the local context. The boundary treatments must be visually permeable, using fencing for the most part and walls at entrances only. No precast concrete walls should be allowed on the site. No boundary wall or fence should be permitted along the R301 boundary.

#### Lighting Conditions

- Avoid light 'pollution' by reducing lighting to the minimum necessary. Lighting is to be discrete, and well-integrated into the design proposal
  - Naked light sources must not be visible outside the area of the site
  - Light sources must be shielded to reduce light spillage
  - Up-lighting onto the outer sides of the buildings must be used sparingly
  - Shielded down-lights must be used on all open public areas
  - Neon or unshielded bright security lights may not be used
  - No spotlights should be allowed (only motion sensor security lighting where absolutely necessary)
- Along the site boundary, lighting may be permitted at the entrance gateways only – but not along the length of the R301. To preserve the rural quality, no freestanding lamp standards are to be installed within the development. Instead, lighting should be provided by low level bollards (i.e. not exceeding 900mm height) or via luminaires affixed to the buildings themselves - subject to the normal cautionary regarding naked light sources.

To accompany the development proposal, the following drawings should be developed in terms of the planning, design and detail considerations described in this report:

Landscape Development Plan (prepared by a registered Professional Landscape Architect) –

- indicating the position and hierarchy of all public open spaces as well as tree planting.

Landscape Details (prepared by a registered Professional Landscape Architect) –

- indicating the proposed soft landscaping treatment of the 30m wide buffer strip interface with the R301 including a detailed section (minimum 1:100),
- indicating suggested plant species list for trees, shrubs and groundcovers (including total areas, planting-out sizes and planting-out ratios),
- details of proposed security / boundary treatment (visually transparent, welded mesh fence recommended – no continuous solid masonry walls – rather visually permeable, non-obtrusive farm fences),
- details of proposed footways (including suggested materials),
- indication of lighting and signage and / or (discreet) way-finding system – positions to be included on plan,
- Storm water strategy (open, planted channels and swales recommended), and
- details of parking including screening (berming / planting – again no kerbs, paving of parking to reflect in-situ soil colours, include list of suggested materials).

Mitigation required during the various phases of development in addition to the aforesaid are listed as follows:

Construction phase:

Careful environmental management measures should be enacted to prevent damage to surrounding soil, vegetation and drainage lines. Dust control measures should be put in place. The use of heavy machinery should be minimized to prevent scarring and erosion of the site, and cut and fill operations should be minimized.

Operational phases:

Although the proposed buildings need to be further developed in terms of typology criteria within their landscape context, additional landscaping and screen planting will reduce the visual impact further, and help to settle and anchor the new buildings into their context. Screen and shade planting will also help to reduce the visibility of buildings, and to provide a greater degree of privacy. Careful consideration should be applied to the parking of vehicles – as far as possible visiting vehicles should be parked in the shade, or screened behind berms or hedges, to prevent reflected glare from wind shields. Parking areas should be unobtrusive and surfaced with exposed aggregate rather than asphalt or clay brick.

**HB**

**16.2 Conservation Management Plan (CMP) for Amsterdam Battery on Erven 149294 & 9588, V&A Waterfront: MA HM/WATERFRONT/ERVEN 149294 AND 9588**

**Case No:** 15110515GT1110E

**INTERIM COMMENT**

- The Committee members noted that archaeological mitigation has indeed been delayed by the project as a whole and that the investigative archaeological excavations and analysis needs to be completed before the proposed development may proceed for this section of the battery or the completion of the requested Conservation Management Plan. The following was recommended:
  - The applicant(s) must submit project timeframes and planned excavations that will minimize damage to remnant fortification features and associated archaeology of the battery.

- A consistent monitoring program is developed by the Committee, APM and the case officer.
- The current excavated profile(s) and archaeological site is secured by the project team via danger tape, chicken-wire fence (or other appropriate self-supporting robust fencing) and monthly briefs with contractors and construction workers.
- The CMP including a final landscape plan will only be considered following finalisation of the archaeological report and its approval by HWC.

**AS**

**16.3 Proposed rezoning and subdivision for residential units on Erf 195, Elands Bay: MA  
HM/ELANDS BAY/ERF 195**

**Case No:** 16081013GT0812M

Amongst other things, the following were discussed:

- Concern was raised that the final report had not incorporated comment in respect of the Buffer Zone or recommendations made in respect of the Baboon Point Conservation Management Plan (BPCMP).
- The final Report should include photographs of the test excavation and reference to the BPCMP.
- It is however noted that the site has been rezoned and does fall within the identified Urban Edge.

**INTERIM COMMENT**

- The HIA cannot be regarded as being complete and in this regard the Committee cannot provide a final comment until the outstanding matters, as identified above, have been addressed.

**AS**

**16.4 Proposed rehabilitation and parking area for The Point, Erven 90005(RE), 9007, 9005, 90016, Kalk Bay: NM  
HM/KALK BAY/THE POINT**

**Case No:** 17020109AS0314E

HWC staff removed the matter from the agenda.

**AS**

**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 42 – HERITAGE AGREEMENT**
- 23.1 None
- 24. OTHER**
- 24.1 None
- 25 Adoption of decisions and resolutions**
- 25.1 The Committee agreed to adopt the decisions and resolutions.