

**Approved Minutes 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 6 December 2017.**

1. Opening and Welcome

The Chairperson, Mr Chris Snelling opened the meeting at 09H08 and welcomed everyone present.

2. Attendance

Members

Mr Chris Snelling (CSn)
Prof Lucien le Grange (LLG)
Mr Frik Vermeulen (FV)
Mr Tizzie Mangiagalli (TM)
Ms Cecilene Muller (CM)
Mr Dave Saunders (DS)
Dr Antonia Malan (AM) co-opted

Staff

Mr Zwelibanzi Shiceka (ZS)
Ms Heidi Boise (HB)
Ms Katherine Robinson (KR)
Ms Waseefa Dhansay (WD)
Mr Zethembe Khuluse (ZK)
Mr Andrew September (AS)
Mr Olwethu Dlova (OD)
Ms Yanga Blom (YB)

Observers

None

Visitors

Mr Henry Aikman (HA)
Mr Chris Bornman (CB)
Dr Elzet Albertyn (EA)
Dr Nicolas Baumann (NB)
Mr Neil Schwartz (NS)
Mr Vusi Nondo (VN)
Mr Graham Jacobs (GJ)
Dr Jonathan Bloom (JB)

Mr Mike Scurr (MS)
Mr P Kotze (PK)
Mr Hendro Hugo (HH)
Mr David Gibbs (DG)
Ms Barbara Southworth (BS)
Mr Ernst Roodt (ER)
Ms Elzabe Bezuidenhout (EB)

3. Apologies

Mr Sipiwo Mavumengwana (SM)
Mr Guy Thomas (GT)
Ms Penelope Meyer (PMe)
Ms Colette Scheermeyer (CSc)

3.1. Absent

None

4. Approval of the Agenda

4.1 The Committee resolved to approve the agenda dated 6 December 2017 with additions.

5. Approval of Minutes of Previous Meeting

5.1 The Committee resolved to approve the minutes dated 8 November 2017 with minor amendments.

6. Disclosure of Interest

6.1 FV: item 16.2

7. Confidential Matters

7.1 IACom Discussion

7.2 TRUP

8. Appointments

8.1 The Committee noted the appointments of item 9.3/13.2 set for 10:30 and item 16.1 set for 12:00.

9 Administrative Matters

9.1 Outcome of the Appeals Committee, Tribunal and Court Cases

Nothing to report.

9.2 R44, Stellenbosch and Mount Prospect, Constantia

9.3 V&A Waterfront Presentation

9.4 Erf 6156, Aan De Wagenweg, Stellenbosch

10.1 Site Inspections

Nothing to report.

10.2 Report back from ExCo, Council and other Committees

Nothing to report.

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

Case No: 170825802WD0830M

Additional documentation were tabled.

Ms Waseefa Dhansay gave a PowerPoint presentation.

Mr Mike Scurr, Mr Chris Bornman, Mr P Kotze, Dr Elzet Albertyn and Mr Hendro Hugo were present and took part in the discussion.

Amongst other things, the following was discussed:

- The Committee noted that the now almost completed parking area located between the Volkskombuis and Kuipershuis, has not been approved. Construction of this area had already begun when members of the Committee conducted its site visit on 9 October 2017, and the Committee members were led to believe that this had been part of the s27 approval for the Volkskombuis. This impression was further entrenched by the boundaries provided on the Landscape Masterplan contained in the Heritage Impact Assessment (HIA).
- The Committee expressed strong misgivings in this regard, as it had previously noted its dissatisfaction with the nature of, and treatment to the parking area.
- The Committee had considered instructing HWC to take this matter further in respect of the provisions of 51(5)(b) of the Act, however it was felt that opportunity should be given for the applicant to mitigate the impact of the work already done on the heritage resource, and for the parking lot to be fully assessed and included within the HIA, noting that a primary contributory element to the significance of the overall site is its remnant rural charm.

INTERIM COMMENT

The item is held in abeyance until the parking area has been included and assessed in an updated HIA report.

The owner is instructed to cease all work in the parking area until the HWC s38 process has been concluded.

WD

13.2 Proposed Development Wine Cellar of Existing Facilities at Farm 612, Farm Roundstone, Riebeeck Kasteel: MA HM/WEST COAST/ SWARTLAND/ RIEBEECK KASTEEL

Case No: 17082904HB0830E

The matter has been removed from the agenda.

HB

13.3 Proposed mixed-use development on Erf 9588 & 49294, Canal Precinct, V&A Waterfront, Cape Town: MA HM/WATERFRONT/ERF 9588

Case No: 17062701AS062M

Dr Nicolas Baumann, Mr David Gibbs, Mr Vusi Nondo, Mr Ernst Roodt, Mr Neil Schwartz and Ms Barbara Southworth were present and took part in the discussion.

Ms Barbara Southworth gave a PowerPoint presentation.

Amongst other things, the following was discussed:

- The Committee noted that whilst the different precincts within the V&A Waterfront each have their own character and built form, the V&A, as part of the Cape Town Harbor area, *as a whole* is considered a heritage resource and is a regional destination with a distinct sense of place.
- The Canal District is considered the gateway to the Waterfront and should act as the introduction to its unique character and identity.
- The Committee reiterated its support for enhanced enclosure, an active, pedestrian-friendly street edge and integration with the Central Business District (CBD). It was noted that infill development / redevelopment could exceed the height of the recently completed Waterway House to some extent, so as to strengthen the connection with the CBD.
- The Committee however remains concerned about the introduction of a tower typology within the Waterfront. It was noted that whilst towers exist in the V&A, e.g. the Silo's Grain Elevator and the National Ports Authority Tower, the built form of these buildings was a consequence of their port functions.
- The proposed building heights of Parcels L1, M and K are of particular concern, as such buildings would blur the distinction between the CBD and the V&A and compete with the historic Grain Elevator and its landmark role.
- None of the documents submitted has put forward a convincing argument for the introduction of tall buildings or for a landmark element in this precinct, other than to argue that it is a response to a re-allocation of bulk. It remains unclear how the heights of the towers, particularly the height of Block L1 (89m above MSL), were arrived at.
- The Committee remains of the view that a lower and more uniform building height could still achieve densification, enclosure and integration with the CBD.
- The Committee emphasised that the high-level heritage indicators that were previously endorsed cannot be looked at in isolation: They do not specifically address the issue of height or building typology. Further interrogation of these issues is required.
- The Committee also noted that no alternatives which look at other means of distributing the bulk has been provided. In order to comply with the provisions of s38 (3), this is an aspect which still needs to be addressed.
- The Committee also require further exploration of the relationship between the V&A and the CBD, the role of the V&A as a whole, the different character zones within the V&A and Cape Town Harbour, as well as how it contributes to the overall character of the various urban 'fabric elements' that make up the city of Cape Town, and the transitional/gateway role of the Canal District, with its implications for building heights.
- In summary: The Committee is largely supportive of the proposals as tabled. However, the concern in respect of the heights of blocks L1, M and K remain, and

in this regard the Committee requests that the applicants provide motivation as to why they believe this is an appropriate typology in this particular location, balanced against the significance of the V&A as a heritage resource.

FURTHER REQUIREMENT

1. The Committee awaits the supplementary submission responding specifically to the concerns raised above.

AS

14 SECTION 38(8) NEMA RESPONSE 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 Mixed Use Development - Vredenheim Farm, Stellenbosch: MA HM/ CAPE WINELANDS/ DRAKENSTEIN/ STELLENBOSCH/ VREDENHEIM FARM

Case No: 17072534WD0726M

Mr Graham Jacobs, Ms Elzabe Bezuidenhout and Dr Jonathan Bloom were present and took part in the discussion.

Dr Jonathan Bloom gave a PowerPoint presentation.

Amongst other things, the following was discussed:

- The Committee was generally supportive of the broader aims of the proposed development and welcomes the intention of creating a socially inclusive village.
- It was again noted that previous concerns of the Committee in respect of the scale, typology, size, and overall extent of the development, needs to be addressed, and that above all the potential of the development becoming suburban in nature should be avoided at all costs.

INTERIM RESPONSE

The Committee noted the presentation, supported the broad intent of the scheme, and will await submission of the final application.

WD

16.2 Proposed Dam Expansion on Erf 9795, Constantia Uitsig, Constantia: MA HM/CONSTANTIA/ERF 9795

Case No: 17050209AS0515E

FV recused himself and left the room.

Supplementary HIA prepared by Aikman Associates, with appendices, was tabled.

Mr Andrew September gave a PowerPoint presentation.

Mr Henry Aikman was present and took part in the discussion.

Amongst other things, the following was discussed:

- The Committee noted that the outstanding information required had been attended to and included in the HIA.
- APM had endorsed the findings of the archaeological report.

FINAL COMMENT

The Committee endorsed the HIA as having met the requirements of S.38 (3) of the NHRA and resolved to support the application.

AS

16.3 Masterplan for the Eerste River Recreational Development: NM HM/ CAPE WINELANDS/ STELLENBOSCH/ MASTERPLAN FOR THE EERSTE RIVER RECREATIONAL DEVELOPMENT

Case No: 17020110WD0109M

Application documents were tabled.

Ms Waseefa Dhansay gave a PowerPoint presentation.

Dr Elzet Albertyn was present and took part in the discussion.

Amongst other things, the following was discussed:

- The archaeological report and its recommendations were noted.

FINAL COMMENT

The Committee resolved to endorse the HIA as having met the requirements of S.38 (3) of the NHRA and supported its recommendations.

The Committee endorsed the grading of riverine corridor as being a grade IIIA heritage resource.

The Committee supports the development on condition that:

1. The recommendations as provided for in the HIA should be taken into account in any final decision taken by DEA&DP. These include, but are not limited to;
 - i) That the proposed additional pathway on the north bank, which is currently not accessible, due to existing fencing, must be accessible to the general public;

- ii) That the Stellenbosch pathway and river crossing typology, (dating back to the 17th century), is continued and is spatially expressed in the design proposal;
 - iii) The Eerste River Riverine Corridor heritage resources: The historic river crossing gateways; furrows; labourers' cottages; riparian stone boulder embankments and Archaeology Reserve should be suitably signposted and demarcated.
2. Any earthworks must be monitored by a recognised archaeologist with Stone Age and historical experience.
 3. Final detailed design work to the proposed bridge is to be submitted to the HWC's IACom for approval.

WD

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 development on Farm 168/16, Farm Klipfontein, Tulbagh: NM HM/ CAPE WINELANDS/ WITZENBERG/ TULBAGH

Case No: 16090813HB0914E

Heritage Impact Assessment compiled by Mr Stéfán de Kock dated October 2017 was tabled.

Ms Heidi Boise gave a PowerPoint presentation.

Amongst other things, the following was discussed:

- The Committee agreed with the Heritage Consultant's interpretation of the boundaries of the Provincial Heritage Site (PHS). The extent of the PHS is confined to the structure itself; being the Main Dwelling.
- Whilst noting the consultant's grading of certain sites and structures within the overall farm, it was considered that the HIA had not fully assessed or graded the wider cultural landscape and the significance of the farm within this.
- Certain of the recommendations made by the consultant were endorsed by the Committee, specifically these related to the requirement that an architect, recognized by Heritage Western Cape as having the requisite experience for working on historic structures, be employed to oversee work to the homestead, as well as the need for a visual impact assessment in respect of the proposed new chalets to the north of the Dam.
- It was noted however that the recommendation to approve the proposed development was premature, as the requisite assessments referred to should take place and be incorporated into the Impact Assessment, prior to HWC being able to take a decision in terms of s27 or in terms of s38 of the Act. The provisions of s38(3) have not at this stage been fully complied with.
- The Committee agreed that it would be advisable to conduct a site visit in order to assess the site more fully and to get a first-hand impression of the various issues pertaining to the application(s).

INTERIM RESPONSE

The Committee resolved to undertake a site inspection (DS/TM, CM, LLG, CSn, AM/LW and BELCom member).

HB

24 SECTION 42 – HERITAGE AGREEMENT

24.1 None

25. OTHER

25.1 None

26 Adoption of decisions and resolutions

26.1 The Committee agreed to adopt the decisions and resolutions.

27. **CLOSURE –** **14:40**

28. **DATE OF NEXT MEETING:** **17 January 2018**

CHAIRPERSON _____

DATE _____

SECRETARY _____

DATE _____