

**Approved Minutes of the Meeting of the Special Impact Assessment Committee
(IACOM)
of Heritage Western Cape (HWC) held on the 8th Floor in the Boardroom, Protea
Assurance Building, Greenmarket Square, Cape Town,
at 09H30 on Wednesday, 21 August 2018.**

1. Opening and Welcome

The Chairperson, Mr Chris Snelling (CSn), opened the meeting at 09:30 and welcomed everyone present.

2. Attendance

Members

Mr Chris Snelling (CSn)
Mr Frik Vermeulen (FV)
Ms Cecilene Muller (CM)
Mr Graham Jacobs (GJ) co-opted

Staff

Ms Penelope Meyer (PM)
Ms Waseefa Dhansay (WD)
Mr Andrew September (AS)
Ms Heidi Boise (HB)
Mr Zethembe Khuluse (ZK)
Ms Stephanie Barnardt (SB)
Mr Olwethu Dlova (OD)
Ms Khanyisile Bonile (KB)
Ms Yolanda Moya (YM)
Mr Thando Zingange (TZ)

Observers

None

Visitors

Mr Peter Buttgens (PB)
Mr Pierre Swanepoel (PP)
Ms Bridget O'Donoghue (BO'D)

Mr Jankel Nieuwoudt (JN)
Mr James Cresswell (JC)

3. Apologies

Prof Lucien le Grange (LLG)
Dr Lita Webley (LW)
Mr Siphiso Mavumengwana (SM)
Mr Guy Thomas (GT)
Mr Dave Saunders (DS)

3.1. Absent

None

4. Disclosure of Interest

- None

MATTERS TO BE DISCUSSED

5. SECTION 38(4) RECORD OF DECISION.

**5.1 Proposed Development, Erven 1692, 1693, 1694, 1695 and 177761, 11 and 13 Sea Street, 13 and 13A Loop Street, Corner Loop, Riebeek and Sea Street, Cape Town CBD: Section 38(4)
HM/CAPE TOWN CBD/ERVEN 1692, 1693, 1694, 1695 AND 177761**

Case No: 17111302WD1129M

Revised proposals were tabled.

Ms Waseefa Dhansay introduced the application.

Mr Peter Buttgens, Mr Jankel Nieuwoudt, Mr Pierre Swanepoel, Mr James Cresswell and Ms Bridget O'Donoghue were present and took part in the discussion.

CSn informed the applicants that given the urgency of the matter, not all IACom members were able to attend, and as such the Committee was not quorate.

It was agreed that the matter could be heard, on the understanding that only a recommendation could be made at this point in time, and that the recommendation would be forwarded to the IACom members for formal decision to be taken by e-mail.

Discussion included the following points, amongst others:

- The members present appreciated that the Heritage Impact Assessment (HIA) had been revised sufficiently to address concerns that the Committee had raised previously, and furthermore, it was felt that the revised proposal was a considerable improvement on the one seen by the Committee in June 2018. In particular, the bottom third of the building had responded well to a number of the concerns which had initially been raised. This included the building's response to Sea Street, where it was acknowledged that the design has been adjusted as far as is possible to address the concerns raised by the previous positioning of the vehicular ramp.
- It was noted that the introduction of accommodation on the first-floor level had also assisted in improving the proposal's response to its environs and enhanced the streetscape.
- Overall it was considered that the amended façade treatment was far more "honest" and integrated than was the case with the original proposal tabled.
- In particular it was noted that the "future proofed" option, as was included on p24 of the architect's report, with the upper four floors of the podium having a glazed street façade, was by far the "better" of the options, and it was queried whether this was something that could be introduced into the scheme at this present point in time. In response the architect explained that structurally, the amended, and "future proofed" versions of the proposal were the same, but that louvres had been introduced to comply with the need for natural ventilation, associated with the provision of the parking at this stage. Once parking is no longer a market requirement, these could be replaced with glazing, when converted to offices.
- It was agreed however, that this was an aspect that should be looked at further during design development, and perhaps the ratio of louvre to glazing could be revised, in order to reflect more of the "future proofed" proposal.
- It was also noted that the South Elevation of the proposal was one which had not been given the same attention to detail as the street facing ones, and that this should be addressed, particularly given that this elevation is a common boundary, and that National Building Regulations could require a different architectural response to comply.

- The members present agreed however that final architectural resolution could be submitted to the Committee for endorsement prior to final building plan submission.
- It was finally noted that the archaeological component requested by the committee previously, had been adequately dealt with, and that the recommendations contained therein are endorsed.

RECOMMENDATION:

The members present decided to put forward the following recommendation to the IACom for endorsement, and decision to be taken by email:

1. The revised report meets the requirements of s38 (3) of the NHRA.
2. In terms of s38(4) of the NHRA, HWC supports the demolition of the existing structures on Erven 1692, 1693, 1694, 1695 and 177761, Cape Town, and approves the proposed building as amended and presented in Annexure 9 of the revised HIA, (HWC 2nd Submission: 18 July 2018), on condition that:
 - a) The initial earthworks for the proposed redevelopment of the site are monitored by an archaeologist, until it can be determined if all remaining deposits are in fact disturbed, and if not, until such time as bedrock is recognized.
 - b) Final Drawings are to be substantially in accordance with, and not exceed the height or envelope of the building as tabled, and the architectural detailing must be generally in accordance with the architectural intent of the building as tabled, and
 - c) Final Drawings must be submitted to the IACom for endorsement and stamping prior to final Building Plan Submission to the City.

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6. Adoption of decisions and resolutions

6.1 The Committee agreed to adopt the recommendations.

7. CLOSURE – 10:15

8. DATE OF NEXT MEETING: 5 September 2018

CHAIRPERSON _____ **DATE** _____

SECRETARY _____ **DATE** _____