

**Approved Minutes of the Meeting of the Impact Assessment Committee (IACOM)
of Heritage Western Cape (HWC) held via Microsoft Teams,
at 09H00 on Wednesday, 12 August 2020**



1. Opening and Welcome

The Chairperson, Mr Jason Knight, 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) left at 14:00
Ms Cecilene Muller (CM)
Mr Siphiso Mavumengwana (SM)
Mr David Gibbs (DG) left at 14:00
Mr Jason Knight (JK)

Staff

Dr Mxolisi Dlamuka (MD)
Mr Jonathan Windvogel (JW)
Ms Waseefa Dhansay (WD)
Ms Stephanie Barnardt (SB)
Ms Colette Scheermeyer
Mr Thando Zingange (TZ)
Ms Penelope Meyer (PM)
Mr Olwethu Dlova (OD)
Ms Aneeqah Brown (AB)

Observers

None

Visitors

Dr Stephen Townsend
Ms Christine Havenga
Ms Cindy Postlethwayt
Mr Niel Schwartz
Mr Andre Pentz
Mr Derek Steyn
Ms Adelaide Combrink
Mr Chris Purcell
Mr Chris Kitshoff
Ms Lucy Brennan
Ms Maurietta Stewart
Mr Stewart Rodger
Mr Garry Nader
Mr Bruce Eitzen
Mr Jurgen Breyer
Ms Sarah Winter
Ms Betsy Ditcham
Mr PJ Lerm

Ms Tamar Shemtov
Mr Phillip Smith
Ms Berendine Irrgang
Dr Jayson Orton
Mr Coenraad De Jager
Dr Henri Comrie
Ms Natasha Lamb
Ms Tanya Barben
Ms Katharine Emmett
Mr Mark Tipping
Ms Ruth Rodger
Mr Herbert Voigt
Ms Elizabeth van Heyningen
Ms Natasha Purcell
Ms Gerda Breyer
Dr Nicolas Baumann
Mr Dave Venter
Ms Beverley Eisele

3. Apologies

Mr Mokena Makeka (MM)

3.1. Absent
None

4. Approval of the Agenda

4.1 Agenda dated 12 August 2020

The Committee resolved to approve the agenda dated 12 August 2020.

5. Approval of Minutes of Previous Meeting

5.1 Minutes dated 8 July 2020

The Committee reviewed the minutes dated 8 July 2020 and resolved to approve them with minor amendments.

6. Disclosure of Interest

- MS: item15.1
- DG: item 15.1

7. Confidential Matters

7.1 None

8. Appointments

8.1 None

9 Administrative Matters

9.1 Outcome of the Appeals and Tribunal Committees

PM reported back on the following appeals and tribunal matters:

- Proposed demolition and partial demolition of various structures on Erf 32564, Athlone Power Station, Corner Bhunga Avenue and N1 Highway Athlone (S34 BELCom)
- Appeal - Additions and Alterations on Erf 68058, 4 Smithers Road, Kenilworth (S34 BELCom)
- Proposed Total Demolition of Erg 156, 25 Hofmeyer Road, Sea Point East (Section 34 BELCOM/Tribunal)
- Proposed Total Demolition of Erf 1430, 30 Bradwell Road, Vredehoek

10. Standing Items

10.1 Site Inspections/ Virtual Assessments

The Committee noted the following site inspection that was undertaken:

- Proposed for Calgro M3 Developments on Erf 905 and Remainder Erf 904 Vredehoek

10.2 Report back from Council and other Committees

Nothing to report.

10.3 Discussion of the agenda

For noting.

10.4 Potential Site Inspections

- Proposed Redevelopment of Erven 186 and 187, Corner DF Malan Street and Hertzog Boulevard, Cape Town
- Proposed Fuel Station and Associated Infrastructure on Portion 14 of Farm 786, Weltevreden, Philippi
- Proposed Mixed Use Development on Portion 4, 6 and 11 of Southern Right Farm 585, Hermanus

10.5 HWC and DEA&DP Standard Operating Procedure (SOP)

Nothing to report.

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 Mixed-Use Development on Erven 171085, 4806, 4808 and 4809, Townhouse Redevelopment, Plein Street, Cape Town: MA HM/CAPE TOWN METROPOLITAN/ CITY CENTRE CBD/ERVEN 171085, 4806, 4808 & 4809

Case No: 18081403AS0822E

Application documents to meet conditions of ROD was tabled.

Ms Waseefa Dhansay introduced the case.

Dr Stephen Townsend and Ms Tamar Shem-Tov were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The applicant introduced the revised drawings which addressed the previous concerns of the Committee with regards to the green wall covering the historic façade of the building.
- The Committee was satisfied with the removal of the green wall and how the restored façade was being incorporated into the development.
- The Committee supported the design refinement of the facade on 57 Plein Street.
- The applicant requested that it be noted that the architectural plans would be amended to match the drawings presented in the document dated 2 July 2020.

RECORD OF DECISION:

The Committee endorsed the amended drawings dated 2 July 2020.

The architect's drawings submitted with the HIA with the appendix 3.1 to be amended in accordance with the revised submission dated 2 July 2020 and to be stamped by officials.

WD

**13.2 Proposed Residential Development, Erven 64295, 64296 And 64297, Corner Main & Braeside Road, Kenilworth: MA
HM/CAPE TOWN METROPOLITAN/ KENILWORTH/ERVEN 64295, 64296 AND 64297**

Case No: 16090111AS0914M

Additional information prepared by Christine Havenga & Associates was tabled.

Ms Stephanie Barnardt introduced the case.

Ms Christine Havenga, Mr Dave Venter and Mr Phillip Smith were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The Committee discussed the importance of how the proposed development interfaced with Braeside Close as it was identified as a Heritage Resource.
- The Committee felt that the revised proposal did not fully comply with their previous concerns with regards to height and massing.
- It was expressed that the bulk of the building should be shifted from the back towards the front (Main Road) of the proposed building.
- Shifting the bulk would limit the shadowing on the cottage behind the property and minimize impact on the cul-de-sac.
- Bringing the building up to Main Road would allow the applicant to achieve floor space while reducing more massing at the rear of the property.
- Lastly, the committee requested that the applicant revise the plans to further reduce the bulk at the rear of the building.

FURTHER REQUIREMENTS:

The Committee decided to facilitate the process approving the revised plans via email, and noted the following changes are to be made:

1. Removal of the room on the 4th floor annotated as laundry and the setting back of the remainder of the 4th floor to at least be in line with the external wall of the laundry.

SB

**13.3 Proposed Redevelopment of Site, Erven 186 and 187, Corner DF Malan Street and Hertzog Boulevard, Cape Town:
HM/CAPE TOWN METROPOLITAN/ CAPE TOWN CBD/ / ERVEN 186 & 187 ROGGEBAAI**

Case No: 18100908AS1011E

Heritage Impact Assessment (HIA) prepared by Cindy Postlethwayt with specialist input from Urban Design Services was tabled.

Mr Thando Zingange introduced the case.

Ms Cindy Postlethwayt, Ms Tamar Shem-Tov, Ms Berendine Irrgang and Mr Andre Pentz were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- MS asked the applicant if she wanted him to recuse himself as he is a member of Docomomo, noting that he was not present when the subject application was discussed and did not take part in compiling the comment.
- The applicant confirmed that there was no need for MS to recuse himself.
- The Artscape is identified as a Heritage Resource in the HIA.
- The Committee expressed a need for a site visit as it would assist them in understanding the relationship between the open spaces and other structural elements surrounding it.
- The applicant made the Committee aware that the open space has been lost due to a recent rezoning.
- The impact on the forecourt was of concern to the committee and therefore a site visit was required before the application could be assessed.

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection. The item is deferred to the next IACom meeting, subject to a site visit.

TZ

**13.4 Proposed Fuel Station and Associated Infrastructure on Ptn 14 of Farm 786, Weltevreden, Philippi: NM
HM/CAPE TOWN METROPOLITAN/PHILIPPI/PTN 14 FARM 786**

Case No: 19022708AS0305E

Heritage Impact Assessment prepared by Prepared by Dr Jayson Orton was tabled.

Mr Thando Zingange introduced the case.

Dr Jayson Orton and Mr Phillip Smith were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The applicant expressed that they were aware that the proposal was unlikely to be supported in the area and therefore welcomed suggestions put forward by the Committee.
- The Committee established that there is no current provisional protection for the Phillipi Horticultural Area.
- The interested and affected party (Phillipi Food & Farming Campaign) did not respond to the request for comment on the proposed development application and the Committee expressed concerns that no response was received.
- The applicant agreed and preferred to have the I&AP comment on the revised submission.
- Lastly, the Committee expressed the need for a site visit as it would assist them in understanding the relationship surrounding character and the impact on the PHA.

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection. The item is deferred to the next IACom meeting, subject to the site inspection.

TZ

13.5 Proposed for Calgro M3 Developments, Erf 905 and Remainder Erf 904 Vredehoek: MA HM/CAPE TOWN METROPOLITAN/VREDEHOEK/ERVEN 904 AND 905

Case No:18071104AS0713M

Heritage Impact Assessment to be tabled.

IACom reported back on the site visit undertaken on 3 August 2020. Site visit report prepared by RF and dated 5 August 2020 (annexure SI1) was tabled.

Mr Jonathan Windvogel introduced the case.

Mr Andre Pentz, Mr Coenraad De Jager, Mr Derek Steyn, Dr Henri Comrie, Ms Adelaide Combrink, Ms Natasha Lamb, Mr Chris Purcell, Ms Tanya Barben, Mr Chris Kitshoff, Ms Katharine Emmett, Ms Lucy Brennan, Mr Mark Tipping, Ms Maurietta Stewart, Ms Ruth Rodger, Mr Stewart Rodger, Mr Herbert Voigt, Mr Garry Nader, Ms Elizabeth van Heyningen, Mr Bruce Eitzen, Mr Niel Schwartz, Ms Natasha Purcell, Mr Jurgen Breyer, Ms Gerda Breyer and Ms Beverley Eiselewere were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The inspection report detailing the site visit held on the 3rd of July was read to the Committee.
- Concerns with regards to the impact of the proposed development on the streetscape within Vredehoek was expressed.
- Pg. 13 of part 3 of the HIA was discussed as it illustrates the dominant form of flat roofs along the streets.

- The Committee felt that the current proposal did not resolve the interface conditions along Chelsea Road and Vredehoek Avenue, and that further design articulation of the roofscapes should be explored.

FURTHER REQUIREMENTS:

The Committee considers the proposed HIA to be compliant of S38 (3) of the NHRA.

However, the Committee would like further documentation which explored concerns expressed around:

1. Roof articulation.
2. Chelsea Road and Vredehoek Avenue streetscape.
3. Spatial Development Plan (SDP) conditioning with sufficient information be detailed including massing, view lines to the historic complex, maintenance of open (no-go) areas in the interstitial space.

JW

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

14.1 None

15 SECTION 38(8) NEMA INTERIM COMMENTS

**15.1 Proposed Mixed-Use Development, Southern Right Farm Portion 4, 6 and 11 of Farm 585, Hermanus: NM
HM/ OVERBERG/ OVERSTRAND/ HERMANUS/ PORTION 4, 6 AND 11 OF FARM 585**

Case No:19120618AS1213E

MS and DG recused themselves and logged-off from Microsoft Teams. DG and RF left the meeting.

Pre-application Basic Assessment Report (BAR) for comment was tabled.

Ms Stephanie Barnardt introduced the case.

Ms Sarah Winter and Dr Nicolas Baumann were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The Committee did not have a quorum and therefore could not deliberate the item.
- The Committee felt that a site visit would be necessary.

FURTHER REQUIREMENTS:

Based on the BAR submitted, the Committee resolved to undertake a site inspection. The item is deferred to the next IACom meeting, subject to the site visit.

SB

15.2 Proposed Development, Erf 103,104 & Portion of Rotterdam Street, Wittedrift: NM HM/BITOU/WITTEDRIFT/ERF 103,104 & A PORTION OF ROTTEDAM

Case No: 19090401AS0927E

Draft BAR was tabled.

Mr Thando Zingange introduced the case.

Ms Betsy Ditcham was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The information received by the Committee was not sufficient to deliberate the item.

FURTHER REQUIREMENT:

The item is deferred to the next IACom meeting.

TZ

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 None

24 SECTION 42 HERITAGE AGREEMENT

24.1 None

25. ADVICE

**25.1 Farm 575/6 Hawston - Clarification of existing ROD: NM
HM/ OVERBERG/ CALEDON/ PORTION 6 OF FARM 575**

Case No: N/A

Application documents were tabled.

Ms Waseefa Dhansay introduced the case.

Mr PJ Lerm was present and took part in the discussion.

ADVICE:

The applicant was advised to re-submit an updated Notification of Intent to Develop (NID) application taking into account recent developments in the area since the original permit was approved.

WD

26. OTHER

**26.1 Conservation Management Plan for Amsterdam Battery on Erven 149294 & 9588, V&A
Waterfront: MA
HM/CAPE TOWN METROPOLITAN/ WATERFRONT/ERVEN 149294 AND 9588**

Case No: 15110515GT1110E

Draft Conservation Management Plan (CMP) was tabled.

Ms Stephanie Barnardt introduced the case.

Dr Nicolas Baumann and Mr Neil Schwartz were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The Committee expressed that they would prefer to have APM’s comment before they deliberate the CMP and suggested to have a joint meeting when the matter would be heard before APM.
- The Committee concurred that the best approach would be to reach a decision together with APM.
- The legal adviser (PM) suggested that as many members of IACom as possible should attend APM’s meeting when the matter is heard.

HELD OVER:

The Committee decided to postpone the item until the APM meeting on 2 September 2020.

SB

27 Adoption of decisions and resolutions

The Committee agreed to adopt the decisions and resolutions as minuted above.

28. CLOSURE:

The meeting adjourned at 15:50

29. DATE OF NEXT MEETING:

9 September 2020

MINUTES APPROVED AND SIGNED BY:

CHAIRPERSON: _____

DATE: _____

SECRETARY: _____

DATE: _____

Annexure S11

Committee Site Inspection Report for: **Proposed development on Erf 905 and Remainder Erf 904 Vredehoek for Calgro M3 Developments**

Submitted by **RASHIQ FATAAR** on **05.08.2020**

Erf/Farm No.: **Erf 905 and Remainder Erf 904 Vredehoek**

Street Address: **29 Vredehoek Avenue and 35 Chelsea Avenue, Vredehoek.**

Registered Owner: **PRIVATE (Nazareth House)**

Grading: **Grade 3C within Vredehoek HPO Zone**

Nature of Application: **SECTION 38(3)**

Date of Site Visit: **03.08.2020**

HWC Representatives: **DAVE SAUNDERS, MIKE SCURR, RASHIQ FATAAR, JASON KNIGHT (IACOM)**

Reasons for Site Inspection: **IACOM RESOLUTION TO ASSESS THE SITE AND CONTEXT**

Site Area Inspected: The area allocated for the proposed residential development was inspected.

Procedure & Findings:

The site inspection was conducted on Monday 03 August 2020 by Rashiq Fataar, Dave Saunders, Mike Scurr and Jason Knight (IACOM Members).

The members viewed the open field area demarcated for the large scale residential development in order to comprehend the immediate and broader context of the development as well as the cumulative impact of the proposed development.

These include: the scenic views, the character and fabric of the neighbourhood and the historic precinct around Nazareth House (Convent and Chapel).

The members noted that two areas should be articulated to respond to the character and urban fabric of the Vredehoek area namely:

(1) Streetscape: While the architectural details of the buildings which form the streetscape are informed by the architecture of the area, the grid or "square-like" nature of the proposed buildings are not in keeping with the varied and diverse typologies in Vredehoek and are more akin to projects Bo-Kaap District Six

(2) Roofscape: Given the density and intensity of the development on the site, the overall form of the development requires articulation through variations in the roofscape and in particular the placement of the pitched-roofs.

Recommended Action:

Members to report the findings of the inspection at the next IACOM meeting.

Which committee should this report be submitted to:

IACOM

Photographs:

A selection of key images taken on site are included below.

