

**Approved Minutes 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**



1. Opening and Welcome

The Chair, Mr David Gibbs, officially opened the meeting at 09:00 and welcomed everyone present.

2. Attendance

Members

Mr David Gibbs (DG) (Chair)
Ms Janine de Waal (JdW)
Ms Sarah Winter (SW)
Mr Chris Snelling (CSn)
Mr Dave Saunders (DS)
Ms Emmylou Bailey (EB)
Mr Rashid Fataar (RF)

Staff

Ms Waseefa Dhansay (WD)
Mr Olwethu Dlova (OD)
Ms Stephanie Barnardt (SB)
Ms Muneerah Solomon (MSo)
Ms Sneha Jhupsee (SJh)
Ms Colette Scheermeyer (CSc)
Ms Khanyisile Bonile (KB)
Ms Penelope Meyer (PM)
Ms Ayanda Mdludlu (AM)
Ms Corne Nortje (CN)
Ms Chane Herman (CH)
Mr Reagon Fortune (RF)
Mr Robin George (RG)
Ms Ceceilene Muller (CM)

Observers

None

Visitors

Ms Lize Malan
Ms Katie Smuts
Mr Paul Judd
Dr Jayson Orton
Ms Karin Dugmore-Strom

Ms Claire Abrahamse
Mr Abdul Dhansay
Mr Simon Nicks
Mr Henry Aikman

3. Apologies

Mr Mike Scurr (MS)
Dr Tessa Campbell (TC)
Mr Siphiso Mavumengwana (SM)

3.1. Absent

None

4. Approval of the Agenda

4.1 Agenda dated 19 October 2022

The Committee resolved to approve the agenda dated 19 October 2022 with minor changes.

5. Approval of Minutes of Previous Meeting

5.1 Minutes dated 21 September 2022

The Committee reviewed the minutes dated 21 September 2022 and resolved to approve them without amendments.

6. Disclosure of Interest

- DG: item 12.1
- JdW: item 13.1

7. Confidential Matters

None

8. Appointments

None

9 Administrative Matters

9.1 Outcome of the Appeals and Tribunal Committees

The Committee noted the following Appeal matter:

- Erven 2455 & 2456, C/O Joubert Street & Merriman Avenue, Stellenbosch.
- Proposed Additions and Alterations on Erf 17200, 212A Buitengracht Street, Bo-Kaap: S.34.
- Proposed Total Demolition on Erf 20746, 166-170 Main Street, Paarl: S.34.
- Proposed additions and alterations on Erf 138 & 3110, 19 Mead Way, Pinelands: S.27.
- Athlone Power Station Erf RE 32564, Athlone (held over).

10. Standing Items

10.1 Site Inspections/Virtual Assessments undertaken:

- Proposed Housing Redevelopment for Parcel on Erf 17646, New Hanover Street, District Six, Cape Town
- Bains Kloof Draft Conservation Management Plan

10.2 Report back from Council and other Committees

Nothing to report.

10.3 Discussion of the Agenda

For noting.

10.4 Potential/proposed Site Inspections

- Proposed Tourism Development along with associated infrastructure on Portion 37 of 74, Stellenbosch

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

DG recused himself and logged off from MS Teams. The Committee nominated SW to chair this item.

Heritage Impact Assessment prepared by Lize Malan and David Gibbs and dated 22 September 2022 was tabled.

Ms Lize Malan was present and took part in the discussion.

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

JdW recused herself and logged off from Ms Teams.

Further Assessments of a development proposal in terms of an endorsed Heritage Impact Assessment prepared by Claire Abrahamse were tabled.

Ms Claire Abrahamse (heritage consultant) was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Clarity on Cheetah Outreach and its status as a temporary facility, although not included in the current development project, was obtained.
- Barker Square in connection to the Vlei including visual spatial connections.
- The analysis and approach to the assessment were informative.

- Recommendation for review and redefinition of the overarching vision for the entire area given the incremental changes overtime and the extent to which these have resulted in cumulative negative impacts.

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 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

Heritage Impact Assessment prepared by Ms Katie Smuts of RSA was tabled. The Committee members reported back on the site inspection undertaken on 13 October 2022. See attached site inspection reported as Annexure SI1.

Ms Katie Smuts (heritage consultant), Mr Mike Scurr (Heritage consultant), Mr Abdul Dhansay (project manager), Mr Paul Judd (architect) and Mr Simon Nicks (urban designer and planner) were present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- Primary heritage concern should be the land restitution and the return of the former community to District Six.
- The definition of archaeology within this context was clarified.
- The exploration of higher-density housing and mixed-use alternatives were discussed.
- It was noted that a lower rise form with opportunities for various home industry uses were preferred by stakeholders through numerous previous engagements.
- Redevelopment does not preclude densification and a mix of uses from developing over time.

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 Rahmaniyyeh 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 CPUT;
 - 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

Heritage Impact Assessment prepared by ASHA Consulting dated 17 August 2022 was tabled.

Ms Stephanie Barnardt introduced the case.

Dr Jayson Orton was present and participated in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- APM comments were noted.

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**

Case No: 19050303SB0619E

The Committee members reported back on the site inspection undertaken on 14 October 2022. See attached site inspection reported as Annexure SI2.

Mr Henry Aikman (heritage consultant) was present and took part in the discussion.

DISCUSSION:

Amongst other things, the following was discussed:

- The detrimental impact of heavy vehicles, in terms of height and weight, on the Pass were noted as being of great concern.
- The iconic overhanging *preekstoel* rock formation has become particularly vulnerable due to damage inflicted by tall and long/ reticulated vehicles and is reportedly already unstable.
- The stonework and gravel materiality of the intervention is appropriate and sensitive to context.
- The draft CPM distils the heritage issues very well.
- APM comments to be included.
- Any burials, kramats, archaeological features (such as the stone retaining walls above the pass) and historic watering points to be geo-referenced in the CMP for future heritage management.

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, long/ reticulated 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.

28. CLOSURE:

The meeting adjourned at 12:45

29. DATE OF NEXT MEETING: 16 November 2022

MINUTES APPROVED AND SIGNED BY:

CHAIR:

DATE:

SECRETARY:

DATE:

APPROVED

Annexure SI1

IACom Committee Site Inspection Report for: Erf 1177646, New Hanover Street, District Six
Erf/Farm No.: Erf 1177646, Cape Town
Street Address: Off New Hanover Street, District Six, Cape Town
Registered Owner: Department of Land Reform and Rural Development
Grading: Not graded
The Nature of Application: Section 38(4) of the NHRA (1999)

Date of Site Visit: **13.10.2022**

HWC Representatives: **Rashiq Fataar, Sarah Winter, Dave Saunders, Emmylou Bailey, Janine de Waal – (IACOM)**

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

Report submitted by **RASHIQ FATAAR** on **19.10.2022**

Site Procedure & Findings:

The site inspection was conducted on Thursday 13 October 2022 by 5 IACom members.

Area Inspected:

The site and its surrounding context with viewpoints towards Woodstock, the City Centre, nearby development and towards

Items Noted:

The members met at the site and were able to walk through the site and consider the site including amongst others:

- Extensive views across to the City Centre, Woodstock and harbour
- Views from within the site towards Devil's Peak and Table Mountain
- The scale, form and nature of the proposed housing development with regards to existing (and more recent) housing developments and the potential relation
- The relation of the site to New Hanover Street and the surrounding street and road network
- The views of the site from the recently completed District Six housing project
- The potential visual impact and impact on the urban landscape of the quantity, scale and form of the proposed residential units

Recommended Action:

Members to report the findings of the inspection at the next IACom Committee meeting (19/10/2022).

Which committee should this report be submitted to:

IACom

Photographs:

A selection of key informing images taken on site are included in this report.





APPROVED

Annexure SI2

IACom and APM Committee Site Inspection Report for:

Site Name: BAIN'S KLOOF PASS, WELLINGTON
Erf/Farm No.: Not applicable
Street Address: MAIN ROAD 201
Grading: Grade II (PROVINCIAL HERITAGE SITE)
Nature of Application: Section 27 Conservation Management Plan

Date of Site Visit: 14.10.2022
Time of Site Visit: 11h00-13h30
HWC Representatives: Sarah Winter
Emmylou Bailey

Other Parties: Henry Aikman Heritage Practitioner
F.W. Henry District Roads Engineer: Paarl
Stewart Ban Western Cape Government DPW&T Head Office
Anzi November District Roads Engineer: Paarl
Elroy Smith GN Environmental Consultants
Divan Opperman

Reasons for Site Inspection: A joint IACOM, APM and BELCom site inspection was undertaken to assess the recent repair work to the Pass and for this to inform HWC comment on the draft CMP.

Report submitted by: Sarah Winter on 19.10.2022

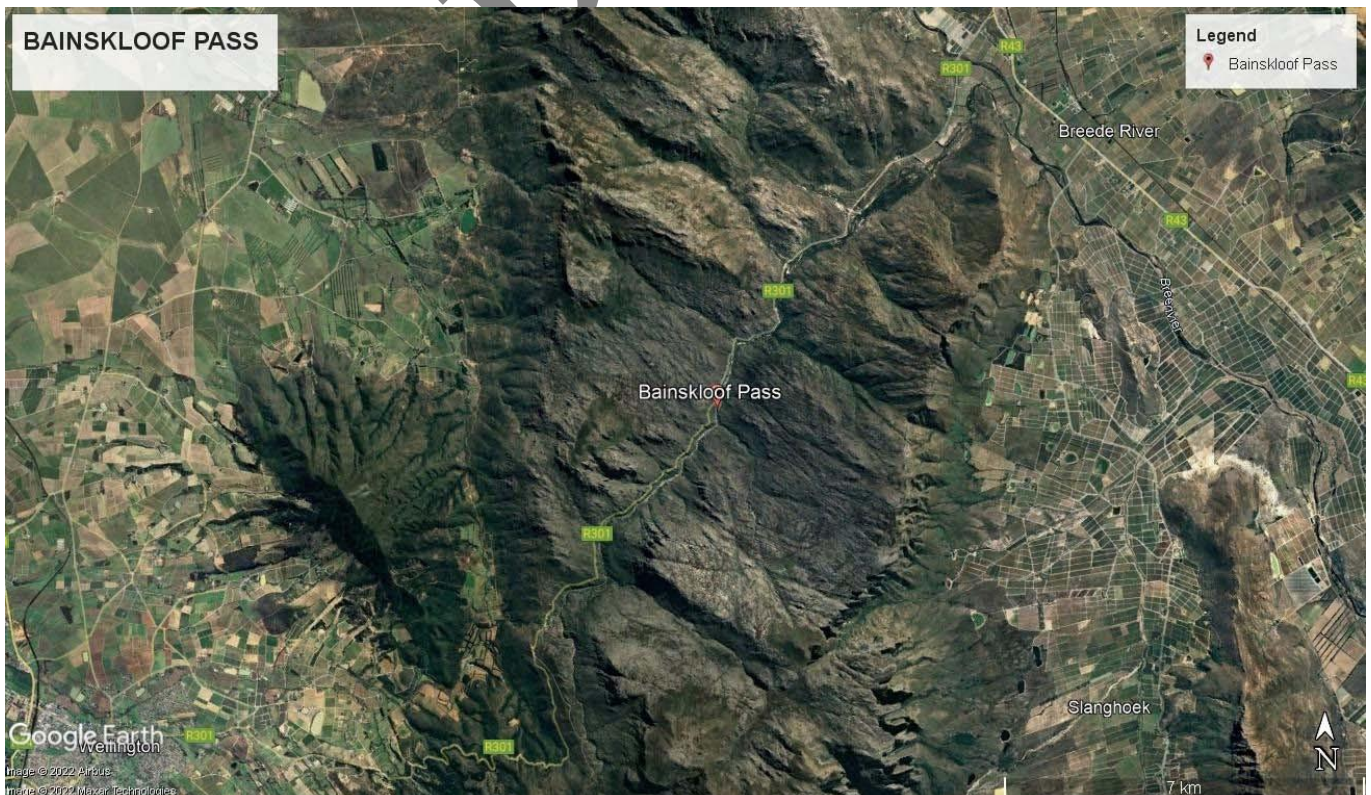


Figure 1: Site Location Plan

Site Procedure:

The site inspection was conducted on the 14th October 2022 and attended by two IACom members with Emmylou Rabe Bailey also representing APM. Also present were the heritage practitioner, the environmental consultant, a representative from the Department of Public Works and Transport, and representatives from the District Roads Engineers.

The inspection included a drive along the entire 27km length of the route noting the various improvements recently completed. Various stops were done in order to inspect the work in more detail and to address queries.

Areas inspected:

- Improvements to picnic areas including surface treatment and seating
- Stone pitching along roadside
- Repair to stone walling and new stone walling
- Steel mesh reinforcement of steep embankment
- Areas of alien vegetation removal
- Treatment of storm water channels
- Headwalls at river crossings and use of gabions for erosion control
- Areas where original stone bollards have been stabilized and reinstated
- Traffic signage for trucks indicating height restrictions.
- Ongoing threat of heavy-duty trucks using the pass

Items noted:

- Bains Kloof Pass is worthy of Grade II heritage status as a PHS for historical, aesthetic, scientific (engineering) and social reasons.
- It forms part of a valuable collection of historical scenic passes across the Western Cape which are worthy of formal protection for heritage and tourism reasons.
- The recent reopening of the Pass after improvements is a major contribution to a heritage and tourism asset.
- The skills training involved in the repair work should be included in an ongoing maintenance programme.
- The work is of a high standard from the heritage management perspective and as far as possible the principle of minimal intervention has generally been adhered to.
- The work has ensured a sense of fit into the landscape context with no changes to the width and camber of the road, and in terms of the use of simple gravel shoulders, stonework being compatible with the site specific conditions (material, colour and method), and incorporating the natural mountain slope into the design of the storm water channels.
- Inappropriate concrete bollards and concrete block walls have been removed and replaced with barrier stones erected. Fallen stones have been retrieved and re-erected.
- The role of the route as a historical scenic route for recreational purposes as opposed to a transportation route.
- The road is not designed for heavy trucks and due to the ongoing damage being caused in this regard, a possible solution would be to close the road for truck use. The implications of this would need to be taken up with the Provincial Roads Engineer.
- The kramat and other known burials needs to be mapped as part of the CMP.
- Historic watering points should be mapped as part of the CMP for future heritage resources' reference.

- The Village is located outside of the road reserve and has been identified as a proposed Heritage Overlay Zone by the Drakenstein Municipality.
- Opportunities for interpretative signage remain.
- Monitoring and review need to be incorporated into the CMP (5 years)

Recommended Action:

Members to report the findings of the inspection at the next IACom Committee meeting to be held on the 19.10.2022 and APM on 02.11.22.

Which Committee should this report be submitted to:

IACom at the meeting held on the 19.10.2022.

APM at the meeting held on the 02.11.2022

APPROVED

Photographs EB and SW:







APPRA





