

Our Ref: HM/CAPE TOWN METROPOLITAN/BELVILLER/ERVEN 14298 & 15350
Case No.: 16060607AS0606M
Enquiries: Andrew September
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Tel 021 483 9543
Date: 07 August 2017



Stefan De Kock
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INTERIM COMMENT
In terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003

PHASE ONE HERITAGE IMPACT ASSESSMENT: PROPOSED MIXED-USE DEVELOPMENT ON TYGERBERG HOSPITAL PRECINCT, ERVEN 15350 AND 14298, BELVILLE, SUBMITTED IN TERMS OF SECTION 38(8) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

CASE NUMBER: 16060607AS0606M

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter received on 20 June 2017. This matter was discussed at the Impact Assessment Committee (IACom) meeting held on 12 July 2017.

The Committee noted that:

- Although it was noted that DOCOMOMO had supported the demolition of the buildings on the site, it was felt that the report lacked a proper architectural assessment of the structures located on the site, particularly given that they were designed by a firm of noted modernist architects, Andrews and Niegeman. As such it is not possible for the committee to take an informed decision on the practitioner's recommendations to demolish at this stage.
- The applicants accepted this, but responded that such studies could be part of the Phase 2 Heritage Impact Assessments, which were to follow. The Committee resolved to agree with this approach, but advised the applicant of the risk that a more detailed assessment of the buildings, resulting in a better understanding of the significance of individual structures, could result in demolition being refused in the future.
- The Committee noted that the socio-historic aspects of the report had been well covered.

INTERIM RESPONSE

The Committee agreed to endorse the findings of the Phase 1 HIA in principle and is in broad agreement with the recommendations of the report. The Committee decided that development planning may proceed to the next phase, with the clear understanding that separate phase 2 HIAs be submitted for each precinct, and these must include a more detailed assessment of the significance of the existing individual buildings on the site.

This letter does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

HWC reserves the right to request additional information as required.

Should you have any further queries, please contact the official above and quote the case number.

Yours faithfully

Mxolisi Dlamuka

Chief Executive Officer, Heritage Western Cape
www.westerncape.gov.za/cas

Our Ref: HM/PAROW/ERVEN 24602 AND 182228, PORTION OF ERF 15249
Case No.: 17110803AS1110E
Enquiries: Andrew September
E-mail: andrew.september@westerncape.gov.za
Tel 021 483 9543
Date: 06 December 2017



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RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: FINAL
In terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape
Provincial Gazette 6061, Notice 298 of 2003

NOTIFICATION OF INTENT TO DEVELOP: PROPOSED UPGRADE AND REDEVELOPMENT ON ERVEN 24602, 18228 AND PORTION OF ERF 15349, UNIVERSITY OF STELLENBOSCH TYGERBERG CAMPUS, PAROW, SUBMITTED IN TERMS OF SECTION 38(8) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

CASE NUMBER: 17110803AS1110E

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter received on 10 November 2017.

You are hereby notified that, since there is no reason to believe that the proposed development will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.

However, should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately and Heritage Western Cape must be notified without delay.

This letter does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

HWC reserves the right to request additional information as required.

Should you have any further queries, please contact the official above and quote the case number.

Yours faithfully

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Mr Mxolisi Dlamuka
Chief Executive Officer, Heritage Western Cape

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Our Ref: HM/CAPE TOWN METROPOLITAN/BELVILLE/ERF 14298 AND 15350
Case No.: 1606067AS0606M
Enquiries: Andrew September
E-mail: andrew.september@westerncape.gov.za
Tel 021 483 9543
Date: 30 July 2018

Stefan De Kock
PO Box 9995
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FINAL DECISION
In terms of Section 38(4) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003

PHASE 1 HERITAGE IMPACT ASSESSMENT (ADDENDUM ARCHITECTURAL ASSESSMENT): PROPOSED REDEVELOPMENT OF TYGERBERG HOSPITAL PRECINCT, ERVEN 14298 AND 15350, BELVILLE, SUBMITTED IN TERMS OF SECTION 38(4) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

CASE NUMBER: 1606067AS0606M

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter received on 15 June 2018. This matter was discussed at the Impact Assessment Committee (IACom) meeting held on 11 July 2018.

Amongst other things, the Committee noted that:

- The Committee welcomed and endorsed the additional heritage assessment which was provided by Prof Peters. It was considered as being an important addition to the body of work.
- Ms Whitehead made presentation on behalf of the Provincial Department of Health and noted the concerns of the Department in respect of the proposed Phase II HIA's as outlined in the HIA. Included in her submission was the memorialisation of the separate access policy based on race, which was practiced during at the time.
- The Committee noted however, that it had informed previously that the additional information required in respect of assessing the significance of the buildings on site may mean that demolition of buildings as previously indicated may not be possible. This is the case in this instance, and it was felt that the HIA has been amended accordingly with appropriate recommendations to reflect such significance. This is the case with the Laundry building which had been identified as an increasingly rare typology and was afforded a Grading of IIIb.
- Whilst the concerns of the Dept. Health in respect of its building program were noted, it was pointed out that the recommendations and proposed program as outlined in the HIA were in the Committee's opinion, very flexible. HWC can furthermore only deal with the heritage issues as have been tabled before it and cannot enter into discussion in respect of a building program, which is an issue between the Dept's of Health and Public Works.

DECISION

The Committee endorsed the Phase I HIA with Addendum Report and the recommendations contained therein, and will await the relevant Phase II assessments, as and when they are submitted.

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Case No.: 1606067AS0606M
Enquiries: Andrew September
E-mail: andrew.september@westerncape.gov.za
Tel 021 483 9543
Date: 30 July 2018



- This decision is subject to an **appeal period of 14 working days**.
- The applicant is required to inform any party who has expressed a bona fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date above. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
- **Work may NOT be initiated during this 14 day appeal period.**
- If any unexpected archaeological or palaeontological material or evidence of burials is discovered during earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately.
- This approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.
- **A copy of this letter must be displayed in a prominent place on the site until the work is completed.**

Should you have any further queries, please contact the official above and quote the case number.

Yours faithfully


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Dr. Mxolisi Dlamuka
Chief Executive Officer, Heritage Western Cape

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Our Ref: HM/CAPE TOWN METROPOLITAN/BELVILLE/ ERF 15350
(REMAINDER OF ERF 14298)
Case No.: 16060607AS0606M
Enquiries: Andrew September
E-mail: andrew.september@westerncape.gov.za
Tel 021 483 9543
Date: 18 October 2018



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8 Riebeeck Street
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Outcome of Appeal lodged in terms of Section 49 of the National Heritage Resources Act, 1999 (Act 25 of 1999) and Regulation 3(3)(a) of PN 298 (29 August 2003)

APPEAL: PROPOSED REDEVELOPMENT OF THE TYGERBERG HOSPITAL ESTATE ON ERF 15350 (REMAINDER OF ERF 14298), PAROW SUBMITTED IN TERMS OF SECTION 38(4) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

CASE NUMBER: 16060607AS0606M

The matter above has reference.

Your submission regarding the decision of HWC taken on the matter of the application for mixed-use development on Tygerberg Hospital Precinct was tabled at HWC Appeals Committee meeting held on 19 September 2018 .

The Committee noted that:

- A Phase 1 HIA in terms of Section 38(3) for a mixed used development of the Tygerberg Hospital precinct was considered by IACom. Their comment was that the HIA was in principle endorsed in terms of socio-historical and development analysis but an assessment of the Modernist architectural elements was further required. This assessment was submitted as an Addendum to the Phase 1 HIA. The Phase 1 HIA was duly endorsed by IACom.
- The appellant lodged two main objections to Recommendations in the Phase 1 HIA:
 1. The width of the laundry precinct buffer;
 2. Memorialisation required in the new hospital precinct (Precinct 6).
- The appellant submitted that the 'insistence' on memorialisation in Precinct 6 could compromise the operational efficiency of the new hospital.
- It was noted that the future of the old hospital building (Precinct 5), which embodies the highest heritage significance (it was designed and operated to enforce racial segregation), is unknown. It could even be proposed for demolition. The heritage consultant recommended that memorialisation should be directly embedded in the new hospital.
- The appellant submitted that socio-historical significance resides in other buildings and is not restricted to the old hospital. The entire site represents an Apartheid installation. IACom also noted that all the precincts are inter-related.
- In a Responding Statement to the appeal (4 September 2018), the heritage consultant proposed a revision to Recommendation 8.2 to reduce the buffers on two sides of the laundry. This was agreed to by the appellant and endorsed by the Committee.
- In a Responding Statement to the appeal, the heritage consultant proposed a revision to Recommendation 8.6.2, by removing specific options for memorialisation. The Committee was satisfied that the amendment addressed the concerns of the appellant regarding potential impacts on the new hospital.
- The Committee endorsed the recommendation that a Phase 2 HIA must be conducted, to further explore the impacts of proposed developments and identify mitigations. Appropriate memorialisation must form part of the study.

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Date: 18 October 2018



DECISION:

1. The Phase 1 HIA with Addendum is approved with the following conditions:
 - a. Recommendation 8.2 to be amended as per Table 2 of the Responding Statement which reads as follows: Detailed planning within this precinct must incorporate and maintain a 20m buffer along the northern and southern sides, and a 8m buffer along the eastern and western sides of the rectangular floor plate of the Laundry building.
 - b. Recommendation 8.6 to be amended as per Table 4 of the Responding Statement which reads as follows: Detailed planning within this precinct must be informed by a Phase Two HIA focussing on the socio-historic themes identified as part of the Phase One HIA and
 - c. thus to: 8.6.1) Investigate appropriate options for memorialising this theme within the new hospital precinct and/or hospital building; as well as 8.6.2) Investigate appropriate options to ensure that the new public facility does not again divide people but rather facilitate integration between the remainder of the TGB HE (future residential area) with the adjoining urban areas and movement routes.
 2. A Phase 2 HIA to be submitted, as heritage resources will be impacted.
 3. The Phase 2 HIA to include an analysis and assessment of memorialisation across the whole site.
- This decision is subject to an **appeal period of 21 working days**.
 - The applicant is required to inform any party who has expressed a bona fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date above. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date and it must set out the grounds of the appeal.
 - Appeals must be addressed to the Minister of Cultural Affairs and Sport and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
 - **Work may NOT be initiated during this 21 day appeal period.**
 - If any unexpected archaeological or palaeontological material or evidence of burials is discovered during earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately.

Should you have any further queries, please contact the official above and quote the case number.

Yours faithfully


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