

**Decisions and Resolutions of the Meeting of the Impact Assessment Committee  
(IACOM)  
of Heritage Western Cape (HWC) held via MS Teams  
at 09H00 on Monday, 16 October 2024**



**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 Development of Development Areas B, D and E on Erven 65238; 65274; 65275, The Kenilworth Racecourse, Kenilworth:MA  
HM / CAPE TOWN METROPOLITAN / KENILWORTH / ERVEN 65238; 65274; 65275**

**Case No:** HWC15021702AS0318E

**RECORD OF DECISION:**

1. The Committee resolved that the Phase 2 HIA as amended dated September 2024 prepared by Claire Abrahamse meets the requirements of s38(3) the NHRA.
2. The Committee supports the recommendations of the HIA on pages 51.
3. The Committee supports the proposal on condition that additional landscape mitigation be provided to the Paddle Court building.

**EJV**

**13.2 Erven 418-Re, 420, 421 and 419, Cavalcade, Glenside, and Freeman Street, Greenpoint:MA  
HM / CAPE TOWN METROPOLITAN / GREENPOINT / ERVEN 418-RE, 420, 421 & 419**

**Case No:** 20033103JW0420E

Ms Stephanie Barnardt-Delport introduced the case.

**RECORD OF DECISION:**

The Committee resolved to endorse the amendment drawings numbered PNT\_13.290 Rev D, PNT\_13.180 Rev D, PNT\_13.170 Rev D, PNT\_13.300 Rev D, PNT\_13.301 Rev D (additional basement level) prepared by Darryl Croome Architects (DCA) dated September 2024 as this change does not impact upon heritage resources.

**SB**

**13.3 City of Cape Town IRT infrastructure Phase 2A: W6, Wynberg, Main Road:MA  
HM / CAPE TOWN METROPOLITAN / WYNBERG / MAIN ROAD**

**Case No:** 20081805SB0831E

Ms Stephanie Barnardt-Delport introduced the case.

**RECORD OF DECISION:**

The Committee resolved to support the assessments submitted by the heritage practitioner as well as the adoption of the recommendations as follows;

1. A variety of tree species to be planted for this project.
2. The relocated kerbs will start on both sides of the Main Road from Constantia Main Road, northwards.
3. The Landscape Plans as detailed in Table 2 are approved.
4. The Engineering drawings identified in Table 3 are approved with the requirement that the pedestrian crossings on the majority of interlinking roads from Church to Malton Roads east of the couplet road are raised per the Urban Design strategy.
5. Landscape plans drawings numbered: ATL - 220021- 701-4503, ATL - 220021- 701-4503, ATL - 220021- 701-4503, ATL - 220021- 701-4503 dated 8 October 2023 prepared by ATLA are approved.
6. Engineering Drawings numbered HHO-220021-701-1001 Rev C , HHO-220021-701-1002 28 February 2024 Rev C, HHO-220021-701-1003 Rev C, HHO-220021-701-1004 Rev C, HHO-220021-701-1005 Rev C, HHO-220021-701-1006 Rev C, HHO-220021-701-1007 Rev C, HHO-220021-701-1008 Rev C, HHO-220021-701-1009 Rev C, HHO-220021-701-100610 (01 March 2024) Rev B prepared by HHO dated 28 February 2024 are approved.

A close-out report to be submitted within 30 days of practical completion to HWC by the heritage practitioner to confirm the implementation of landscaping detail as per the approvals.

**SB**

**13.4 Bulk Rezoning Expansion on Erf 149294-Re, V&A Waterfront:NM  
HM / CAPE TOWN METROPOLITAN / V&A WATERFRONT / ERF 149294-RE**

**Case No:** HWC23060705SJ0609

Ms Sneha Jhupsee introduced the case.

**RECORD OF DECISION:**

The Committee resolved to approve the HIA by Nicolas Baumann dated September 2024 inclusive of urban design guidelines and the recommendations and conditions of the HIA as follows;

1. - The identification of heritage significance and heritage indicators in this Report are endorsed provided such indicators continue to be referred to as a basis for heritage related assessment of future development.

There is in principle support for the proposed rezoning and associated development described in Section 13 and Annexure D of this report;

- The development of Parcels 5 F and G; and Parcels 12 W, A, B, C, D and E as proposed with no further requirements in terms of the provisions of the NHRA is specifically supported.

- The development of Parcels 12 J, K, L, M and N; U1, U2, U3, U4, U5 & V as proposed with no further requirements in terms of the provisions of the NHRA, subject to the following archaeological mitigation conditions:

➤ Parcels 12 L, M, N, U1, U2, U3, U4, U5 & V: Maritime archaeological sensitivity Any future excavations or earthworks in the “maritime” portion of the V&A (seaward of the historical shoreline) which will penetrate to depths approximating or deeper than the level of the former seabed, are potentially sensitive and must be archaeologically monitored.

- The development of Parcels 12 i, O, P, Q, R, S, a1 and a2 are to be subject to further requirements in terms of Section 38 of the NHRA, requiring a NID and HIA, for which more detailed analysis of site, significance and site specific indicators will need to be developed but based on preliminary analysis included in the Townscape and Visual Study. HIAs are not necessarily required for each parcel individually, provided the information available is sufficient to enable impact assessment, including cumulative impact assessment.

- The development of Parcels 7 and 10 are to be subject to further requirements in terms of Section 38 of the NHRA, requiring a NID and HIA. Existing analyses and indicators for these sites are sufficiently developed to warrant this HIA serving as the basis for a Phase 1 HIA for these sites.

- There is in principle support for the overall development envelope proposed for Parcel 15 subject to:

➤ The SDP to be assessed for conformity with the heritage indicators in this HIA and submitted to HWC for approval prior to CoCT approval, and

➤ The following archaeological mitigation condition: Any future excavations or earthworks in the “maritime” portion of the V&A (seaward of the historical shoreline) which will penetrate to depths approximating or deeper than the level of the former seabed, are potentially sensitive and must be archaeologically monitored and submissions made to SAHRA as appropriate.

With respect to clustered parcels, consideration must be paid to character areas or holistic assessment, and this applies particularly to the development parcels impacting the visual link being Somerset Hospital and the sea as well as the grouping of parcels on the North Western Edge namely parcels I, O, P, Q, R, S A1 and A2.

With respect to parcels W A B C E and F, final building plans are to be submitted to HWC for approval of compliance with the survey parameters of the Arc of fire.

**SJ**

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

**14.1** None

**15 SECTION 38(8) NEMA INTERIM COMMENTS**  
**15.1 Development of a Linear Commercial Complex and Service Station on Farm 1006 Portion 4 of Portion 1, Meerlust, Huguenot Road, Stellenbosch: NM**  
**HM / CAPE WINELANDS / STELLENBOSCH / FARM 1006 PORTION 4 OF PORTION 1**

**Case No:** HWC21070811AM0723E

**RECORD OF DECISION:**

The Committee resolved to undertake a site inspection on 25 October 2024 at 11:00. (JWH, SW, AM, KS)

**EJV**

**16 SECTION 38(8) NEMA FINAL COMMENTS ON ENVIRONMENTAL IMPACT ASSESSMENT**

**16.1 Proposed Development of Allesverloren Lifestyle Estate on Erven 1845-1850, 23, 32, 36, 138 and Portion 8 of the Farm Allesverloren 642, Riebeeck West:MA**  
**HM/ SWARTLAND / MALMESBURY / RIEBEEK WEST / ERF 1845, 1846,1847, 1848, 1849, 1850, 23, 32, 36 & 8/642**

**Case No:** 19060710SB0607E

Item removed from the agenda as matter was resolved at HOMs.

**SB**

**16.2 Proposed Residential Units, Erf 66-Re, Elands Bay: MA**  
**HM / WEST COAST / CEDERBERG / ELANDS BAY**

**Case No:** 21110815SB1108E

Item removed from the agenda.

**SB**

**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 47 CONSERVATION MANAGEMENT PLANS**

24.1 None

**25. ADVICE**

25.1 None

**26. SECTION 42 HERITAGE AGREEMENTS**

26.1 None

**27. OTHER**

27.1 None

**28. Adoption of decisions and resolutions**

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