

**Adopted Resolutions and Decisions of the Meeting of the Impact Assessment  
Committee (IACOM)  
of Heritage Western Cape (HWC) held via MS Teams  
at 09H00 on Wednesday, 13 November 2024**



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**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 Redevelopment on Remainder Erf 31990, Corner of Rhodes Avenue and Main Road, Mowbray: MA  
HM/ CAPE TOWN METROPOLITAN/ MOWBRAY/ ERF 31990-RE**

**Case No:** HWC24071109CN0717

**FURTHER REQUIREMENTS:**

HWC requires the submission of an HIA including the outcome of public participation together with the specialist studies previously required within the response to the new NID. The HIA is to include a comparative analysis illustrating the differences and similarities between the previously approved scheme and the currently proposed scheme.

**CH**

**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 Development of a Linear Commercial Complex and Service Station on Farm 1006 Portion 4 of Portion 1, Meerlust, Huguenot Road, Stellenbosch: MA  
HM / CAPE WINELANDS / STELLENBOSCH / FARM 1006 PORTION 4 OF PORTION 1**

**Case No:** 21070811AM0723E

**INTERIM COMMENT:**

HWC does not support the proposal in its current form and recommends the better integration into the context paying attention to placemaking. HWC recommends heritage related urban design input to address contextual integration.

**EJV**

**15.2 Proposed Redevelopment on Erven 367-Re & 617, Strand Street Quarry, Bo-Kaap, Cape Town: NM  
HM / CAPE TOWN METROPOLITAN / BO-KAAP / ERVEN 367-RE & 617**

**Case No:** HWC24030710SJ0515

**HELD OVER:**

The Committee resolved to undertake a site inspection.

SJ

**15.3 Proposed Development on Portion 37 of Farm 74, Farm Kanu, along the R304, Stellenbosch: MA  
HM / CAPE WINELANDS / STELLENBOSCH / FARM 74**

**Case No:** 22042615NK0429E

**INTERIM COMMENT:**

The Committee requires additional information pertaining to the scale and massing of the hotel component. This is to include 3D imaging with views from ground level taken at 2 points from the dam wall and any other key vantage points. The purpose of this information is to more clearly demonstrate a sense of fit of the proposed development in the landscape.

CSin

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

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

**Case No:** 21110815SB1108E

**FINAL COMMENT:**

The Phase I HIA does not meet the requirement of S38(3) of the NHRA as it lacks the integration of a broader contextual analysis and the public participation process is incomplete.

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 Draft CBD Local Spatial Development Framework: NM**

**Case No:** N/A

**COMMENT:**

HWC Comments to be further developed. City of Cape Town to revert on time frames for HWC comment.

**JW**

**28. Adoption of decisions and resolutions**

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