

**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 Monday, 16 September 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 Mixed Use Development on 'Multiple Erven, 'Block 30', 21 – 29 Mechau Street, Cape Town: NM  
HM / CAPE TOWN METROPOLITAN / CITY CENTRE CBD / ERVEN 743-RE, 744, 745-RE, 746, 748,  
749, 750-RE, 758, 759**

**Case No:** HWC23060204SJ0822

**RECORD OF DECISION:**

The HIA and Special Studies are endorsed as meeting the requirements of S.38(3) on the NHRA and recommendations as follows:

1. This HIA be endorsed by HWC as meeting the requirements contained in the Response to the NID, dated 4 July 2023;
2. The statement of significances and the heritage design indicators proposed in the report be accepted;
3. Approve the Archeological Impact Assessment and specifically that the application to HWC in terms of Section 36 of NHRA to exhume human remains occurs once HWC approves the application of the future building form and associated urban design guidelines. This application to be made according to the AIA recommendations;
4. Approve the Visual Impact Assessment and the recommended mitigation measures to inform the SDP;
5. Approve the Urban Design Guidelines and Development Requirements, dated August 2024 to guide the SDP;
6. The future SDP is submitted to HWC for approval;
7. A registered Structural Engineer, experienced with historic buildings, is to provide a Method Statement on the interface of the historic and proposed buildings to ensure that no negative structural impacts to the historic building, Firemans Arms results from the proposed development. This method statement will be subject to approval by the CoCT EHMB;
8. A registered Landscape Architect to submit a Landscape Plan at the SDP stage;
9. The SDP including the Landscape Plan is submitted to HWC for approval;
10. Any future alterations to the Firemans Arms external and internal structures, and the memorabilia and collections is submitted to HWC for approval at a future stage.

**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** None

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

**16.1 Proposed Residential Development on Erven 123-RE & 803, Harcroft Estate, Duntaw Close and Bel Ombre Road, Constantia: MA  
HM / CAPE TOWN METROPOLITAN / CONSTANTIA / ERVEN 123-RE & 803**

**Case No:** HWC23053105SJ0227

**FINAL COMMENT:**

The Committee resolved that S38(3) of the NHRA has been satisfied as per further requirements that were previously listed have been address and further information have been supplied.

1. The two-building identified as part of landscape namely the stable and cottage will be retained, with the sable building remaining as part of the communal property and the cottage in private ownership visually integrated into the communal property.
2. The Committee supports the proposals for these two buildings provided and updated subdivision plan that reflect this be submitted to HWC for endorsement.
3. The Committee endorse the proposals for the subdivision of the homesteads with the insertion of the dormer windows.

**SJ**

**16.2 Remainder of Portion 21 of Farm 195, George: MA  
HM / EDEN / GEORGE / PTN 21-RE OF FARM 195**

**Case No:** HWC22112306AM1122

**FINAL COMMENT:**

The Committee resolved to endorse the revised SDP, prepared by SDK Architects dated 12 February 2024

**SB**

- 16.3 Remainder of Farm 145 (Ou de Kraal), Remainder of Farm 147 (Stinkfonteins Berg), Remainder of Farm 172 (Stinkfontein), Farm 173 (Driehoek), Remainder of Farm 174 (Presents Kraal) and Portion 9 of Farm 148 (Helpmekaarr): NM  
HM/CAPE WINELANDS/ BREEDE VALLEY & LANGEBERG / TOUWSRIVER & MONTAGUE**

**Case No:** HWC23102514SB1124

**INTERIM COMMENT:**

The Committee endorse the HIA as meeting the requirements of S38(3) of the NHRA but requires clarity on the degree to which the visual issues raised within the Visual Impact Assessment have been address within the final preferred layout option. Comparative map showing the preferred final layout and the extent to which visual concerns have been addressed must be included within the revised to be submitted to HWC form final comment.

**SB**

- 16.4 Portions 1, 2 and 11 of Farm 38 (Eendragt), Farm 193 and Remainder of Farm 37 (Eendragt): NM  
HM/CAPE WINELANDS/ BREEDE VALLEY & LANGEBERG / TOUWSRIVER & MONTAGUE**

**Case No:** HWC23110807SB1124

**FINAL COMMENT:**

The Committee endorse the HIA as meeting the requirements of S38(3) of the NHRA, but does not support the proposed activity, given the anticipated of impact of the activity upon the Cultural landscape.

**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.