

**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, 17 April 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 Deviations/Redesign on Portion 2 of Erf 177476 and Erf 168131, 104 Boyes Drive, St James: MA  
HM/ CAPE TOWN METROPOLITAN/ ST JAMES/ ERF 177476**

**Case No:** HWC24013008CH0206

**RECORD OF DECISION:**

The Committee resolved to endorse the report prepared by Prof Walter Peters.

The Committee resolved to approve the amended design proposal version 2 shown on drawings dated 29 November 2023 and prepared by Malan Vorster Architecture Interior Design

The Committee notes the stone works detailed in the heritage report will be natural sandstone of a sufficient thickness.

**CH**

**13.2 Proposed Redevelopment of Erven 194, 208, 209, 914, 915 and 1764, Blanco, George: MA  
HM/ GARDEN ROUTE/ GEORGE/ BLANCO / ERVEN 194, 208, 209, 914, 915 AND 1764**

**Case No:** 21020112SB0204E

**RECORD OF DECISION:**

The Committee resolved to endorse the heritage impact assessment report prepared by Perception Planning and dated 26 March 2024. The Committee resolved to approve the development as per Option 2 - preferred due to pedestrian priority and more appropriate streetscape.

The Committee noted that previous conditions have been met (landscape plan and tree protection report).

**SB**

**13.3 Proposed SDP Amendment for Re-use of Existing Building on ERF 173714-RE, East Quay Building, East Quay, Clock Tower Precinct, V&A Waterfront, Cape Town: NM  
HM / CAPE TOWN METROPOLITAN / V&A WATERFRONT / ERF 173714-RE**

**Case No:** HWC24031810SJ0327

**RECORD OF DECISION:**

The Committee resolved to endorse the SDP Amendment Report titled "V&A Waterfront East Quay", dated 26 March 2024, prepared by Ursula Rigby. The Committee resolved to approve updated and amendment proposal as per drawings numbered, 8F/24/11; 8F/24/12; 8F/24/13; 8F/24/14; 8F/24/15; 8F/24/16; 8F/24/17; 8F/24/18; 8F/24/19; 8F/24/20 Rev 2; 8F/24/21 Rev 2; 8F/24/22 Rev 2; 8F/24/23 Rev 2; 8F/24/24 Rev 2; 8F/24/25 Rev 2; 8F/24/26 Rev 2; 8F/24/27 Rev 2; 8F/24/28 Rev 2; 8F/24/29 Rev 2; 8F/24/30 Rev 2; 8F/24/31 Rev 0, dated March 2024, prepared by JPA.

**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 Baboon Point Residential Development, Erf No. 66, Elands Bay: MA  
HM/WEST COAST/ CEDERBERG / ELANDS BAY/ REM OF EXTENT 66**

**Case No:** 21110815SB1108E

**FURTHER REQUIREMENTS:**

The Committee notes that the Heritage Status quo Report by Apelser Archaeological Consulting dated 19 September 2023 does not fulfill the requirements of S38(3) of the NHRA. The Committee requires the submission of the integrated heritage impact assessment as per the response to the NID inclusive of a full AIA of the Hail Stone Midden as well as cultural landscape assessment and intangible associations. Full public engagement to be included.

The HIA and component special studies must be compiled by suitably qualified and experienced practitioners in their respective fields with comprehensive understanding of the site and its significances.

**SB**

**16.2 Proposed Mixed-Use Development on Portion 23, Farm Nooitgedacht 74, Koelenhof, Stellenbosch: NM  
HM/ CAPE WINELANDS/ STELLENBOSCH/ PTN 23 OF FARM NOOITGEDACHT 74**

**Case No:** 22092304NK0923E

**FINAL COMMENT:**

The Committee resolved to endorse the HIA submitted prepared by CTS and dated November 2023 as meeting the requirements of NHRA. The Committee endorsed the recommendations of the HIA as follows:

1. The Preferred Layout Alternative is implemented (Figure 8)
2. The following additional recommendations are implemented:
  - a. The only trees currently on site are approximately 10 to 15 mature Eucalyptus trees on the north-eastern side at the train station and next to the railway line. Despite being designated as “invasive aliens”, the contribution of these trees to the cultural landscape is significant and it is recommended that these trees be retained, and their alignment reinforced through additional planting.
  - b. Brickwork and laterite surfacing is preferred to tarmac for the public road surfaces
  - c. High and solid boundary walls should not be permitted, as well as precast concrete fencing, exposed blockwork, and face-brick walling. Historic boundary elements such as fences and hedges should be preferred as far as possible. It is suggested that no boundary wall to a building in the proposed development should be higher than 1.2 m for the solid section but can have visually transparent fencing above.
  - d. Roof pitches should be limited to be between 40 and 42 degrees, except for lean-to roofs. New buildings to have double pitched roofs and end gables.
3. If any unmarked graves or buried archaeological heritage resources are uncovered or exposed during bulk earthworks, these must immediately be reported to Heritage Western Cape (Att: Ms Waseefa Dhansay 021 483 9685).

The Committee required the submission of the landscape plan which includes a clear indication of the following:

1. The nature of boundary treatments on the perimeter of the proposed development.
2. Road surface material
3. Retention of existing trees and additional tree planting
4. The treatment of the open space on the Corner of Koelenhof and the framing of the open space with the new buildings.

**SB**

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

**Case No:** HWC23053105SJ0227

**FURTHER REQUIREMENTS:**

The Committee requires further details with respect to the proposed demolition of the outbuilding (stable and staff cottage) as well as detailed information in respect to the partitioning of the homestead.

**SJ**

**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.

ADOPTED RESOLUTIONS AND DECISIONS