Adopted Resolutions and Decisions of the Meeting of the Impact Assessment Committee (IACOM)
of Heritage Western Cape (HWC) held at 1st Floor Boardroom, Protea Assurance Building, Green Market Square, Cape Town
at 08H00 on Wednesday, 18 November 2026

iLifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

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 Erven 2317, 2318, 2319, 2320, 2321, 2322, 2326, 2327 and 2328, 52-58 Castle Street, 49 Loop Street & 57 Strand Street, Cape Town City Centre: MA
HM / CAPE TOWN METROPOLITAN / CAPE TOWN CITY CENTRE / ERVEN 2317, 2318, 2319, 2320, 2321, 2322, 2326, 2327 AND 2328

Case No: 26353SJ1008

INTERIM FURTHER REQUIREMENTS:

1. Updated set of the drawings to ensure consistency across elevations, floor plans, 3D renders.
2. Reconsidering the proposed height in relation to heritage resources at the boundary of the Strand Street transition zone and the City's Local Spatial Development Framework for the CBD.

SVB

13.2 Erven 9451-RE, 1239-RE & 169833, 73 Strand Street, 63 Strand Street & 52 Loop Street, Cape Town City Centre: NM
HM / CAPE TOWN METROPOLITAN / CAPE TOWN CITY CENTRE / ERVEN 9451-RE, 1239-RE & 169833

Case No: 19093006LB1018E

INTERIM FURTHER REQUIREMENTS:

1. Reconsidering the proposed height in relation to heritage resources at the boundary of the Strand Street transition zone and the City's Local Spatial Development Framework for the CBD.
2. Resolve discrepancies between the heritage design indicators contained in the HIA for a background building and the proposal as presented

SVB

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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 Farm 238 and Farm 227, Hoogekraal and Buffelsdrift, George: NM
HM / GARDEN ROUTE / GEORGE / FARM 238 AND FARM 227

Case No: HWC16092210WD1011E

The matter was withdrawn from the agenda pending completion of the public participation process.

CSI

16.2 Proposed Mixed Use Development on Farm 123-RE, Via R302, Klipfontein Road - Bella Riva, Durbanville: MA
HM / CAPE TOWN METROPOLITAN / DURBANVILLE / REMAINDER OF FARM 123

Case No: HWC24090205CN1121

FINAL COMMENT:
The Committee resolved to endorse the revised HIA as meeting the requirement of S.38(3) of the NHRA.

1. The Committee endorsed the statement of cultural significances and the heritage design indicators proposed in the report.
3. The Committee supported the application for rezoning, subdivision, implementation of a phasing plan and Amendment of Development Framework: Remainder Farm 123 And Farm 122, Cape Farms, dated 3 July 2026, as outlined in Elco Property Developments report, dated 23 September 2026 (Not listed in Exec Summ)
4. The Committee endorsed the specialist studies: Visual Impact assessment (2026) and Archaeological Impact Assessment (2008).
5. The Committee endorsed the Urban Design Guidelines, dated June 2026 and must inform further details of each precinct, route, and sub precinct;
6. The Committee endorsed the Master Design Standard Guide, dated June 2026;
7. The Committee endorsed the Revised Development Framework layout and densities;
8. The Committee approved demolition and alterations to structures older than 60 years;
9. If any changes are proposed for the Development Framework or/and the densities and uses of each precinct, a resubmission to HWC is required;
10. Include the following visual assessment mitigation measure in the EIA EMPr:
    10.1. Construction Mitigation Measures:
        10.1.1. Survey and demarcate no-go areas to restrict earthworks and minimize disturbance and limit extent of damage, keeping cut and fill to a minimum visual scarring. Only work in areas where construction is going to happen immediately.

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10.1.2. Limit extent of damage, keeping cut and fill to a minimum. Minimise disturbance through fencing off construction areas, thereby protecting and retaining grass and vegetation in the areas that will not be built on

10.1.3. Minimise disturbance visual scarring. Only work in areas where construction is going to happen immediately.

10.1.4. Revegetate service areas and public street verges immediately after construction and continue maintenance eternally.

10.2. Operation Mitigation Measures:

10.2.1. An Operation Management Plan for Urban Design, Buildings, Infrastructure and Landscaping must be produced by the Project Consultants which will prescribe maintenance requirements in order to retain buildings and infrastructure in good condition and provide for the ongoing establishment of the landscape;

10.2.2. The required mitigation measures regarding Lighting and Signage must be designed for and implemented, as follows:

10.2.2.1. Street and parking area lights must be minimised and must be on light poles not higher than 3m. Where possible, in parks and along NMT routes, open spaces these should be bollard lights.

10.2.2.2. The luminaires on poles and bollards must be top shielded so that light only shines downwards, thereby preventing pollution;

10.2.2.3. Light spillage must be contained;

10.2.2.4. No uplighting onto buildings;

10.2.2.5. Only neon lights/signs allowed at the Commercial area and these must be restricted to being on the facades of buildings only, not on large signboards; Signage at the commercial school and other public areas must be readable from within the site, not from beyond the site, and of a character that is keeping with the rural surrounds;

10.2.2.6. Plant large growing trees along roads to screen lighting from beyond site while lights still suitably lighting the roads

10.2.3. Homeowners Association(s) (HOA) or managing entities must have an Operational Plan that clearly states their obligations in terms of ongoing maintenance of urban area, buildings and landscaping and that the maintenance actions comply with the urban design, architectural and landscaping guidelines provided for this Visual Impact Assessment (VIA) and this VIA's mitigation measures;

10.2.4. HOA must monitor the building and landscape guidelines for the individual erven

10.2.5. HOA must maintain buildings and landscaping to a high standard;

10.2.6. HOA must continue minimising light pollution - restrict streetlight height to maximum 3 m, luminaires must be top covered, low spill type lights must minimize light spill and pollution, keep outdoor lighting as bollard lighting, external lighting on buildings must be minimised or completely omitted.

The endorsement contained in this comment is valid for 5 years from the date of this comment. This period may be extended for good reasons being shown and at the discretion of HWC, provided that application for extension must be made prior to the effluxion of the 5-year period.

CN

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16.3 Erven 10 & 28, Berg Street, Wellington: MA
HM / CAPE WINELANDS / DRAKENSTEIN / WELLINGTON / ERVEN 10 & 28

Case No: HWC25072807CSI0821

FINAL COMMENT:
The Committee gave the applicant an opportunity to revise the proposed development in accordance with the comments raised by the Committee. The developer informed the Committee that it is intended to proceed with the development as submitted and requested that a Final Comment be issued.

The development layout in its current form is not supported. The Committee resolved that the HIA does not meet requirements of S.38(3) of the NHRA for the following reasons:

1. The negative impact of the development on the cultural landscape has not been addressed as required in terms of Section 38(3) (c) of the NHRA
2. Alternatives have not been explored in terms of mitigation and therefore the requirements of Section 38 (3) (f) have not been met
3. The mitigation measures as proposed in the Cultural Landscape Assessment have not been implemented in the proposal and therefore the requirement of Section 38 (3) (g) have not been met

SB

16.4 Proposed Mixed-use Development on Erven 2001-RE, 14701, 14702, 14703 and 19201, Louis Fourie Road. Mossel Bay: NM
HM / GARDEN ROUTE / MOSSEL BAY / ERVEN 2001-RE, 14701, 14702, 14703 & 19201

Case No: HWC25041113CN0422

FINAL COMMENT:
The Committee resolved to endorse the Heritage Impact Assessment, dated July 2025, and prepared by ACRM, as having met the provisions of Section 38(3) of the National Heritage Resources Act (NHRA).

The proposal is supported subject to the following conditions:

1. No archaeological mitigation is required prior to construction activities commencing
2. Monitoring of excavations for building foundations and services must be conducted during the Construction Phase. Monitoring must be undertaken by the Environmental Control Officer (ECO), who must be trained by a professional archaeologist prior to these activities commencing. Two site visits a year must be conducted by a professional archaeologist. An annual monitoring report must be presented to Heritage Western Cape (HWC) throughout the Construction Phase of the project. A Close Out report must be submitted to HWC.
3. In case of fossil bones in the surficial coversands/soil, a protocol for finds of potential fossil material and the Fossil Finds Procedure (FFP) must be included in the Environmental Management Plan (EMP) for the Construction Phase of the project.
4. It is advisable that a protocol for finds of bones, the Fossil Finds Procedure (FFP), must be included in the Environmental Management Plan (EMP) for the project. The Project Manager, foremen and workers involved in earthmoving must be informed of the need to watch for fossil bones. Workers seeing potential objects are to cease work at that spot and report to the Project Manager and/or the

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Environmental Control Officer (ECO) who must report the find to Heritage Western Cape, following the FFP

Regarding Visual and Scenic Constraints, the following mitigation measures are recommended as a condition of authorisation (Stead 2026).

1. To ensure that the depth of view along the Louis Fourie Road is not detracted by large banner signage, this portion of the road must have some restrictions placed to ensure that open views are maintained.
2. If the road link option is authorised, the verge adjacent to the Louis Fourie Road (and between the new road) must retain its current natural vegetation as a visual buffer between the two roads (i.e. the two roads must not be read as a single visual entity).
3. To reduce the strong linear divide between the western development and the eastern Nature Area, structured landscaping must be incorporated within the development area. This must serve to soften the linear built forms, create a more gradual transition, and establish a better visual and functional interface with the Nature Area.
4. To ensure that the Nature Area (NA) does not become degraded, a Management Plan must be developed outlining specifical actions, and accountability structures.
5. A NA Management Plan must be generated.
6. The Nature Area should not be fenced in as this would restrict existing pathway access to the site, as well as increase the risk of local landscape degradation from theft of fences.

The endorsement contained in this comment is valid for 5 years from the date of this comment. This period may be extended for good reasons being shown and at the discretion of HWC, provided that application for extension must be made prior to the effluxion of the 5-year period.

CN

16.5 Erven 25537, 25538 & 25541, Off the N2, George: NM
HM / GARDEN ROUTE / GEORGE / ERVEN 25537, 25538 & 25541

Case No: 120607SD0826

FINAL COMMENT:
The Committee resolved to endorse the Heritage Impact Assessment, dated June 2026, and prepared by CTS Heritage, as having met the provisions of Section 38(3) of the National Heritage Resources Act (NHRA).

The proposal is supported subject to the following conditions:

1. Phase A8 is excluded from the project area
2. The mitigation measures detailed in Section 9 of both of the VIAs (2025 and 2026) must be incorporated in the final development design to be submitted to HWC for endorsement, prior to implementation
3. The architectural guidelines and detailed landscaping plans must be incorporated in the final development design to be submitted to HWC for endorsement, prior to implementation
4. Should any archaeological resources or human remains, or burials be uncovered during the course of development activities, work must cease in the vicinity of these finds. HWC must be contacted immediately in order to determine an appropriate way forward

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The endorsement contained in this comment is valid for 5 years from the date of this comment. This period may be extended for good reasons being shown and at the discretion of HWC, provided that application for extension must be made prior to the effluxion of the 5-year period.

SB

16.6 Proposed Cableway on Erven 1466, 1467, and 23-RE, Haute Cabriere, Franschhoek: MA CAPE WINELANDS / STELLENBOSCH / FRANSCHHOEK / ERVEN 1466, 1467 & 23-RE

The matter was removed from the agenda, pending finalization of the consultation process.

CN

16.7 Farm Houdenbek 415, east of Op Die Berg on the R303, Ceres, Prince Alfred Hamlet: NM HM/WITZENBERG/CERES/ FARM 415

Case No: HWC24082111SB0903

INTERIM FURTHER REQUIREMENTS:
The Committee requires clarification of the location, elevation and proximity of the identified Rock Art Sites to the proposed dam, and how the buffer zone will serve to protect the identified heritage resources.

SB

16.8 Erven 149294-RE, 158570-RE, 177854 & 179076 (Granger Bay Phase 1B Development Parcels OP, P, a1 & a2, Breakwater North), V&A Waterfront, Foreshore: NM
HM / CAPE TOWN METROPOLITAN / V&A WATERFRONT / ERF 158570-RE & 149294-RE

Case No: HWC25052618SJ0528

INTERIM COMMENT:
The Committee awaits the full submission pack, including all annexures.

SBr

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

ADOPTED RESOLUTIONS AND DECISIONS

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**, CF and KS**

ADOPTED RESOLUTIONS AND DECISIONS