

**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, 22 January 2025**



**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** None

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

**Case No:** HWC24030710SJ0515

**FINAL COMMENT:**

The Committee has resolved to endorse the Heritage Impact Assessment (HIA), Strand Street Quarry, dated 31 October 2024, prepared by Bridget O'Donoghue, as having met the provision of Section 38(3) of the National Heritage Resources Act (NHRA), with specific reference to the following recommendations on page 251:

1. This HIA be endorsed by HWC as meeting the requirements contained in the Response to the NID, dated 3 June 2024;
2. The statement of significance and the heritage design indicators proposed in the report be accepted;
3. The Urban Design Framework, Guidelines and the SDP drawing package for the development of the site be approved. The detail design stage to resolve the retention or reduction of the historic stoep on the semidetached building facing Strand Street;
4. The concept Landscape Plan be approved;
5. The Living Heritage study and the concept proposals for expressing the cultural values of Bo Kaap be approved;
6. The Archeological Impact Assessment be approved;
7. The Traffic Impact Assessment be approved;
8. The Visual Impact Assessment and the recommended mitigation measures to inform the detail design be approved.

Specific recommendations:

1. The proposed field is named a multi sports field and not a rugby field;
2. The field is accessed by various sporting codes and recreational users, all managed on a fair basis;
3. The netball court should be a multi-use court and be fitted with interchangeable nets for use for netball and basketball;
4. The area below the sports field is only used for vehicle parking and storage (i.e. no armaments are stored in this area);
5. Continued public engagement with the Interested and Affected parties (I&AP) continues in the detail design process.

Detail Design Phase recommendations:

1. The Urban Design Framework, Guidelines and the SDP drawing package, Landscape Plan and the community's cultural expression within the development are developed into a detail design phase;
2. The proposed buildings along Strand street should ensure the facade activation onto Strand Street and the opportunities for users from these proposed buildings to view towards Table Bay;
3. The detail design stage resolves the retention or reduction of the historic stoep on the semidetached building facing Strand Street;
4. Security measures around the Metro Police precinct and between the publicly accessible site and the field be resolved in the detail design;
5. Traffic assessment developed for the improved safety into the site that is shared by the public pedestrian access and vehicular Metro Police;
6. Endeavour to reduce the scale and footprint of the proposed Metro Police building and consider façade materials in order to visually contribute to the project and the quarry face;
7. The advertisement and promotion of the project site within Strand Street for the extent between the site and the proposed extended parking area is developed, for example mural, street and other artworks.

Archaeological Recommendations:

1. Monitoring of geo-technical excavations into the quarry bed for archaeological remains, and to document stratigraphy and bedrock elevation in the quarry bed. Recording any remains and salvaging if feasible.

The IACom recommends further that approval be made subject to the following additional conditions:

1. Further investigation to be undertaken to establish whether the stoep in its current form can be retained by making amendments to the street environment. The outcome of the investigation to be submitted to HWC for review and approval.
2. Final building plans for all heritage buildings graded IIIA to be submitted to HWC for approval.

**SJ**

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

**16.1 Proposed Redevelopment on Erf 8442-RE, Frater Estate, De Zoete Inval Farm, Paarl: MA  
HM/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL/ ERF 8442-RE**

**Case No:** 22022506CH0228E

**FINAL COMMENT:**

The Committee has resolved to endorse the Heritage Impact Assessment (HIA), titled Heritage Impact Assessment (Pre-Application Phase) v2 Proposed Redevelopment (Frater Estate) of Erf 8442-Re, Paarl (De Zoete Inval) Farm) dated November 2024, and prepared by Ms. Cindy Postlethwayt, Professional Heritage Practitioner, as having met the provision of Section 38(3) of the National Heritage Resources Act (NHRA), with specific reference to the following recommendations on page 5 and 83:

1. Endorses this report as having met the requirements of Section 38(3) of the NHRA.
2. In terms of Section 38(8) of the NHRA supports the proposed preferred alternative development described in Annexure F of this report, subject to the mitigation measures included in Section 16 of this report. All proposed mitigation measures must be included in the Final Environmental Management Programme and any further planning and design documentation that follows this phase of approvals (e.g.: SDP and Building Plan).
3. Approves the demolition of the buildings older than 60 years but proposed to be graded Not Conservation Worthy in this report.

CH

**16.2 Proposed Development (runway and associate infrustacture) on Portion 4 of Farm 474 Joostenbergs Kloof, Portion 10 of Farm 724 Joostenbergs Vlake, The Remainder of Farm 724 Joostenbergs Vlake, Portion 23 of Farm 724 Joostenbergs Vlake, Portion 7 of Farm 942 Kliprug, The Remainder of Farm 474 Joostenbergs Kloof, A portion of Portion 3 of Farm 474 Joostenbergs Kloof, Durbanville: MA  
HM / CAPE TOWN METROPOLITAN / DURBANVILLE/ MULTIPLE FARM PORTIONS**

**Case No:** HWC23101215SB1102

**FINAL COMMENT:**

The Committee has resolved to endorse the Heritage Impact Assessment (HIA), dated October 2024, and prepared by Aikman Associates, as having met the provision of Section 38(3) of the National Heritage Resources Act (NHRA), with specific reference to the following recommendations on page 29:

1. The preparation of a Landscape Master Plan that includes a tree survey/tree planting and management strategy, an irrigation/stormwater strategy, detailed fencing and boundary interface proposals, detailed signage proposals, and a consolidated lighting proposal.
2. Further visual specialist input will be needed at the level of the Land Use Planning application and the future SDP planning phases.

And including mitigation measures in the VIA prepared by Filia Visual dated September 2024 on page 113 to 129.

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.