

**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 July 2026**



**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** Various Erven, 'ElevenOnB' Development, Loop, Buiten & Orphan Streets, Cape Town: MA

**HM / CAPE TOWN METROPOLITAN / CENTRAL CITY / ERVEN 179652, 3214-RE, 3216, 144382-RE**

**Case No:** 25255SJ0526

**RECORD OF DECISION:**

The committee voted to approve the proposal, with one objection from DS.

The Committee resolved to approve the S38(4) HIA prepared by Chris Snelling, dated 6 July 2026, as having met the provisions of Section 38(3) of the National Heritage Resources Act (Act No 25 of 1999) (NHRA) and having addressed previous concerns.

Proposed conditions from HIA report:

This decision is subject to the following conditions and mitigation measures contained in the Supplementary HIA report:

1. Erven 144382, 3214-Re, 3216. 13 & 7 Orphan Lane, and 10 Orphan Street. Cape Town (7onO and Orphan Lane):
  - a. The final design and massing envelope of the building must be substantially in accordance with that indicated the plans and elevations included in this report and contained in Annexures L1 and L2 and marked as REV F and dated 11 May 2026.
  - b. All subsurface excavation and ground disturbance (including bulk earthworks, foundation excavations, services, and piling) must be subject to archaeological monitoring by a suitably qualified archaeologist.

2. Erf 179692.192 -198 Loop Street. 11 &13 Buiten Street (11onB and Orphan Lane)
  - a. The massing envelope of the proposed building must be substantially in accordance with, and not exceed that indicated in the plans and elevations included in this report and contained in Annexures L1 and L2 and marked as REV F and dated 11 May 2026.
  - b. Final design drawings that include a detailed façade retention and structural integration method statement prepared by a suitably qualified structural engineer must be submitted to Heritage Western Cape for approval prior to final building plan submission.
  - c. All subsurface excavation and ground disturbance (including bulk earthworks, foundation excavations, services, and piling) must be subject to archaeological monitoring by a suitably qualified archaeologist.
  - d. A Heritage Interpretation Plan that commemorates the history of the site must be planned by a suitably qualified historian in consultation with the design team. Such plan must:
    - i. Identify the key historical narratives associated with the site, including its evolution and social history;
    - ii. Set out proposals for the interpretation and commemoration of these narratives within the development;
    - iii. Demonstrate how such interpretation is integrated into the building and public realm, including the ground floor interface and/or Orphan Lane;
    - iv. Include appropriate media and methods, which may include interpretive panels, material reuse, public art, or other permanent installations
    - v. The interpretation measures shall be site-specific, permanent, and publicly accessible, and shall not be limited to symbolic or superficial references.

In order to ensure that the interpretation shall not be treated as an add-on or post-construction installation; a heritage agreement must be entered into with Heritage Western Cape that ensures the commemoration is appropriately attended to without impacting on site construction work and programming. The retained façade and associated heritage responses must be fully integrated into the public realm, contributing to an active and legible street interface. Refuse, plant, and service-related elements must be screened and designed so as not to detract from the public realm, particularly along Orphan Lane.

The approval contained in this decision is valid for 5 years from the date of this decision. 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.

**XM**

**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 135 Portion 74; Farm 163 Portion 2, Thornvilla Farm, Langverwagten Road, McGregor: NM HM / CAPE WINELANDS / LANGE BERG / MCGREGOR / FARM 135 PORTION 74; FARM 163 PORTION 2**

**Case No:** 27452EJV0218

**FINAL COMMENT:**

The Committee resolved to endorse the Section 38(8) Heritage Impact Assessment (HIA) titled "Cultivation activities on Thornvilla Farm in McGregor, Western Cape," dated June 2026, and prepared by Jenna Lavin of Artefactual Heritage Consulting as having met the provisions of Section 38(3) of the National Heritage Resources Act (NHRA), with specific reference to the following recommendations on page 31:

1. A Chance Fossil Finds Procedure is implemented.
2. Although all possible care has been taken to identify sites of cultural importance during the investigation of the study area, it is always possible that hidden or subsurface sites could be overlooked during the assessment. If any evidence of archaeological sites or remains (e.g. remnants of stone-made structures, indigenous ceramics, bones, stone artefacts, ostrich eggshell fragments, charcoal and ash concentrations), fossils, burials or other categories of heritage resources are found during the proposed development activities, work must cease in the vicinity of the find and HWC must be alerted immediately to determine an appropriate way forward

The endorsement contained in this comment is valid for 5 years from the date of this comment. This period may be extended on good reason 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.

**EJV**

**16.2 Erf 878, Fontein Street, Riebeeck Kasteel: NM HM / SWARTLAND / RIEBEEK KASTEEL / ERF 878**

**Case No:** 26941CSI0105

**FURTHER REQUIREMENTS:**

The report does not comply with 38(3) of the NHRA.

The Committee awaits an updated HIA or supplementary report that addresses the following concerns:

1. The concern regarding the location of all the upper most units on visually exposed slopes including units 36 to 46 as numbered on the subdivision and rezoning plan.
2. The need to retain the visual cone from Church Street looking towards town and the church steeple.
3. No further public participation is required. However, the heritage related public comments received must be incorporated into the supplementary HIA.
4. In addition, revised drawings that are consistent in terms of layout and information provided. In particular, the following 3 diagrams are to form part of the heritage HIA
  - a. Subdivision and rezoning plan
  - b. Landscape plan; and
  - c. Site development plan

**CS**

- 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 Erven 149294-Re & 158570-Re, Breakwater Lane (Breakwater North Phase 1A Development), V&A Waterfront: MA  
HM / CAPE TOWN METROPOLITAN / FORESHORE / ERVEN 149294-RE AND 158570-RE**

**Case No:** HWC24121110SJ1022

**DECISION:**

It was agreed that the finalisation of the CMP is not tied to the approval of the interpretation plan. Furthermore, it was agreed that the 90-day requirement for the final interpretation plan be extended to 12-months, with an interim progress submission to HWC for information purposes after 6-months, both from the date of this decision.

**EJV**

**28. Adoption of decisions and resolutions**

The Committee agreed to adopt the decisions and resolutions as recorded above.  
Mr Willson Harris adopted the decision and Ms Sarah Winter seconded.