

**Adopted Resolutions and Decisions of the Meeting of the Impact Assessment
Committee (IACOM)
of Heritage Western Cape (HWC) held via Microsoft Teams,
at 09H00 on Wednesday, 22 April 2020**



MATTERS DISCUSSED

11 SECTION 38(2) RESPONSES TO NOTIFICATION OF INTENT TO DEVELOP

11.1 None

12 SECTION 38(1), INTERIM COMMENT

12.1 None

13 SECTION 38(4) RECORD OF DECISION

**13.1 Proposed Mixed-Use Development on Erven 171085, 4806, 4808 and 4809, Townhouse
Redevelopment, Plein Street, Cape Town: NM
HM/ CAPE TOWN METROPOLITAN/ CITY CENTRE CBD/ERVEN 171085, 4806, 4808 & 4809**

Case No: 18081403AS0822E

RECORD OF DECISION:

The Committee considers that the Heritage Impact Assessment (HIA) meets the requirements of S38 (3) of the National Heritage Resources Act (NHRA) and endorses the recommendations of the heritage practitioner. The proposal is approved subject to the following conditions:

1. The integration of the facade of 57 Plein Street is to be further considered and submitted to HWC for endorsement by IACom prior to Local Authority submission. The conservation philosophy as well as the technical aspects are to be developed further.

Mr. D Saunders dissented and requested that his opposition to the proposal be recorded.

WD (AS)

**13.2 Proposed Mixed-Use Development on Erven 129123, 129124, 129125, 129126, 129127,
129128, 129129 & 172313, Tasman Road, Observatory: NM
HM/CAPE TOWN METROPOLITAN/ OBSERVATORY/ ERVEN 129123, 129124, 129125, 129126,
129127, 129128, 129129 & 172313**

Case No: 19022806HB0307E

RECORD OF DECISION:

The HIA submitted by Ms Claire Abrahamse dated March 2020 is approved by HWC as meeting the requirements of section 38(3) of the NHRA.

The committee concurred with the grading and concluded that the existing buildings on the site do not constitute heritage resources. The Committee supports the demolition of these buildings.

While the Committee felt that the proposed height of the building will not have a negative impact on heritage resources there is a concern that the bulk of the proposed building requires resolution.

1. Given this, the Committee resolved to approve the HIA subject to the following conditions:
 - a. Final building plans which address the Committee's concerns regarding the bulk, massing and the architectural fit in the area are to be submitted to HWC for endorsement by IACom before final Local Authority submission.
2. The approval of the development is valid for a period of five years from the date of issue of the Record of Decision. This period may be extended by HWC on application by the owner should there be compelling grounds to do so.
3. If any archaeological material or human remains are uncovered during the course of development then work in the immediate area should be halted. The find/s need to be reported to the heritage authorities (HWC) and may require inspection by an archaeologist for action. Such heritage is the property of the state and may require excavation and curation in an approved institution.

JW

13.3 Proposed Mixed-Use Development on Erf 905 and Remainder Erf 904, Vredehoek: NM HM/CAPE TOWN METROPOLITAN/VREDEHOEK/ ERF 905 AND RE 904

Case No: 18071104AS0713M

FURTHER REQUIREMENT:

Due to the significance of the site and the extent of the proposal, the Committee decided to undertake a site inspection.

JW

13.4 Proposed Mixed-Use Development on Erf 177217 Rondebosch RED CROSS WAR MEMORIAL CHILDRENS HOSPITAL, CNR KLIPFONTEIN AND MILNER ROAD

Case No: 18080104WD1206E

FURTHER REQUIREMENTS:

The IACom Committee requests that the consultant revise the recommendations (specifically 4 and 5) as set out in the HIA and expand the design indicators to be presented at the next IACom meeting.

WD

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 Rezoning, Subdivision and Consolidation to re-develop the site, Erven 1845, 1846, 1847, 1848, 1849, 1850, 23, 32, 36 and Portion 8 of Farm 64: NM
HM/ WEST COAST/ SWARTLAND/ MALMESBURY/ ERVEN 1845, 1846, 1847, 1848, 1849, 1850, 23, 32, 36 and Portion 8 of Farm 642

Case No: 19060710SB0607E

INTERIM COMMENT:

1. The Committee endorses the HIA subject to the revised Spatial Development Plan (SDP) submission for final comment.
2. The Committee agrees that the HIA is compliant with section 38 (3) of the NHRA.

WD (LB)

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 42 HERITAGE AGREEMENT

24.1 None

25. ADVICE

25.1 None

26. OTHER

26.1 None

27 Adoption of resolutions and decisions

27.1 The Committee agreed to adopt the decisions and resolutions.

Adopted Resolutions and Decisions