

**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, 12 August 2020**



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

Case No: 18081403AS0822E

RECORD OF DECISION:

The Committee endorsed the amended drawings dated 2 July 2020.

The architect's drawings submitted with the HIA with the appendix 3.1 to be amended in accordance with the revised submission dated 2 July 2020 and to be stamped by officials.

WD

**13.2 Proposed Residential Development, Erven 64295, 64296 And 64297, Corner Main & Braeside Road, Kenilworth: MA
HM/CAPE TOWN METROPOLITAN/ KENILWORTH/ERVEN 64295, 64296 AND 64297**

Case No: 16090111AS0914M

FURTHER REQUIREMENTS:

The Committee decided to facilitate the process approving the revised plans via email, and noted the following changes are to be made:

1. Removal of the room on the 4th floor annotated as laundry and the setting back of the remainder of the 4th floor to at least be in line with the external wall of the laundry.

SB

- 13.3 Proposed Redevelopment of Site, Erven 186 and 187, Corner DF Malan Street and Hertzog Boulevard, Cape Town:
HM/CAPE TOWN METROPOLITAN/ CAPE TOWN CBD/ / ERVEN 186 & 187 ROGGEBAAI**

Case No: 18100908AS1011E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection. The item is deferred to the next IACom meeting, subject to a site visit.

TZ

- 13.4 Proposed Fuel Station and Associated Infrastructure on Ptn 14 of Farm 786, Weltevreden, Philippi: NM
HM/CAPE TOWN METROPOLITAN/PHILIPPI/PTN 14 FARM 786**

Case No: 19022708AS0305E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection. The item is deferred to the next IACom meeting, subject to the site inspection.

TZ

- 13.5 Proposed for Calgro M3 Developments, Erf 905 and Remainder Erf 904 Vredehoek: MA
HM/CAPE TOWN METROPOLITAN/VREDEHOEK/ERVEN 904 AND 905**

Case No:18071104AS0713M

FURTHER REQUIREMENTS:

The Committee considers the proposed HIA to be compliant of S38 (3) of the NHRA.

However, the Committee would like further documentation which explored concerns expressed around:

1. Roof articulation.
2. Chelsea Road and Vredehoek Avenue streetscape.
3. Spatial Development Plan (SDP) conditioning with sufficient information be detailed including massing, view lines to the historic complex, maintenance of open (no-go) areas in the interstitial space.

JW

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 Mixed-Use Development, Southern Right Farm Portion 4, 6 and 11 of Farm 585, Hermanus: NM
HM/ OVERBERG/ OVERSTRAND/ HERMANUS/ PORTION 4, 6 AND 11 OF FARM 585**

Case No:19120618AS1213E

FURTHER REQUIREMENTS:

Based on the BAR submitted, the Committee resolved to undertake a site inspection. The item is deferred to the next IACom meeting, subject to the site visit.

SB

**15.2 Proposed Development, Erf 103,104 & Portion of Rotterdam Street, Wittedrift: NM
HM/BITOU/WITTEDRIFT/ERF 103,104 & A PORTION OF ROTTEDAM**

Case No: 19090401AS0927E

FURTHER REQUIREMENT:

The item is deferred to the next IACom meeting.

TZ

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

16.1 None

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 Farm 575/6 Hawston - Clarification of existing ROD: NM
HM/ OVERBERG/ CALEDON/ PORTION 6 OF FARM 575**

Case No: N/A

ADVICE:

The applicant was advised to re-submit an updated Notification of Intent to Develop (NID) application taking into account recent developments in the area since the original permit was approved.

WD

26. OTHER

**26.1 Conservation Management Plan for Amsterdam Battery on Erven 149294 & 9588, V&A
Waterfront: MA
HM/CAPE TOWN METROPOLITAN/ WATERFRONT/ERVEN 149294 AND 9588**

Case No: 15110515GT1110E

HELD OVER:

The Committee decided to postpone the item until the APM meeting on 2 September 2020.

SB

27 Adoption of decisions and resolutions

The Committee agreed to adopt the decisions and resolutions as minuted above.