

**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, 14 April 2021**



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**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 Subdivision for Prospective Residential Units on Erf 177476, Main Road, St. James:  
MA  
HM/CAPE TOWN METROPOLITAN/ ST JAMES/ERF 177476**

**Case No:** 17090415AS0914M

**FURTHER REQUIREMENTS:**

The Committee resolved to undertake a site inspection (DS, SW and CM).

**SB**

**13.2 Proposed Rezoning and Development of Erven 418-Re, 420, 421 and 419, Cavalcade, Glenside  
and Freeman Street, Greenpoint, Cape Town: NM  
HM/CAPE METROPOLITAN/ GREENPOINT/ ERVEN 419-RE 420 421 419**

**Case No:** 20033103JW0420E

**RECORD OF DECISION:**

The Committee endorses the HIA as satisfying requirements of S38(3) of the NHRA. The Committee supports the total demolition of the four existing structures on site as this will not impact upon heritage resources of significance.

**SB**

**13.3 Revised proposal, based on the requirements of IACom on ERF 4722, Wellington: NM  
HM/CAPE WINELANDS/ DRAKENSTEIN/WELLINGTON/ERF 4722**

**Case No:** 17080109ZK0122M

**HELD OVER:**

This matter was deferred and will be tabled at a Special meeting of the IACom to be held on 23 April 2021.

**KB**

**13.4 Proposed Redevelopment Erf 46732, RE 22 Rouwkoop Road, Rondebosch: NM  
HM/CAPE TOWN METROPOLITAN/RONDEBOSCH/ERF 46732**

**Case no:** 19112802LB0129E

**HELD OVER:**

This matter is deferred and will be tabled Special IACom meeting to be held on 23 April 2021.

**KB**

**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 Rezoning, Subdivision and Residential Development on Portion 6 & 7 of Farm  
Waterfall 1159 Franschhoek: MA  
HM/CAPE WINELANDS/STELLENBOSCH/FRANSCHHOEK/PORTION 6 & 7 OF FARM WATERFALL  
1159**

**Case No:** 16041510AS0418M

**FINAL COMMENT:**

The Committee fully supports the recommendations of the HIA and associated documents, with specific emphasis upon the landscape and architectural guidelines and mitigation measures detailed within the VIA.

**SB**

- 15.2 Proposed Boutique Hotel Development, Franschoek Pass Winery, Farm No 1545 Paarl, Franschoek: MA  
HM/ CAPE WINELANDS / STELLENBOSCH / FRANSCHHOEK / FARM NO 1545 PAARL**

**Case No:** 20012313AS0225E

**INTERIM COMMENT:**

The Committee expressed support for option 1 with minor adjustments to the position of units 10 and 11 - to be confirmed in an amended drawing to be ratified at the special meeting of IACom on the 23 April 2021.

**SB**

- 15.3 Proposed Low Cost and Gap Housing Development on Re /1/1222; Re/1200; Portion 4/941; Portion 7/1220 And Erf 115, Simondium, Drakenstein Municipality: NM  
HM/CAPE WINELANDS/DRAKENSTEIN/ SIMONDIUM / RE /1/1222; RE/1200; PORTION 4/941; PORTION 7/1220 AND ERF 115**

**Case No:** 19102332SB1107E

**FURTHER REQUIREMENTS:**

The Committee resolved to undertake a site inspection.

**SB**

- 15.4 Proposed Mixed Residential Development on Erven 252 & 298 Raithby: MA  
HM/CAPE WINELANDS/ DRAKENSTEIN/ STELLENBOSCH/ RAITHBY/ ERVEN 252 & 298**

**Case No:** 17110208WD1103E

**INTERIM COMMENT:**

The Committee supported the pre-application HIA as the proposal will not impact upon on heritage resources of significance.

**SB**

**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. ADVICE**

**24.1 Engagement Process for the Groot-Winterhoek Complex Draft Protected Area Management Plan(DPAMP): MA  
HM/BERGRIVIER/ PORTERVILLE/ GROOT WINTERHOEK**

Case No: N/A

**RECOMMENDATIONS:**

1. The management plan must undertake an inventory or provide a road map for the establishing an inventory, of all heritage resources both tangible and intangible within the Park so that they can be properly and effectively managed, as required in terms of the National Heritage Resources Act, No 25 of 1999.
2. It is preferable that this is undertaken by someone with the necessary heritage experience.

**SB**

**24.2 Proposed Promenade and Observation Tower, Collier Jetty, Clocktower Precinct, V&A Waterfront: MA  
HM/V&A WATERFRONT/CLOCK TOWER PRECINCT**

Case No: 18120519AS0712E

**ADVICE:**

The Committee notes the iconic location and nature of the site and expressed support for the direction in which the conceptual thinking is moving with respect to the development of a symbolic stand-alone structure of stature.

**SB**

**25 SECTION 42 HERITAGE AGREEMENTS**

**25.1** None

**26. OTHER**

**26.1** None

**27 Adoption of decisions and resolutions**

The Committee agreed to adopt the decisions and resolutions as recorded above. CM moved to endorse and adopt the resolutions and decisions and DS seconded.

ADOPTED RESOLUTIONS AND DECISIONS