

**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, 17 May 2023**



MATTERS DISCUSSED

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

**11.1 Proposed enclosed Padel Court on Portion 1 of Farm 1791 Spice Route Destination, Suid-Agter Paarl Road: MA
HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / PTN 1 OF FARM 1791**

Case No: HWC23031310SJ0314

FURTHER REQUIREMENTS:

Heritage Impact Assessment is required as heritage resources will be impacted up by the proposals.

SJ

12. SECTION 38(1): INTERIM COMMENT

12.1 None

13. SECTION 38(4) RECORD OF DECISION (ROD)

**13.1 Proposed subdivision of Erf 5022, St Simon and Jude Catholic Church, 174 St George's Street, Simonstown: MA
HM/ CAPE TOWN METROPOLITAN/ SIMONSTOWN/ ERF 5022**

Case No: 21121308RG0201E

RECORD OF DECISION:

The Committee endorses the HIA prepared by James J. Hallinan and dated 25 April 2023 together with supporting annexures which must be read in conjunction with the HIA and which form an integral component of the HIA, as meeting the requirement of S.38(3) of the NHRA.

The Committee supports the subdivision and accompanying SDP on condition that:

1. Development proceeds in accordance with the design principles contained in the document referenced Appendix 10 (A) Heritage Related Design Guidelines for Subdivision prepared by Lance Gilmour and is undated.
2. The final SDP is submitted to HWC for approval.

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

RG

**13.2 Proposed Hotel on Erf 149294-Re, Quay 7, East Pier Precinct, V&A Waterfront, Cape Town: MA
HM / CAPE TOWN METROPOLITAN / WATERFRONT / ERF 149294-RE**

Case No: HWC23022810SJ0227

RECORD OF DECISION:

The Committee resolved that the development proposal in its current form would have a negative impact upon heritage resources and therefore this development may not proceed.

SJ

**13.3 Proposed New (Re) Development on Erven 284, 287, 288 & 289, Cnr Clarens & Regent Road, Sea Point: MA
HM / CAPE TOWN METROPOLITAN / SEA POINT / ERVEN 284, 287, 288 & 289**

Case No: 22030411NK0322E

RECORD OF DECISION:

The further requirements previously issued have been met to the satisfactory of the Committee. The Committee supports the revised proposal as submitted and illustrated in drawing numbered 2215-VIVID-ZZ-ZZ-DR-A-1250 Rev P5; 2215-VIVID-ZZ-B4-DR-A-1201 Rev P2; 2215-VIVID-ZZ-B3-DR-A-1202 Rev P5; 2215-VIVID-ZZ-B2-DR-A-1203 Rev P5; 2215-VIVID-ZZ-B1-DR-A-1204 Rev P5; 2215-VIVID-ZZ-01-DR-A-1205 Rev P6; 2215-VIVID-ZZ-02-DR-A-1206 Rev P6; 2215-VIVID-ZZ-03-DR-A-1207 Rev P6; 2215-VIVID-ZZ-04-DR-A-1208 Rev P6; 2215-VIVID-ZZ-05-DR-A-1209 Rev P6; 2215-VIVID-ZZ-06-DR-A-1210 Rev P6; 2215-VIVID-ZZ-07-DR-A-1211 Rev P6; 2215-VIVID-ZZ-08-DR-A-1212 Rev P6; 2215-VIVID-ZZ-09-DR-A-1213 Rev P6; 2215-VIVID-ZZ-ZZ-DR-A-1220 Rev P3; 2215-VIVID-ZZ-ZZ-DR-A-1221 Rev P2; 2215-VIVID-ZZ-ZZ-DR-A-1231 Rev P4; 2215-VIVID-ZZ-ZZ-DR-A-1232 Rev P5; 2215-VIVID-ZZ-ZZ-DR-A-1240 Rev P2; 2215-VIVID-ZZ-ZZ-DR-A-1241 Rev P3, dated 28 April 2023 and 2 May 2023 and prepared by Vivid Architects.

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

SJ

**13.4 SDP for Artscape Theatre on Portion of Erf 281 and Portion of Remaining Extent of Erf 192, Roggebaai, Cape Town City Centre: MA
HM / CAPE TOWN METROPOLITAN / ROGGEBAAI / CAPE TOWN CBD / PORTION OF ERF 281 AND PORTION OF REMAINING EXTENT OF ERF 192**

Case No: 18100908AS1011E

RECORD OF DECISION:

The Committee resolved to endorse the Site Development Plan as well as the recommendation of the Heritage Statement prepared by Ms Postlethway in fulfillment of the condition of the approval previously issued by the Committee.

CN

**13.5 Erf 13130-RE, 13131, 13132, 13133, 1334, 13135, 13138, 13139, 13140-RE, 13143, 13144, 13146-RE, Woodstock CCT Social Housing: NM
HM / CAPE TOWN METROPOLITAN / WOODSTOCK / Erf 13130-RE, 13131, 13132, 13133, 1334, 13135, 13138, 13139, 13140-RE, 13143, 13144, 13146-RE**

Case No: 20201124KB1125E

RECORD OF DECISION:

The Committee resolved to support the HIA has been the requirements of S.38(8) of the NHRA and further supports the recommendations of the HIA prepared by Bridget O'Donoghue and dated March 2023as follows:

1. The application to redevelop the site for social housing is approved;
2. The Concept Design by Urban Concepts Pty Ltd November 2021 is approved as a concept plan for further design development;
3. A detailed set of architectural plans be resubmitted and approved by HWC. These plans to address the design elements highlighted in the assessment;
4. A final Landscape Plan (soft and hard landscaping) be approved by CCT EHRM;
5. Interpretive signage to the approval of the CCT EHMB is developed to elaborate on the site's social significance and erected on the site boundaries and within the site in the development phase;
6. For the site's archaeology, the following is required:
 - a. Workplan Application submitted to allow for the collection of isolated artefacts related to the early hospital and for the excavation of any archaeological features that may be uncovered;
 - b. All earth works should be monitored and reported on by an archaeologist;
 - c. If any potentially significant finds are made, then these should be protected in situ, recorded and reported to HWC along with a recommendation for further work as might be needed; and
 - d. If, in the absence of the archaeologist, any archaeological material human remains are uncovered during the course of development then work in the immediate area should be halted. The find would need to be reported to the heritage authorities and may require inspection by an archaeologist. Such heritage is the property of the state and may require excavation and curation in an approved institution.

KB

**13.6 Proposed Residential Development on Erven 13126, 13127, Re/13019 & Part 13136, Victoria Walk, Melbourne Road and Earl Street Woodstock (Social Housing): NM
HM/CAPE TOWN METROPOLITAN/WOODSTOCK/ ERVEN 13126, 13127, RE/13019 & PART 13136**

Case No: 22020406MS0308E

RECORD OF DECISION:

The Committee resolved to support the HIA has been the requirements of S.38(8) of the NHRA and further supports the recommendations of the HIA prepared and dated as follows:

1. The CCT investigate the accommodation of additional units on the former Woodstock Hospital Site (Erven 13130-RE, 13131, 13132, 13133, 1334, 13135, 13138, 13139, 13140-RE, 13143, 13144, 13146-RE Woodstock Cape Town);
2. CCT develop and implement a plan to improve the Earl Street site (Erven 13126, 13127, RE/13019 & part 13136), Golders Green Park and the field (Erf 13137 and portion of 13136) as an urban park for public recreational use to benefit both the existing residents of Woodstock and the future residents of the Woodstock Hospital site. This plan to be approved by the CCT Environment and Heritage Management Branch (EHMB) with comments from the local civics;
3. CCT investigate the development of civic use accommodation on the CCT owned property located on 59 – 67 Mountain Road (Erven 14011, 14013, 14014 and 14015 Woodstock). Usage of future building could include an Early Childhood Development Centre; and
4. If any archaeological material or human burials are uncovered during the course of development, then work in the immediate area should be halted. The find would need to be reported to the heritage authorities and may require inspection by an archaeologist. Such heritage is the property of the state and may require excavation and curation in an approved institution

MS

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 Development of a Portion of the Remainder of Farm 1305, Schoongezicht, Stellenbosch: MA
HM/CAPE WINELANDS/STELLENBOSCH/ FARM 1305**

Case No: 222030707NK0328E

INTERIM COMMENT:

The Committee notes the heritage significance of the site as rural agricultural land use contributing to a clearly defined urban edge.

The Committee is off the opinion that some form of development could be accommodated but this should be informed by a rural settlement typology imbedded within an agricultural context as opposed to extending the urban edge into an agricultural landscape.

SB

**16.2 Proposed Retirement Village on Erf 11628, Bellville: NM
HM/ CAPE TOWN METROPOLITAN/ BELLVILLE/ERF 11628**

Case No: 20082603SB0826E

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection.

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. ADVICE

24.1 None

25 SECTION 42 HERITAGE AGREEMENTS

25.1 None

26. OTHER

**26.1 CMP for Langa Pass Office, 26 Lerotholi Avenue, Langa: NM
HM / CAPE TOWN METROPOLITAN / LANGA / ERF 661**

Case No: HWC230401101SJ0411

RECOMMENDATION:

The IACom fully endorses the Langa Pass Office CMP as prepared by Ms O'Donoghue and Mr Buttgens, dated March 2023 and recommends that HWC Council approve the CMP.

SJ

**26.2 Heritage Conservation Management Plan for Witberg WEF Access Road, Central Karoo,
Western Cape: MA
HM/CENTRAL KAROO// LAINGSBURG / MATJIESFONTEIN /RE OF FARM CONSTABLE 154; PTN 0
OF DE HOOP FARM 156; PTN 1 OF FARM ANNEX KRAGA 158; PTN 2 OF FARM KRAGAS DRIFT 159;
RE OF FARM KRAGAS DRIFT 159; RE OF FARM ELANDSKRAG 269**

Case No: 22081211SB0817E

RECOMMENDATIONS:

The IACom fully endorses CPM as prepared by CTS, dated March 2023 and recommends that HWC Council approve CMP.

SB

**26.3 Drosdty Museum CMP, Erf 2920, Swellendam: MA
HM/OVERBERG/SWELLENDAM/ERF 2920**

Case No: N/A

FURTHER REQUIREMENTS:

The Committee resolved to undertake a site inspection on Wednesday, 24 May 2023.

SB

**26.4 Boschendal MMP, Stellenbosch: MA
HM/ CAPE WINELANDS/STELLENBOSCH/BOSCHENDAL**

Case No: N/A

COMMENTS:

The IACom fully endorses MMP and maintenance action as per report prepared by Chand and dated 21 February 2023.

SB

27 Adoption of decisions and resolutions

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

ADOPTED RESOLUTIONS AND DECISIONS