

Adopted decisions and resolutions the Meeting of the Impact Assessment Committee (IACOM) of Heritage Western Cape (HWC) held via MS Teams at 09H00 on Wednesday, 8 October 2025



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 Erf 179026 (Ptn of Erf 150157), 414 Main Road, Observatory: NM
HM / CAPE TOWN METROPOLITAN / OBSERVATORY / ERF 179026**

Case No: 17020703HB0208E

COMMENT:

Since there is no reason to believe that heritage resources will be affected by the current development proposal, the Committee resolved that no further processes are required in terms of Section 38 of the National Heritage Resources Act (NHRA).

SVB

**13.2 Erven 322-Re, 326-Re, 327, 328 and 329-Re, 19, 21, 23 Bickley Road, Sea Point: NM
HM / CAPE TOWN METROPOLITAN / SEA POINT / ERVEN 322-RE, 326-RE, 327, 328, 329-RE**

Case No: HWC24080801SJ0821

RECORD OF DECISION:

The Committee resolved to endorse the revised Heritage Impact Assessment (HIA), dated 29 August 2025, prepared by Bridget O'Donoghue, as having met the provisions of Section 38(3) of the National Heritage Resources Act (NHRA).

The Committee approved the following:

1. The statement of significance and the heritage design indicators;
2. The VIA, with the mitigatory measures contained in the Construction Phase Environmental Management Plan (CEMP) and Operational Phase Environmental Management Plan (OEMP);
3. The townscape study;
4. The SDP set dated 30 June 2025, prepared by GAPP Architects / Urban Designers and Landscape Plan, dated 15 July 2025, prepared by Franchesca Watson & Fabio Pellucini. These plans are to be date-stamped by HWC.

This approval is subject to the following conditions:

1. Building plans must be submitted to HWC for approval prior to submission to CoCT.
2. Archaeological monitoring during the site excavation phases by a registered Archaeologist is required;
3. A registered Engineer, experienced with historic buildings, is to provide a Method Statement on the interface of the historic and proposed building to ensure that no negative structural impacts to the historic building result from the proposed development. This Method Statement must be submitted to HWC for approval, at the same time as the submission of the building plans to HWC.

This approval is 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

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 Erf 2742, 4G Wine Estate, Dassenberg Road, Franschhoek: MA
HM / CAPE WINELANDS / FRANSCHHOEK / ERF 2742**

Case No: HWC24100305EJV1015

FINAL COMMENT:

The Committee resolved to endorse the HIA , dated 4 July 2025, prepared by Bridget O'Donoghue, as meeting the provisions of s38(3) of the NHRA.

1. The heritage and visual indicators are accepted to inform the proposal;
2. The SDP set by G Squared Architecture & Interiors, dated 2 July 2025 and the Landscape Concept Plan by Planning Partners, dated 15 November 2024, are approved;
3. If any archaeological material or human burials are uncovered during the course of development then work in the immediate area must be halted. The find must 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;
4. If substantial fossil remains are discovered during any phase of construction, either on the surface or exposed by excavations the Chance Finds Protocol must be implemented by the ECO/site manager in charge of these developments. These discoveries ought to be protected (if possible, in situ) and the ECO/site manager must report to Heritage Western Cape;
5. The Construction Phase Environmental Management Plan (CEMP) and Operational Phase Environmental Management Plan (OEMP) must be implemented, with the recommended VIA mitigation measures

6. Building plans including a detailed landscape plan prepared by a suitably qualified Landscape Architect must be submitted to HWC for approval by IACom, prior to submission to the municipality.

The approval contained in this comment is 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.

EJV

**16.2 D'Olyfboom Farm RE 29112, Paarl :NM
HM / CAPE WINELANDS / PAARL/ FARM RE 29112**

Case No: HWC23060606SB0608

FINAL COMMENT:

The Committee resolved to endorse the HIA dated 20 August 2025, prepared by Anne-Marie Fick as meeting the provisions of s38(3) of the NHRA.

The updated layout, dated August 2025 prepared by Piet Louw and Dave Dewar Architects · Urban Designers Planners is supported, subject to:

1. The submission of a detailed site development plan set, including sections and elevations, to HWC for approval by IACom, prior to building plan submission to the municipality; and
2. The submission of a detailed landscape plan, prepared by a suitably qualified landscape architect to HWC for approval by IACom, prior to building plan submission to the municipality.

The approval contained in this comment is 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.

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. 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 None

28. Adoption of decisions and resolutions

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