

**Adopted Resolutions and Decisions of the Meeting of the Impact Assessment
Committee (IACOM)
of Heritage Western Cape (HWC) held via MS Teams
at 09H00 on Wednesday, 21 January 2026**



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 3659, 21 Hof Street, Gardens: NM
HM / CAPE TOWN METROPOLITAN / GARDENS / ERF 3649**

Case No: 26733SVB1119 <https://sahris.org.za/node/387347>

RECORD OF DECISION:

The Committee endorsed the Heritage Impact Assessment (HIA), titled 'Proposed Parking Deck, Medical Suites and Hospital Alterations, Gardens Mediclinic, 21 Hof Street, Gardens, Cape Town, Erf 3659', dated 20 November 2025, and prepared by Rennie Scurr Adendorff Architects, as complying with requirements of S.38(3) of the NHRA with specific reference to the following recommendations on page 72:

1. Endorse this HIA as fulfilling the requirements of Section 38(3) of the NHRA (No. 25 of 1999);
2. Approve the proposed development as described in Section 8.0 with the following condition:
 - a. Tree Protection: If construction activities are approved, demolition and construction be executed with the utmost care and adherence to established best practices to minimize potential damage to the existing trees along the north-east and north-west of the site. Of particular heritage and visual significance is the existing indigenous *Erythrina lysistemon* (Coral Tree), a landmark tree that contributes to the unique character and well-preserved streetscape of the Upper Table Valley Heritage Protection Overlay Zone (RSA;2025).
It is recommended that an arborist provide an arboricultural report or method statement detailing a Tree Protection Plan that must be adhered to during the construction phase to ensure the existing northeast and north-west boundary trees survival.
 - b. Materiality: All external material and finish specifications, including the building façade materiality and all ground-level hard landscaping, must be of high quality and non-reflective to reduce glare and visual intrusion.
 - d. Landscape Architecture: Should the heritage application be approved, it is recommended that the approved LUM's landscape plan be revised as part of the building plans approval process to align with the architects (EHH Architects) amended documentation (Section 8.1). The landmark *Erythrina lysistemon* (Coral Tree) must not be felled and as such should be indicated as "To be retained" on all landscape and site plans. The vertical greening through the installation of a stainless-steel cable or mesh trellis system and strategic screening tree planting that has been

specified on the approved LUM's landscape plan should be retained as a condition of heritage approval as this will further decrease the visual intrusion on the Hof Street streetscape.

- e. Architecture and Engineering: It is recommended that the structural foundations associated with the walls adjacent to the landmark Erythrina lysistemon be designed to have as little impact on the tree roots as possible. If deemed appropriate by the structural engineer, a pier-and- beam foundation methodology should be prioritized over a standard strip/trench foundation footing.
3. If any significant or in situ archaeological remains are encountered during development, all work in that area should be halted, and HWC notified so that a way forward can be determined. This could include appointing an archaeologist to undertake mitigatory recording and/ or excavation; the fees for such work would be the responsibility of the developer.
4. Drawings for approval:
 - a. 21818 LAD101 Rev 5. Site Plan 2025.11.06
 - b. 21818 LAD12 Rev 4. Elevations 2025.11.06
 - c. 21818 LAD103 Rev 5. Ground Storey Plans- Phase 2 2025.11.06
 - d. 21818 LAD106 Rev 4. First Storey Plans- Phase 2 2025.11.06
 - e. 21818 LAD107 Rev 4. First Storey Plans- Phase 3 2025.11.06
 - f. 21818 LAD110 Rev 4. Second Storey Plans- Phase 2 2025.11.06
 - g. 21818 LAD111 Rev 4. Second Storey Plans- Phase 3 2025.11.06
 - h. 21818 LAD113 Rev 4. Third Storey Plans- Phase 2 2025.11.06
 - i. 21818 LAD114 Rev 4. Fourth Storey Plans- Phase 2 2025.11.06
 - j. 21818 LAD115 Rev 4. Sections 2025.11.06
 - k. 21818 LAD001 Rev 5. Basement Storey Plan 2025.11.06
 - l. 21818 LAD002 Rev 5. Ground Storey Plan 2025.11.06
 - m. 21818 LAD004 Rev 5. First Storey Plan 2025.11.06
 - n. 21818 LAD005 Rev 5. Second Storey Plan 2025.11.06
 - o. 21818 LAD006 Rev 5. Consulting Block 2025.11.06
 - p. 21818 LAD116 Rev 4. Demolition Layout Plan 2025.11.06

SBr

**13.2 Erven 701 and 6341, Lower Dorp Street, Stellenbosch: MA
HM/ CAPE WINELANDS/ STELLENBOSCH/ ERVEN 701 AND 6341**

Case No: 15031805GT0313E

COMMENT:

The Committee advised that it is not legally possible to amend or to delete conditions of approval. The updated proposal therefore has to be complied with including all conditions of approval or a new phase II HIA must be submitted if it cannot be complied with. The Committee awaits the heritage statement from the applicant to be submitted for advice to HWC to determine whether or not the updated proposal is substantially in accordance with the S.38 approval of 2015. This submission for advice does not require public participation.

SB

**13.3 Erf 17321, Rupert Museum Arts Quarter, Corner of Dorp Street and Strand Road (R44), Stellenbosch: MA
HM / CAPE WINELANDS / STELLENBOSCH / ERF 17321**

Case No: 25620SJ0708

RECORD OF DECISION:

The Committee endorse the HIA as complaint with S.38(3) of the NHRA. The development proposal and landscape plan are approved as in indicated on drawings numbered 010-001, 010-002, 010-003, & 010-004 dated 2025.10.07 and prepared by StudioMas subject to the following conditions:

1. The development must proceed generally in accordance with the site development plan, site plans, sections and elevations prepared by StudioMas referenced as follows:
 - a. HIA/VIA_Site Development Plan & Floor Plan, Project No. J001, Drawing No. 010-001, Rev No. A and dated 2025.10.07
 - b. HIA/VIA Site Development Ground Floor Plan, Project No. J001, Drawing No. 010-002, Rev No. A and dated 2025.10.07
 - c. HIA/VIA_Site Development First Floor Plan, Project No. J001, Drawing No. 010-003, Rev No. A and dated 2025.10.07
 - d. HIA/VIA_Site Development Section and Elevations, Project No. J001, Drawing No. 010-004, Rev No. A and dated 2025.10.07
2. The development must proceed generally in accordance with the landscape plan prepared by Penny Moir Landscape Architects referenced as follows:
 - a. Landscape Plan, Project No.361, Drawing No. LP100, Rev A and dated 08.10.2025
3. The proposed mitigation measures as presented in the landscape plan must be an integrated part of the overall management plan for the site in its entirety and be timed and programmed with the construction period of the development.
4. It is recommended that the green buffer along lower Dorp street and the riparian corridor be mature trees to ensure visual screening and the integration of the proposed development with the character of the broader context.
5. These details must all be present on a detailed landscape plan developed by a Registered Professional Landscape Architect

CSI

**13.4 Proposed School Development on Erf 8709-RE, Via Main Road - St Peter's La Roche, Paarl: MA
HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / REMAINING EXTENT OF ERF 8709**

Case No: 383596CN1030 <https://sahris.org.za/node/383596>

COMMENT:

The Committee approved the temporary school development as shown on the site development plan set drawings. This must be formalised through heritage agreement between the applicant and HWC, such agreement to be valid for 5 years from the date of the heritage agreement. This approval is for the temporary school facility only and the broader development proposal is subject to a full HIA process for the permanent school and another for the larger mixed-used development on the farm.

CA

**13.5 Proposed HIA SDP Amendment on Ptn 57 of Farm 183, Adam Tas Road, Stellenbosch - Cape Saw Mills: MA
HM / CAPE WINELANDS / STELLENBOSCH / PORTION 57 OF FARM 183**

Case No: 15050602GT0508E

COMMENT:

The Committee considered the updated development proposal to be substantially in accordance with the previous HIA approval. No further processes in terms of S.38 are required. The Committee advised that since the additional demolitions were not included in the S.38 approval, a separate S.34 permit application is required for those structures.

CA

**13.6 Various Erven, 'ElevenOnB' Development, Loop, Buiten & Orphan Streets, Cape Town: MA
HM / CAPE TOWN METROPOLITAN / CENTRAL CITY / ERVEN 179652, 3214-RE, 3216, 144382-RE**

Case No: 25255SJ0526

FURTHER REQUIREMENTS:

The HIA does not meet the requirements of S38(3) for the reasons as discussed as above and will await the revised HIA.

XM

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 Farm 1085 Portion 1, 1085-RE, Rickety Bridge, Dassenberg Road, Franschhoek: MA
HM / CAPE WINELANDS / FRANSCHHOEK / FARM 1085 PORTION 1, 1085 REMAINDER**

Case No: HWC25052013EJV0520

INTERIM COMMENT:

The Committee noted positive revisions and refinements to the proposal. The Committee awaits an updated HIA for the revised proposal. 15 days public participation to be undertaken for revised HIA.

EJV

**16.2 Farm 1066-RE, Basse Provence Farm, 45 Main Road, Franschhoek: MA
HM/ CAPE WINELANDS/ FRANSCHHOEK/ FARM 1066-RE**

Case No: HWC24101612CSI1028

INTERIM COMMENT:

The Committee noted positive revisions and refinements to the proposal. The Committee awaits an updated HIA for the revised proposal. 15 days public participation to be undertaken for revised HIA.

CSi

**16.3 Portion 43 of Farm 72, off the old R43 Road, Caledon: NM
HM / OVERBERG/ THEEWATERSKLOOF/ CALEDON/ PORTION 43 OF FARM 72**

Case No: HWC25073004CSI0808

HELD OVER:

The matter was held over and deferred for consideration at the Special IACom meeting to be held on Friday, 23 January 2026.

CSi

**16.4 Farm 733, Bokkerivier, Bokbaai, Malmesbury: MA
HM/ WEST COAST/ SWARTLAND/ MALMESBURY/ FARM 733**

Case No: HWC24020806CH0209/26502CH1028

HELD OVER:

The matter was held over and deferred for consideration at the Special IACom meeting to be held on Friday, 23 January 2026.

CH

**16.5 Proposed Mixed Use Development on Farm 123-RE, Via R302, Klipfontein Road - Bella Riva, Durbanville:
NM
HM / CAPE TOWN METROPOLITAN / DURBANVILLE / REMAINDER OF FARM 123**

Case No: HWC24090205CN1121

HELD OVER:

The matter was held over and deferred for consideration at the Special IACom meeting to be held on Friday, 23 January 2026.

CA

**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.