

**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, 16 September 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 Proposed SDP Amendment on Erf 46732-RE, 12 Rouwkoop Road - Welverdiend, Rondebosch: NM
HM / CAPE TOWN METROPOLITAN / RONDEBOSCH / ERF 46732-RE**

Case No: 29267CN0707 <https://www.sahris.org.za/node/406844>

RECORD DECISION:

1. The Committee endorsed the revised SDP with drawing numbers A001 – Rev 0, dated 14 April 2025; A001, A101, A102, A103 – Rev 4, dated 25 May 2025; A108 – Rev 1, dated 6 February 2025; 101-PL – Rev 0, dated 27 May 2026; Elevations (three pages), dated 27 June 2026; as prepared by TN and DNN from Design Network.
2. In accordance with the conditions of approval of the HIA, final building plans must be submitted to HWC for endorsement.
3. This conditions of approval, dated 21 July 2022 of the previous HIA remain in place.

CN

**12.2 Proposed SDP Amendment on Erf 1247, 43 Regent Road, Sea Point: NM
HM / CAPE TOWN METROPOLITAN / SEA POINT / ERF 1247**

Case No: 29256CN0707 <https://www.sahris.org.za/node/406823>

RECORD DECISION:

The Committee endorsed the revised plans with drawing numbers 202314_COU: 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 216, 217, 218, 318, 319, 320 – Revision 1 dated 30 January 2026, as prepared by NH from Robert Silke & Partners

CN

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

**13.1 Proposed Multi-Floor Redevelopment of Erven 8504, 8505, 8513, Cnr Pontac, Nelson and Aspeling Streets, District Six: MA
HM / CAPE TOWN METROPOLITAN / DISTRICT SIX / ERVEN 8504-RE, 8505 AND 8513**

Case No: 16072505WD0810M

RECORD DECISION:

The Committee endorsed the HIA as having met the requirements of S38(3) of the NHRA.

The Committee endorsed the revised proposal with drawing numbers SDP.01, SDP.02, SDP.03, SDP.04, SDP.05 – Revision, dated 17 June 2026, as prepared by MLB Architects as addressing the concerns previously raised.

Recommendations from the HIA report on pages 7, 8 and 114, 115:

1. The HIA meet the requirements of the Section 38(3) of the NHRA;
2. In terms of S38(4) of the NHRA, HWC approves the proposed building on Erven 8504 RE, 8505 and 8513 Woodstock Cape Town, as presented in Annexure 10 (MLB Architects drawings Rev. O, dated 2026.06.17), and approves the landscaping concept sketch, prepared by Square One Landscape Architects, on condition that:
 - a. The initial earthworks for the proposed development on the site are monitored by a registered archaeologist, monitoring of the site for possible sub surface ruins and historical deposits on the site. If discovered, the archaeologist must document the findings according to a Workplan approved by HWC.
 - b. The site interpretive signage be installed on the building's faced at ground level, within a year of the building's completion, to HWC approval.

CN

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 1341, Bo-Dal Road, Dal Josaphat, Paarl: MA
HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / FARM 1341**

Case No: HWC25110302EJV1113 / 26666EJV1113

FURTHER REQUIREMENTS:

The HIA does not meet the requirements of the S38(3) of the NHRA and further information is required:

1. The Committee requires clarity on the alternatives considered to ensure the sustainable protection and conservation of the property.

2. Further clarity on the business model and how funds generate from the project will be invested in the restoration, protection and ongoing conservation of the property and its various historical buildings.
3. A draft Conservation Management Plan must be submitted, detailing the investment in the restoration of the farmsteads, as well as a phased master plan for the implementation of the conservation works.
4. Confirmation of setbacks of the photovoltaic fields from the farm precincts and what determines this line.
5. Confirmation of heights of proposed photovoltaics and fencing and their inclusion in the design indicators. Documentation must be clear and consistent in the description of these elements.
6. Visual impact assessment from the north side of the farmsteads.
7. A more complete and up to date record of Roggeland in section 3.5 of the assessment of the HIA.
8. More information pertaining to the green screening to occur on the other side of the stream with particular reference to the landscape master plan and the VIA.
9. Sections from the homesteads through the stream to the start of the photovoltaic infrastructure to be included.
10. A socio impact assessment must be undertaken to address the social significance of the site, including in the more recent past and the socio and economic benefits to the local community.

CSI

**16.2 Proposed Mixed Use Development on Erf 2187, Green Point (Three Anchor Bay): NM
HM / CAPE TOWN METROPOLITAN / GREEN POINT / ERF 2187**

Case No: HWC16092210WD1011E

HELD OVER:

The Committee resolved to undertake a site inspection on Friday, 2 October 2026 at 9:30 (JWH, DS, CW, KS, MS and FV)

RB

16.3 Erf 878 Fontein Street, Riebeeck Kasteel.

FINAL COMMENT:

1. The Committee endorsed the HIA as having met the requirements of S38(3) of the NHRA.
2. The Committee approved the following drawings:
 - a. Concept Masterplan, dated 2026 08 20;
 - b. Urban Design report Rev 3.5 dated 2026 08 20;
 - c. Architectural Guidelines Rev 17 2026;
 - d. Landscape Site Development Plan dated 26 08 2026 and plant list dated August 2026; and
 - e. Rezoning plan Rev 78 dated 2026-08-24
3. No further archaeological mitigation is required, and no archaeological monitoring is required during construction phase excavations.
4. If any buried human remains are uncovered during construction excavations, these must be immediately reported to the archaeologist (J Kaplan 082 3210172 and Heritage Western Cape. Burials must not be disturbed until inspected by the archaeologist.
5. Visual Impact Assessment mitigation measures:
 - a. VIA Construction and Operational Phase mitigations to be included in the EAP EMPr.
 - b. Landscape Maintenance of the public spaces to be included in the EAP EMPr.

CSi

- 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.