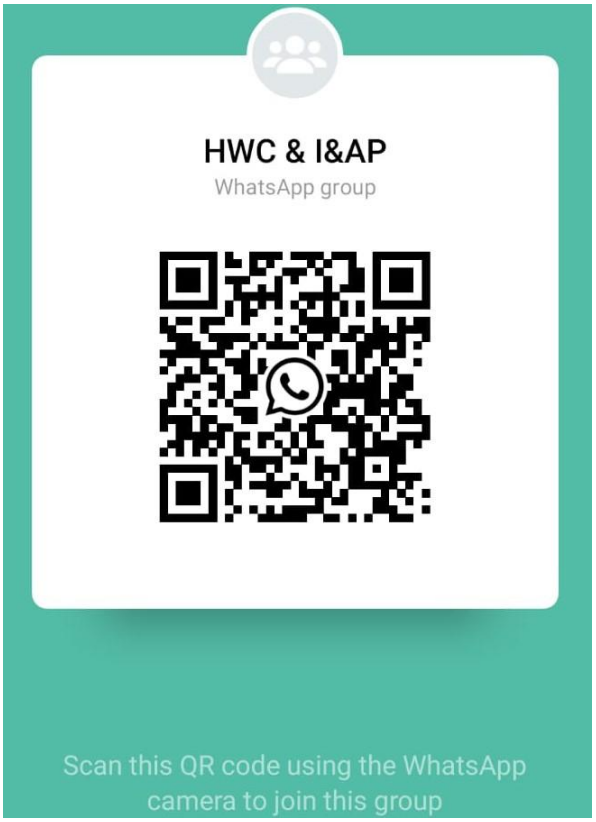
ILifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

MEETING OF HERITAGE WESTERN CAPE'S IMPACT ASSESSMENT COMMITTEE (IACOM)
DATE: THURSDAY, 3 DECEMBER 2026
TIME: 09:00

The meeting will be held online via *Microsoft Teams* (*https://teams.microsoft.com/downloads*)

To be a participant in the meeting, kindly email the agenda item number and the contact details (email address and cellphone number) of the attendee to ceoheritage@westerncape.gov.za no later than 24hrs ahead of the scheduled meeting.

In order to be updated with agenda proceedings, please use the following QR code or link to access the HWC *Whatsapp* group on the day:



Follow this link to join the WhatsApp group:
https://chat.whatsapp.com/IJzuikP4jtt4fmPW7fA5X6

It is your responsibility to join the respective group to be kept up to date on the meeting proceedings – HWC officials will not be contacting individuals in order to advise them when to join.

RULES FOR HERITAGE WESTERN CAPE COUNCIL & COMMITTEE MEETINGS

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1) **Engage in productive discussions:** The Chairperson will guide the meeting, and all questions and comments must be directed through the Chairperson, who will give permission to speak.
2) **Respect the time limit:** Parties should limit their oral representations to the time set by the Chairperson, unless the committee agrees to extend the period.
3) **Stay focused on the topic:** The members of the committee have already familiarized themselves with the written representations, so there's no need to repeat this information. The Chair will ask parties to focus on new information.
4) **Ask and answer of questions:** Members of the committee may ask questions to parties, and all responses should be made through the Chair.
5) **Maintain a positive atmosphere:** No cross-examination of parties by other parties is allowed, and parties should refrain from repeating information, using unbecoming language, making irrelevant or personal attacks, and focus on the heritage merits of the matter.
6) **Show proper conduct:** If an individual engages in misconduct, obstructs the business of a meeting, declines to withdraw any expression when asked to do so by the Chair, indulges in repetition, unbecoming language or remarks, or commits any breach of the rules, the Chair may direct them to behave properly.
7) **Respect the chair's decision:** If a member or non-member disregards the Chair's directions, the Chair may ask them to leave the meeting for a specified period or have them removed from the meeting.
8) **Encourage good behavior:** If the Chair fails to act, any member may move a motion to require the Chair to enforce proper behavior.
9) **Follow the Code of Conduct:** The entire Code of Conduct applies to all HWC meetings, and everyone should be mindful of their behavior and language.
10) **Let's work together:** The Heritage Western Cape Committee Meetings are an opportunity to work together towards building social cohesion. Let's work towards a productive and respectful meeting.

February 2023_V1

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • **Postal Address:** P.O. Box 1665, Cape Town, 8000 • **Tel:** +27 (0)21 483 5959 • **E-mail:** ceoheritage@westerncape.gov.za

Straatadres: Protea Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • **Posadres:** Posbus 1665, Kaapstad, 8000 • **Tel:** +27 (0)21 483 5959 • **E-pos:** ceoheritage@westerncape.gov.za

Idilesi yendawo: kumgangatho 3, kwisakhiwo iprotea Assurance, Greenmarket Square, ekapa, 8000 • **Idilesi yeposi:** Inombolo yebhokisi yeposi 1665, eKapa, 8000 • **Iinombolo zomnxeba:** +27 (0)21 483 5959 • **Idilesi ye-imeyile:** ceoheritage@westerncape.gov.za

AGENDA					
Agenda No.	**Case number**	**Item**	**Reference No**	**Matter**	**Heritage Officer**
1	**Opening**				
2	**Attendance**				
3	**Apologies**				
4	**Approval of Agenda**				
4.1	Dated: 3 December 2026				
5	**Approval of the minutes of the previous meeting**				
5.1	Minutes dated: 18 November 2026				
6	**Disclosure of conflict of interest and acceptance of the code of conduct**				
6.1	Recusal				
7	**Confidential Matters**				
8	**Appointments**				
8.1	None				
9	**Administrative Matters**				
9.1	Outcome of the Appeals and Tribunal Committees				Legal Team
10	**Standing Items**				
10.1	Site Inspections Conducted				
10.2	Report back from Council, and any other Committees				
10.3	Discussion of the agenda				
10.4	Potential Site Visits				
MATTERS TO BE DISCUSSED					
11	**Section 38(2): Response to Notification of Intent to develop**				
Agenda No.	**Case number**	**Item**	**Reference No**	**Matter**	**Heritage Officer**
11.1	None				
12	**SECTION 38(1): INTERIM COMMENT**				
Agenda No.	**Case number**	**Item**	**Reference No**	**Matter**	**Heritage Officer**
12.1	None				
13	**Section 38(4) Record of Decision**				
Agenda No.	**Case number**	**Item**	**Reference No**	**Matter**	**Heritage Officer**
TIME SLOT: 09:30 - 10:00					
13.1	26353SJ1008	Erven 2317, 2318, 2319, 2320, 2321, 2322, 2326, 2327 and 2328, 52-58 Castle Street, 49 Loop Street & 57 Strand Street, Cape Town City Centre	HM / CAPE TOWN METROPOLITAN / CAPE TOWN CITY CENTRE / ERVEN 2317, 2318, 2319, 2320, 2321, 2322, 2326, 2327 and 2328	Matter Arising	Sofia Briel
TIME SLOT: 10:00 - 10:30					
13.2	26092EJV0910	Erven 46115-RE and 46116, 6 and 10 Glen Darrach Road, Rondebosch	HM / CAPE TOWN METROPOLITAN / RONDEBOSCH / ERVEN 46115-RE & 46116	New Matter	Ruan Brand
TIME SLOT: 10:30 - 11:00					
13.3	27314SVB0209	Erven 825, 1123, 1124-RE, 1125-RE, 1128, 1129, 1130, 1133, 1134, 1142, & 1160, 127-135 Dorp Street, Stellenbosch	HM / CAPE WINELANDS / STELLENBOSCH / ERVEN 825, 1123, 1124-RE, 1125-RE, 1128, 1129, 1130, 1133, 1134, 1142, & 1160	New Matter	Sofia Briel
TIME SLOT: 11:00 - 11:30					
13.4	26527EJV1029	Erven 2662 & 15653, Cathedral and Memoriam Streets, George	HM/GARDEN ROUTE/GEORGE/ERVEN 2662 & 15653	New Matter	Stephanie Barnardt

14	SECTION 38(8) NEMA RESPONSE TO NOTFICATION OF INTENT TO DEVELOP				
Agenda No.	**Case number**	**Item**	**Reference No**	**Matter**	**Heritage Officer**
14.1	None				
15	**SECTION 38(8) NEMA INTERIM COMMENT**				
Agenda No.	**Case number**	**Item**	**Reference No**	**Matter**	**Heritage Officer**
15.1					
16	**SECTION 38(8) NEMA FINAL COMMENT ON ENVIRONMENTAL IMPACT ASSESSMENT**				
Agenda No.	**Case number**	**Item**	**Reference No**	**Matter**	**Heritage Officer**
TIME SLOT: 11:30 - 12:00					
16,1	HWC25052618SJ0528	Erven 149294-RE, 158570-RE, 177854 & 179076 (Granger Bay Phase 1B Development Parcels OP, P, a1 & a2, Breakwater North), V&A Waterfront, Foreshore	HM / CAPE TOWN METROPOLITAN / V&A WATERFRONT / ERF 158570-RE & 149294-RE	Matter Arising	Sofia Briel
TIME SLOT: 12:00 - 12:30					
16.2	25785EJV0731	Proposed Subdivision and Rezoning for the Residential Development of Portion 40 of Farm Klipfontein No 711, Gansbaai	HM / OVERBERG / OVERSTRAND / GANSBAAI / FARM 711 PORTION 40	Matter Arising	Ruan Brand
LUNCH TIME SLOT: 12:30 - 12:50					
TIME SLOT: 12:50 - 13:20					
16.3	HWC24082111SB0903	Farm Houdenbek 415, east of Op Die Berg on the R303, Ceres, Prince Alfred Hamlet	HM/WITZENBERG/CERES/ FARM 415	Matter Arising	Stephanie Barnardt
TIME SLOT: 13:20 - 13:50					
16.4	22061314SB0819E	Erf 308, Corner of Vista Street and Main Street, Jacobsbaai	HM / WEST COAST / SALDANHA BAY / JACOBAAI / ERF 308	Matter Arising	Stephanie Barnardt
17	**SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP**				
Agenda No.	**Case number**	**Item**	**Reference No**	**Matter**	**Heritage Officer**
17.1	None				
18	**SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN INTERIM COMMENT**				
Agenda No.	**Case number**	**Item**	**Reference No**	**Matter**	**Heritage Officer**
18.1	None				
19	**SECTION 38(8) MPA ENVIRONMENTAL MANAGEMENT PLAN FINAL COMMENT**				
Agenda No.	**Case number**	**Item**	**Reference No**	**Matter**	**Heritage Officer**
19.1	None				
20	**SECTION 38(8) OTHER LEGISLATION NOTIFICATION OF INTENT TO DEVELOP**				
Agenda No.	**Case number**	**Item**	**Reference No**	**Matter**	**Heritage Officer**
20.1	None				

21	SECTION 38(8) OTHER LEGISLATION INTERIM COMMENT				
Agenda No.	**Case number**	**Item**	**Reference No**	**Matter**	**Heritage Officer**
21.1	None				
22	**SECTION 38(8) OTHER LEGISLATION FINAL COMMENT**				
Agenda No.	**Case number**	**Item**	**Reference No**	**Matter**	**Heritage Officer**
22.1	None				
23	**SECTION 27 PROVINCIAL HERITAGE SITES**				
Agenda No.	**Case number**	**Item**	**Reference No**	**Matter**	**Heritage Officer**
23.1	None				
24	**ADVICE**				
Agenda No.	**Case number**	**Item**	**Reference No**	**Matter**	**Heritage Officer**
24.1	None				
25	**OTHER**				
Agenda No.	**Case number**	**Item**	**Reference No**	**Matter**	**Heritage Officer**
25.1	None				
26	**Adoption of decisions and resolutions**				
27	**Closure**				
28	**Date of the next meeting:**		**20-Jan-27**		