

**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, 10 September 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 33030, Cressy Road, Garlandale: MA
HM / CAPE TOWN METROPOLITAN / GARLANDALE/ERF 33030**

Case No: HWC24101108XM0304

FURTHER REQUIREMENTS:

The Committees comments as dated 24 June 2025 have not been met.

1. The revised AIA is to analyze the heritage implications of previous archaeological reports and excavations and derive archaeological indicators and mitigation relevant to the current submission. It must include the mapping information from the existing reports and any further relevant overlays.
2. The above information must be compiled in a revised integrated HIA that complies with Section 38(3) and is subject to a further 14-day consultation period which includes all identified interested and affected parties (including all parties making representation on IACom meeting 10 September 2025).

SB

**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

HELD OVER:

The Committee resolved to undertake a site inspection on Friday, 26 September 2025 at 11:00 (KS, SW, DS, JWH, FV and CW).

SJ

- 13.3 Erven 381, 384-Re, 385 and Ptn of 386-Re, 2 & 4 Mill Street, The Lenox and Lincoln House, Oranjezicht: MA
HM / CAPE TOWN METROPOLITAN / ORANJEZICHT / ERVEN 381, 384-RE, 385 AND A PORTION OF ERF 386-RE**

Case No: HWC23042606CN0522

RECORD OF DECISION:

The Committee resolved to approve the revised SDP in terms of Section 38(4) as per the drawing set Revision A: 1.01; 1.02; 2.02; 2.03; 2.04; 2.05; 2.06; 2.07; 13.01; 3.01; 3.02; 3.03; 3.04; 3.09; 3.09, dated 12 August 2025, and prepared by Jane Visser Architects as being substantially in accordance with the previous HWC approval dated 14 August 2024.

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 Portion 28 of Welmoed Farm 468, Lynedoch Village, Off R310, Stellenbosch: MA
HM / CAPE WINELANDS / STELLENBOSCH / PORTION 28 OF FARM 468**

Case No: HWC23040509AM0411

FURTHER REQUIREMENTS:

The Committee resolved that the HIA does not meet the requirements of Section 38(3) of the NHRA for the following reasons and requires the following to be addressed:

1. The HIA does not contain a site development plan which will guide and direct the ongoing management of heritage resources in a responsible manner.
2. The Committee therefore requires a site development plan set including a breakdown of land uses, subdivision pattern massing and height controls.
3. The Committee requires clarity on the future use and protection of the agricultural land, making up for the remainder of the site.

SB

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

Case No: H HWC24100305EJV1015

HELD OVER:

The Committee resolved to undertake a site inspection on Friday, 26 September 2025.

EJV

**16.3 Erf 279, Clanwilliam: MA
HM/ WEST COAST / CEDERBERG / CLANWILLIAM / ERF 279**

Case No: HWC24051407EJV0618

FINAL COMMENT:

The Committee resolved to endorse the S38(8) Heritage Impact Assessment titled "Proposed Residential Development in Clanwilliam, Western Cape", prepared by Jenna Lavin of CTS Heritage, dated August 2025 with recommendations on page 81:

1. Open space (erven 279 and 1422) is to be retained as public open space in the area indicated between the Park Street precinct and the Sederville precinct in order to retain a remnant of the Clanwilliam commonage, and to provide these significant historic precincts and remnant historic built fabric with sufficient breathing space. The remainder of the historical pattern of the subdivision as identified in a revised subdivision plan must be submitted to HWC HOMs for endorsement.
2. Due to the position of the proposed development between two areas that have been identified as having heritage value, additional design detail be submitted to HWC for approval as a condition of a positive comment on this HIA. The architecture of the proposed development should adhere to the Guidelines included as Appendix 3.
3. The attached Chance Fossil Finds Procedure is implemented for the duration of construction activities
4. Should any buried archaeological resources or human remain, or burials be uncovered during the course of development activities, work must cease in the vicinity of these finds. Heritage Western Cape (HWC) must be contacted immediately in order to determine an appropriate way forward
5. This comment is valid for 5 years from the date of this recommendation. 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

**16.4 Farm 1259; Erven 583; 1613; 1751; 1752; 1753, Paternoster Waterfront, Paternoster: MA
HM/ WEST COAST / SALDANHA BAY / PATERNOSTER / FARM 1259; ERVEN 586, 1613, 1751, 1752, 1753**

Case No: HWC24050209EJV0516

FINAL COMMENT:

The Committee resolved that the HIA has not satisfied the requirement of S.38 (3) of NHRA for the following reasons:

1. The cultural landscape components of the HIA have not been adequately assessed in terms of spatial assessment of the receiving physical environment. This would include the prominent location of the

site, contributing to the character and historical layering and origins of the settlement of Paternoster, its pre-colonial heritage and role in the development of the West Coast Fishing Industry. The outcome of the cultural landscape assessment requires the clear spatialisation of heritage issues involving the input of expertise in this field of heritage assessment.

2. The absence of heritage expertise in this regard has resulted in this requirement not been addressed. Furthermore, the lack of the provision of heritage indicators has resulted in an ill-informed development proposal for the entire site.
3. Site analysis and assessment of the existing industrial structures and landscape have not been provided as called for.
4. A sound motivation for the retention or reuse of all industrial buildings and structures on the property have not been provided as previously required.
5. A motivation for all new proposed buildings, with particular reference to the dominant building morphology of historical Paternoster and how it has evolved and yet retains its sense of place within a natural coastal setting has not been provided as previously required.
6. The identification of no-go development zones and identification of appropriate zoning to ensure adequate protection has not been addressed.
7. Recent work on the archaeology of the Paternoster cultural landscape is not fully mapped in detail and assessed with indicators related to the proposed development.

EJV

**16.5 N1 Roadway, Worcester: MA
HM / CAPE WINELANDS / BREEDE VALLEY / WORCESTER / N1 ROADWAY, MULTIPLE FARMS AND
ERVEN**

Case No: HWC23110822SB1120

FINAL COMMENT:

The Committee resolved to endorse the S38(8) Heritage Impact Assessment (HIA), titled "HERITAGE IMPACT ASSESSMENT - ASSESSMENT REPORT INCORPORATING: VISUAL IMPACT ASSESSMENT, PALEONTOLOGICAL IMPACT ASSESSMENT, ARCHEOLOGICAL IMPACT ASSESSMENT AND SOCIAL IMPACT ASSESSMENT WORCESTER WESTERN CAPE N1 ROAD INFRASTRUCTURE", dated 14 April 2025, and prepared by Bridget O'Donoghue, as having met the provisions of Section 38(3) of the National Heritage Resources Act (NHRA), with specific reference to the following recommendations on pages 220-223:

1. The statement of significances and the heritage and visual design indicators proposed in the report be accepted.
2. The specialist reports and contents: Archeological, Paleontological, Visual, Built Environment and Social reports are approved.
3. **Recommended Route Option 4 and the following mitigation measures are required in order to address the negative impact on the significant cultural landscape and associated heritage resources:**
 - a. Revised road is designed on the Voordenberg Farm to omit the elevation of the road above the farmstead (around Kleinberg se Draai). The road alignments have been based on a vehicle speed of 120 km/hr. It is recommended that the road speed is reduced to R 100 km/hr. around this corner so that the road position can be revised. There are many instances where the road speed is reduced along the national roads due to topography, natural features settlements etc. The retention of the landform is assessed as more important than the retention of the farmstead;
 - b. The northern section of Route 4 before the entry to the Hex River Pass could be aligned to Option 1 in order to reduce the loss of vineyards. The Option 1 slip road in close proximity to the two

cottages (183/4 RE) must be carefully designed to not impact the setting of these two cottages. Access to these two cottages must be retained.

- c. The residences adjacent to de Wet Station (Twee Fontein 319/40 and 319/82) require safe access and buffer from the N1 in terms of noise and lighting impacts.
- d. SANRAL must investigate the option of establishing a vegetated berm along the section of the N1 located adjacent to farmstead on Seekoeigat Farm. The Landscape Architect must be required to design a suitable vegetated buffer between the road and Seekoeigat Farm;
- e. The need for establishing vegetated berms for other properties must also be investigated depending on the final alignment.

4. Archaeology

- a. Commission an archaeologist to carry out required mitigation well in advance of construction (preferably 6 months).
- b. Carry out required archaeological mitigation along the track at waypoints 4726 and 4729-4736 and surrounding area. This should be done during the dry season.
- c. Inform staff to be vigilant and carry out inspections of new excavations
- d. Reporting chance finds as early as possible to HWC or an archaeologist, protect in situ and stop work in immediate area.

5. Palaeontology

- a. If fossil remains or trace fossils are discovered during any phase of construction, either on the surface or exposed by excavations, the Chance Find Protocol must be implemented by the ECO/site manager. These discoveries must to be protected (if possible, *in situ*). The ECO/site manager must report to HWC so that a palaeontologist can carry out mitigation (collection and recording). The chance find protocol to be included into the CEMP.

6. Visual

- a. The thorough implementation, maintenance, and management of detailed landscape plans prepared by suitably qualified landscape architects with experience in cultural landscape and road infrastructure projects must be included with the detailed engineering drawings and plan submissions to ensure that the cultural landscape quality is retained.
- b. Ensure that existing trees are retained as far as is possible and reinforce or replace traditional patterns of planting where appropriate with suitable species.
- c. Maintain trees in a healthy growing condition, and not allow to be needlessly destroyed by new development. Ensure continuity of the rural landscape with replacement of trees where retention of existing trees is not possible.

7. Built Environment

- a. The following structures are recommended for demolition:
 - Residence on WC Dept Agriculture offices (Farm 267)
 - At least 2 dwellings, large shed and outbuildings (Vredelus) (Tweefontein 319/31)
 - Potjie Geplant / Rooi Hond nursery (Meirings Berg 309/01)
 - Tweefontein farmstall and associated residence (Tweefontein 319/98) • Semi-detached farm workers' dwellings De Wet Cellar (Meirings Berg 309/2)
 - Farm workers' dwelling (within 5 m of proposed service road) and undercover parking and farmyard
 - Seekoeigat farm (Glen Heatlie 183/4)
- b. The buildings that are recommended for retention are:
 - All structures within the Voordenberg farmstead (Tweefontein 319/50) (the demolition of any structures on the historic farmstead must be discussed with the recommended revision of Option 4 on Kleinberg se Draai.

- Cottage with Eucalyptus trees and the stone cottage on Glen Heatlie 183/4/RE (east of the Option 1 slip road)
- Cottages adjacent to the railway line next to De Wets Cellars (Twee Fontein 319/40 and Twee Fontein 319/82)

8. Access and mobility

- SANRAL must establish and underpass on Seekoeigat Farm to enable access to sections of the property and houses that are cut off from the farm by the project. The location of the underpass should be discussed with the owner of Seekoeigat Farm. The underpass would also enable farm workers to cross the N1.
- Access must be provided for the houses located at the De Wet station residential node.
- Provision must be made for a taxi facility on the service road in the vicinity of the Tweefontein Farm Stall. This location would enable taxis to access De Doorns via the N1 north lane and Worcester via the service road.

9. Sense of place

- Aim to retain the gateway experience around the Kleinberg se Draai, potentially with new vegetation and the recommended revision of the road infrastructure on this corner section.
- Disturbances associated with the construction of the N1 project, including the interchanges and service roads, must be rehabilitated and landscaping plans should be implemented.
- SANRAL must investigate the option of establishing a vegetated berm along the section of the N1 located adjacent to farmstead on Seekoeigat Farm (i.e. on the one side of the road).
- The need for establishing vegetated berms for other properties must also be investigated depending on the final alignment.

10. Construction Phase Environmental Management Plan (CEMP)

- Implement a construction phase Environmental Management Plan (CEMP) to ensure on-going management of social and visual environmental matters. The detailed mitigation measures must be outlined in the Environmental Management Plan (EMP) for the Construction Phase.

RB

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.