

**Adopted Resolutions and Decisions of the Meeting of the Impact Assessment  
Committee (IACOM)  
of Heritage Western Cape (HWC) held via MS Teams  
at 08H00 on Wednesday, 18 February 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 33030, Cressy Road, Athlone: MA  
HM / CAPE METROPOLITAN/ ATHLONE / ERF 33030**

**Case No:** HWC24101108XM0304

**FURTHER REQUIREMENTS:**

The development as proposed cannot be considered as the HIA does not meet the requirements of S.38(3) of the NHRA for the following reasons:

1. The recommendations of the archaeological impact assessment have not been fully integrated into the HIA report or interrogated in the HIA and there is a lack of clarity how and when recommendation 3 in particular is to be complied with.
2. There is a lack of clarity how the HIA recommendation regarding monitoring is to be implemented, including resolving the issue of exhuming and reburial. It should be noted that these issues can only be resolved once the recommendation set out above has been addressed.

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 at IACom meeting 18 February 2026).

**SB**

**13.2 Portion 45 of Farm 159, Meerendal, Durbanville: NM  
HM / CAPE METROPOLITAN/ DURBANVILLE/MEERENDAL / PTN 45 OF FARM 159**

**Case No:** HWC23112104SB1124

**HELD OVER:**

The Committee resolved to undertake a site inspection on Thursday, 5 March 2026 at 10:00 (KS, JWH, SW and AM)

**SB**

**13.3 Proposed Multi Storey Development, Erven 8504, 8505, 8513, Cnr Pontac, Nelson and Aspeling Streets, District Six, Cape Town: MA  
HM / CAPE TOWN METROPOLITAN / DISTRICT SIX / ERVEN 8504-RE, 8505 AND 8513**

**Case No:** 16072505WD0810M

**HELD OVER:**

The Committee resolved to undertake a site inspection on Friday, 6 March 2026 (CF, DS, KS, JWH, SW and AM)

CA

**13.4 Farm 841-RE; Portion 6 of Farm 841, Loewenstein Farm, Fraaigelegen, Paarl: NM  
CAPE WINELANDS / DRAKENSTEIN / PAARL / FARM 841 REMAINDER; PORTION 6 OF FARM 841**

**Case No:** HWC24101405EJV1016

**RECORD OF DECISION:**

The Committee resolved to endorse the S38(8) Heritage Impact Assessment (HIA), titled "Remainder Farm 841 and Portion 6 of Farm 841, Fraaigelegen, Paarl: Proposed mixed-use development Heritage Impact Assessment", dated January 2026, and prepared by Lize Malan, as having met the provisions of Section 38(3) of the National Heritage Resources Act (NHRA), with specific reference to the following recommendations on page 62:

1. The architectural guidelines that address the aspects set out in Section 14.1 of the HIA and the detailed landscape plan must be submitted to HWC for approval, before building plan approval.

The endorsement contained in this decision 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

**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 63, Portion 1 of Farm 109, Farm 108-RE, Farm 287, Brandberg Wind Energy Facility, Laingsburg: NM  
HM / CENTRAL KAROO/ LAINGSBURG/ MULTIPLE FARMS**

**Case No:** 25823CSI0806

**FURTHER REQUIREMENTS:**

The HIA has not met the requirements of S.38(3) of NHRA. The Committee requires a supplementary report to more clearly address highly sensitive turbine locations in relation to the scenic qualities of the N1 and topographical features forming a backdrop to the scenic route condition. The supplementary report must also address the need for clear recommendations regarding turbine locations which are unacceptable from a combined cultural landscape and visual perspective. The specialist studies must propose and motivate an appropriate, site-specific buffer zone to inform the placement of turbines.

**CSI**

**16.2 Edision Solar on Portion 2 of Matjeskuil 733, and Portion 2 of Hercules Pilaar 1242, Off the R304,  
Durbanville: NM  
HM / CAPE METROPOLITAN/ DURBANVILLE/PTN 2 FARM 733, PTN 2 OF FARM 1242**

**Case No:** 25130SB0512

**FINAL COMMENT:**

The Committee resolved to endorse the Heritage Impact Assessment (HIA), titled "Proposed Edison Solar PV Facility On Portion 2 Of Hercules Pilaar 1242 And Portion 2 Of Matjeskuil 733 (Paarl), City Of Cape Town, Western Cap", dated 9 October 2025 and prepared by ASHA Consulting (Pty) Ltd and Bridget O'Donoghue, as having met the provision of Section 38(3) of the National Heritage Resources Act (NHRA), with specific reference to the following recommendations on page 79 of the report, as follows:

1. An archaeologist must be appointed to monitor grubbing of the site.
2. A workplan approval must be in place so that artefacts can be collected, if necessary, without unduly delayed construction.
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 to confirm significance and propose a way forward. Such heritage is the property of the state and may require excavation and curation in an approved institution.
4. Signage on public roads must be of modest proportions.
5. Buildings must be painted in low contrast colours.
6. A landscape plan showing hedgerows/windrows to be planted around the perimeter of the facility must be compiled by a registered landscape architect and must be submitted to HWC for approval. Tree species must be chosen to grow to a maximum height of 6m. Landscape plans to specify species of plants to be used and spacing/placement such that shading of PV modules is avoided while providing adequate visual screening.

The endorsement contained in this comment is valid for 5 years from the date of this comment. 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**

**16.3 Erf 155, Keurboomstrand, Plettenberg Bay: MA  
HM / GARDEN ROUTE / BITOU / PLETTENBERG BAY / ERF 155**

**Case No:** 21060110AM0615E

**FINAL COMMENT:**

The Committee resolved to endorse the revised Heritage Impact Assessment (HIA), titled "Proposed rezoning and residential Development on Erf 155 Keurboomstrand, Plettenberg Bay, dated 7 November 2025, and prepared by Hearth Heritage, as being substantially in accordance with the previously approved proposal.

The endorsement contained in this comment is valid for 5 years from the date of this comment. 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**

**16.4 Aria Wind Energy Facility Phase 1 on Farm 16 Portion 1 etc., Tyger Hoek and Driehoekfontein, Nelspoort: NM  
CENTRAL KAROO / BEAUFORT WEST / FARM 16 PORTION 1; PORTION 3-RE; PORTION 4 (PORTION OF PORTION 3) AND FARM 18-RE PORTION 1**

**Case No:** 26438EJV1017

**FINAL COMMENT:**

The Committee resolved to endorse the S38(8) Heritage Impact Assessment (HIA), titled "Proposed Development of the Aria Phase 1 WEF near Nelspoort in the Western Cape", dated August 2025 and updated November 2025, and prepared by CTS Heritage, as having met the provisions of Section 38(3) of the National Heritage Resources Act (NHRA), subject to the following conditions, as listed on page 102 of the HIA:

1. The recommended buffers identified in Table 5.1 must be adhered to
2. Turbines 23, 29 and 35 must be relocated out of the sensitive areas, where no development is permitted
3. All internal roads must be rehabilitated to 7m wide except in areas where turning circles need to be accounted for and abnormal load vehicle requirements taken into consideration
4. The proposed new internal roads must align as far as possible with existing roads on site to limit the engineering and major infrastructure works required within the mountain and koppies
5. All the new proposed internal roads must be reversible as far as possible
6. Substation Option 1 and OHL Option 1 are endorsed
7. A number of the proposed turbines are located within or in close proximity to the mapped dolerite outcrops which have higher sensitivity for impacts to significant archaeological heritage as noted above. Additional care must be taken for turbines located within the dolerite outcrops and archaeological monitoring is recommended for all construction work located within the dolerite outcrops.
8. A walkdown report must be compiled by the heritage consultant and submitted to HWC for endorsement prior to the commencement of any construction on the site. This report is to address and advise on the micro siting of all infrastructure to be built on the site and must address any impact on archaeological and geological heritage resources.

9. Archaeological monitoring must be undertaken of all excavation activities on site
10. No construction may occur within 10 metres of any fossil sites discovered during the current survey. Although no vertebrate fossils were recovered, the area with trace fossils might also contain vertebrate remains.
11. Chance Fossil Finds Protocol is required at the exposed bedrocks, particularly those of the Teekloof Formation. Areas like these have a high potential to yield fossils.
12. Should any buried archaeological resources or human remains 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.

The endorsement contained in this comment is valid for 5 years from the date of this comment. 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

**16.5 Farm 282 Portion 3, Middelpos, Saldanha Bay: NM  
WEST COAST / SALDANHA BAY / FARM 282 PORTION 3**

**Case No:** HWC23110725SB1107

**FINAL COMMENT:**

The Committee resolved to endorse the S38(8) Heritage Impact Assessment (HIA), titled “The Proposed Middelpos Housing Project on Portion 3 of Farm Kliprug No. 267, Middelpos, Saldanha Bay, Western Cape”, dated September 2024, and prepared by Jonathan Kaplan of ACRM, 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 21 and 22 of the HIA:

**Archaeology:**

1. No further mitigation is required.
2. No monitoring is required during construction phase excavations.
3. If any graves, or buried human remains are uncovered during construction excavations, these must be immediately reported to the archaeologist (J Kaplan 082 321 0172) and HWC. Burials must not be disturbed until inspected by the archaeologist.

**Palaeontology:**

1. The Fossil Chance Find Protocol must be added to the EMP (Pether 2024). The above recommendations must be included in the Environmental Management Plan for the project and must be monitored by the Environmental Control Officer.

The endorsement contained in this comment is valid for 5 years from the date of this comment. This period may be extended for good reasons 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

**16.6 Farm 123-RE, Via R302, Klipfontein Road - Bella Riva, Durbanville: MA  
HM / CAPE TOWN METROPOLITAN / DURBANVILLE / REMAINDER OF FARM 123**

**Case No:** HWC24090205CN1121

**FURTHER REQUIREMENTS:**

The Committee requires a revised submission which addresses the concerns raised above particularly with the massing of the eastern interface (precincts 16, 17 and 18) and the impact of the development on the heritage significance of the cultural landscape. The urban design plans, development framework, VIA and HIA reports must be updated with integrated recommendations. The HIA must include more detailed social historical analysis. The updated HIA is to be inclusive of 30 days for commenting period.

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

**Case No:** 15031805GT0313E

**RESPONSE TO REQUEST FOR ADVICE:**

1. The Committee confirmed that the Condition for the new road to be paved pertains to the entire section of the upgraded lower road of Dorp Street, and not only the new carriageway.
2. The Committee confirmed that the latest geometric design and landscape plan are largely in accordance with the approved concept plan included in the HIA of 2015.

**SB**

**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.