

**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, 5 November 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 Proposed development of Tokai High School on Erf 1061, 21 Ruskin Road, Bergvliet: NM
HM/CAPE TOWN METROPOLITAN/BERGVLIET/ERF 1061**

Case No: 25604EJV1015

HELD OVER:

The Committee resolved to undertake a site inspection on Friday, 14 November 2025 and report back at the next IACom meeting to be held on 3 December 2025.

EJV

**13.2 Proposed Development on Farm 1054-RE, Farm Kleine Gooderust, Franschhoek: MA
HM/ CAPE WINELANDS/ STELLENBOSCH/ FRANSCHHOEK/ FARM 1054-RE**

Case No: 20120229TZ1203E

RECORD OF DECISION:

The Committee resolved to approve the Heritage Impact Assessment (HIA), titled Supplementary Heritage Impact Assessment #2, dated October 2025, and prepared by Cindy Postlethwayt, as having met the provisions of Section 38(3) of the National Heritage Resources Act (NHRA), as well as the additional requirements dated 19 March 2025.

The Committee approves the revised design of the pavilion and the farm manager's cottage.

The above approval is subject to the following conditions:

1. The proposed development must be generally in accordance with the Site Development Plan and plans included in Annexure D to the HIA report; subject to:
 - a. further detailing of the Landscape Concept Plan must be submitted to HWC, to secure the proposed mitigations prior to building plan approval stage. Implementation, maintenance, and management of detailed landscape plans prepared by a qualified landscape architect and included with the planning and building plan submissions should:

- i. Specify tree planting and landscaping proposals designed to reflect a 'rural' quality by grouping trees and shrubs in reflection of the established local patterns, rather than introducing overly formal patterns. The pavilion specifically requires substantive screening. Existing mature trees in the area of the villas must be retained.
 - ii. Roadways and parking to be rustic half brick paving with storm water channels constructed of the same. Parking is to be set well back from the R45 and must be screened with trees and associated shrub & groundcover planting.
 - ii. Views towards the vineyards, gardens, and buildings should remain clear of 'clutter' (signage, lighting, service infrastructures, etc.) to retain the 'rural' quality and sense of 'tranquillity', and view corridors should be sufficiently wide to facilitate visual continuity across the site.
 - iv. The boundary treatment is to be visually permeable, black diamond mesh fence.
 - v. Signage is to be limited to the proposed wine cellar as shown and previously approved.
 - vi. Avoid light pollution by reducing lighting to the minimum necessary. Along the site boundary, lighting will be at the entrance gateways only – but not along the length of the R45. Light sources must be shielded to reduce light spillage. Up-lighting onto the outer sides of the buildings must be used sparingly. Shielded down-lights must be used on all open areas.
 - vii. Muted tones and 'earth colours' are more subtle and are more easily absorbed (visually) than bright or highly reflective surfaces. Suitable colours include grey, olive green, ochre, brown, etc. - refer to on-site geology/rock/soil and vegetation types for reference.
2. Should either buried pre-colonial archaeological material or human remains be uncovered at any stage during the construction work on the site, work in the vicinity must cease immediately, the remains must be left in situ but made secure and the project archaeologist and HWC must be notified immediately

This approval 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.

CSi

**13.3 Erven 149294-Re & 158570-Re, Breakwater Lane (Breakwater North Phase 1A Development), V&A Waterfront: NM
HM/CAPE TOWN METROPOLITAN/V&A WATERFRONT/ERVEN 149294-RE & 158570-RE**

Case No: HWC24121110SJ1022

RECORD OF DECISION:

1. The Committee resolved to endorse this report titled, "Heritage Impact Assessment Re-Erf 149294 & Re-Erf 158570, V&A Waterfront, Cape Town: Breakwater North Phase 1A Development Parcels Q and R/S", dated October 2025, prepared by Cindy Postlethwayt as having met the requirements of Section 38(3) of the NHRA;
2. In terms of Section 38(4) of the NHRA the Committee approved the urban design indicators and SDP set for the proposed development of Breakwater North Phase 1A (parcels Q and R/S) described in Annexure F of this report, subject to the following:
 - a. The submission for HWC's approval of an Interpretation Plan for the Breakwater Wall within six months of the approval of this HIA.
 - b. HWC to stamp the full SDP drawing pack.

This approval 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.

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 Erf 438, R43 between Stanford and Gansbaai, Stanford: MA
HM/OVERBERG/OVERSTRAND/STANFORD**

Case No: HWC24021419SB0219

FURTHER REQUIREMENT:

The Committee awaits the conclusion of the consultation process. The updated submission is to be tabled when available.

SB

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.