

**Adopted Resolutions and Decisions of the Meeting of the Impact Assessment
Committee (IACOM)
of Heritage Western Cape (HWC) held via MS Teams
at 08H30 on Wednesday, 20 May 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 Phase II: Proposed Redevelopment of the existing Tygerberg Hospital Estate Situated on Erf 25104,
Parow: MA
HM / CAPE TOWN METROPOLITAN / PAROW / ERF 25104**

CF recused himself for this item.

Case No: 16060607AS0606M

RECORD OF DECISION:

The Committee resolved to approve the S38(4) Phase II HIA, prepared by Perception Planning, dated April 2026, as having met the provisions of Section 38(3) of the National Heritage Resources Act (NHRA) with the following conditions:

1. Spatial design principles and proposals outlined in the Tygerberg Estate Re-Imagined UDF (2024) are supported and must serve as a framework/ guideline for phased redevelopment of the future Tygerberg Estate.
2. Any development within the approved Buffer Area to the Laundry Building (20m to the North and South and 8m to the East and West) will be subject to an assessment of the impact of such proposal on the architectural significance of said building, which is graded Grade 3B. All proposals to the Laundry Building is subject to further Section 34 processes.
3. There must be no encroachment into the 50 m buffer zone around the Hardekraaltjie cemetery.
4. Before sub-surface excavations begins, a professional archaeologist must be appointed to conduct a dedicated training session for the Site Manager. This will ensure that personnel are highly sensitive to identifying human remains or archaeological material.
5. Periodic site visits by an archaeologist must occur during sub-surface excavation on the eastern portion of the site (to the south of the cemetery).
6. Should human remains be uncovered, work should stop in that area while further consultation is undertaken with Heritage Western Cape and affected communities.
7. If any archaeological material, apart from human remains, is uncovered, work in that area should be stopped immediately and the Site Manager should report this to Heritage Western Cape (Tel: 021 483

- 9689). The heritage resource may require inspection by the heritage authorities, and it may require further mitigation in the form of excavation and curation in an approved institution.
8. With relation to the four Erik Lauscher mosaic mural artworks located at the western and eastern entrances to the TGB main hospital, immediate measures must be put in place to ensure in-situ preservation of these artworks as recommended by a suitably qualified professional. Should future redevelopment of the TGBHE imply any impacts on the four artworks, a suitably qualified professional must be commissioned to provide advice and oversee careful removal of the said artworks intact, preferably to be retained and appropriately accommodated on the Tygerberg Hospital Estate itself with suitable annotation and memorialisation. A method statement for the removal and safe keeping of these mural artworks must be submitted to HWC for approval.
 9. Landscaping at the new hospital site must be in accordance with the principles and guidelines outlined in the TGBHE Relimagined UDF Report (2024). Landscaping for the phased redevelopment on the remainder of the TGBHE should be guided by the TGBHE Relimagined UDF Report (2024) as well as a Commemoration Strategy.
 10. A Commemoration Strategy with relation to memorialisation of socio-historic heritage themes related to the Tygerberg Hospital Estate and surrounding urban landscape must be compiled for implementation by a suitably qualified professional addressing inter alia the following:
 - a. Clear oral history documentation programme.
 - b. Acknowledgement of socio-historic themes pertinent to the TGBHE as broader urban landscape.
 - c. Proposals with relation to interpretive design (e.g. landscaping of the broader TGBE, a remembrance wall, exhibitions, naming of streets/ pedestrian walkways, purposeful landscaping, interpretive signage, preservation and reuse of artworks and other appropriate forms of symbolic restitution).
 - d. Outcomes from community consultation.
 - e. Identification of ways to memorialise various socio-historic themes (e.g. through landscaping).
 - f. Implementation, phasing and funding commitments.
 11. This decision overrides and supersedes any previous further requirements as set out by the HOMS of 13 May 2026 for the Section 34 demolition.

The approval 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.

SB

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 Roam WEF on RE/13, RE/1/13, 1/14 Off N12, Prince Albert: NM HM / CENTRAL KAROO/ PRINCE ALBERT / RE/13, RE/1/13, 1/14

Case No: 25301SB0529

FINAL COMMENT:

The Committee resolved to endorse the Section 38(8) Heritage Impact Assessment titled "Heritage Impact Assessment: Proposed Roam Wind Energy Facility on Remainder of Rietpoort 13, The Remainder of Portion 1 of Rietpoort 13 and Portion 1 of Antjes Fontein 14, Prince Albert, Western Cape", prepared by ASHA Consulting, dated 28 November 2025 as meeting the provisions of s38(3) of the NHRA on the following conditions:

1. A palaeontologist must evaluate the final layout during the micro-siting phase to determine whether any sections of the final project layout are still considered sensitive. Should site sensitivities be identified, a workplan must be submitted to HWC prior to any work being undertaken on site.
2. The Fossil Chance Finds Procedure must be included in the project EMPr;
3. A pre-construction archaeological survey of the final layout must be carried out to determine whether any sections of the final project layout are still considered sensitive. Should site sensitivities be identified, a workplan must be submitted to HWC prior to any work being undertaken on site.
4. No archaeological material may be removed from any archaeological sites;
5. Signage on public roads must be of modest proportions;
6. If any fossils, archaeological material or human burials are uncovered during the course of development then work in the immediate area must be halted. The find would need to be reported to the heritage authorities and may require inspection by an archaeologist. Such heritage is the property of the state and may require excavation and curation in an approved institution.

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

16.2 Portion 18, 16 & RE/14 of Farm 362, Schrywershoek, Southeast of the Hamlet of Churchhaven, West of the Langebaan Estuary and East and North of the West Coast National Park, Saldanha: NM HM / WEST COAST / SALDANHA BAY / PORTION 18, 16 & RE/14 OF FARM 362

Case No: HWC24042203SB0823

FURTHER REQUIREMENTS:

The Committee resolved that the requirements of Section 38(3) has not been meet in terms of the following:

1. An assessment of patterns of settlement on the Lagoon Edge which have contributed to place making and the dominants of an extraordinary natural landscape with evidence of layering
2. The rationale for the micro-siting of the additional dwelling units to be informed primarily by heritage considerations, ensuring that their placement responds sensitively to the cultural

landscape and significance of the site, while also addressing site constraints and placemaking qualities, and minimising the cumulative impact on the receiving environment.

3. Clarity on any future alterations to the existing dwelling units
4. The VIA needs to be site specific.
5. The revised HIA must be circulated for further comment by I&AP's prior to resubmission to HWC.

Once the revised HIA has been submitted the Committee will undertake a site inspection.

SB

16.3 Erven 34800, 34890, and 34891, Beaumont Lifestyle Estate Phases 3 and 4, Retief Street, Paarl: NM HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / ERVEN 34880, 34890, AND 34891

Case No: 25782EJV0730

FINAL COMMENT:

The Committee resolved to endorse the Section 38(8) Heritage Impact Assessment titled "*Proposed Phase 3 and 4 Residential Development of Erven 34880; 34890; 34891, Beaumont Lifestyle Estate, Paarl*", prepared by Cindy Postlethwayt, and dated April 2026 as meeting the provisions of s38(3) of the NHRA on the following conditions:

1. The revised Development Framework and associated documentation as attached in Annexure E of the HIA is endorsed subject to the following mitigation measures:
 - a. The development of a Landscape Framework Plan and implementation by the developer to ensure the improved visual absorption capacity of the site and to reflect the cultural landscape context, to 'anchor' and 'settle' the new buildings and infrastructure into the context. The Landscape Framework Plan must be prepared by a suitably qualified landscape architect and must form part of the approved Site Development Plan documentation prior to construction. The plan must demonstrate how landscape structure will reinforce agricultural landscape character, maintain orchard buffers, soften development interfaces, and maintain visual coherence with the surrounding landscape, in accordance with the requirements listed in Section 16 of the HIA. The approved Landscape Framework Plan must be implemented and maintained as part of the development. The final landscape plan incorporating these mitigation measures must be submitted to HOMs for endorsement subject to comment by the Drakenstein Municipality Heritage Sub-Section.
 - b. The following construction phase mitigation measures must be included within the Environmental Management of the construction programme:
 - i. Stipulate effective measures for dust prevention and erosion control
 - ii. Provide for conservation of the biodiversity and riparian corridors
 - iii. Tree protection of trees to be retained throughout construction

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

**16.4 Erf 8709, Via Main Road, St Peter's La Roche, Paarl: NM
HM/ CAPE WINELANDS/ DRAKENSTEIN/ PAARL/ ERF 8709**

Case No: 26716CH0320

INTERIM COMMENT:

The HIA does not meet requirements of S.38(3) as the transitional role of the site between urban and rural landscape has not been sufficiently addressed, including the provision of a soft green interface with the agricultural land holdings to the north. This concern relates specifically to portion 2, 3, and 4 of the development while Committee has no objections to portion 1 of the proposed development. The revised HIA to be made available to I&APs upon resubmission of the HIA to HWC.

CH

**16.5 Portion of Erven 173712, 177853 and 158570-RE, Granger Bay, V&A Waterfront: NM
HM / CAPE TOWN METROPOLITAN / FORESHORE / PORTION OF ERVEN 173712, 177853 AND 158570-RE**

Case No: HWC25061214SJ0612

FINAL COMMENT:

The Committee resolved to endorse the Section 38(8) Heritage Impact Assessment titled "*Heritage Impact Assessment: Portions of Erven 173712, 177853, and 158570-RE, V&A Waterfront, Cape Town Proposed Granger Bay Precinct Reclamation*", prepared by Cindy Postlethwayt, dated April 2026 as meeting the provisions of Section 38(3) of the NHRA on the following conditions:

1. The Granger Bay Reclamation Precinct Development Plan; Urban Design Guidelines (2024) and Granger Bay Phase 2 Development Controls (March 2026) described in Annexure F of the HIA are endorsed subject to the following:
 - a. implementation of mitigations outlined in Section 15 (pages 91 to 94) of the HIA, which must be included in the project Environmental Management Programme (EMPr);
 - b. Details of the coastal public open space and access, including the promenade, the public amenities relating to the revetments and bay; and Breakwater Park, and including the related building setbacks, form and massing, must be assessed for each precinct at SDP level for conformity with the indicators, guidelines and controls proposed in this HIA. The necessity for each precinct to be subject to heritage assessment to be reviewed by HOMs.

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

**16.6 Erf 438, off the R43, Stanford: MA
HM / OVERBERG / OVERSTRAND / STANFORD / ERF 438**

Case No: HWC24021419SB0219

FINAL COMMENT:

The Committee resolved to endorse S38(8) the amended plans for the gatehouse as per the drawings numbered 24-02, dated 21 March 2024, and prepared by Coetzee Sadie Architecture as being substantially in accordance with the previous HWC approval dated 15 July 2025.

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

**16.7 Portion 1 of Farm Uyekraal No 189, Malmesbury Farms, Saldanha Bay: NM
HM / WEST COAST / SALDANHA BAY / PORTION 1 OF FARM 189**

Case No: HWC24091145RB0912

FINAL COMMENT:

The Committee resolved to endorse the S38(8) Heritage Impact Assessment titled "Proposed Solar PV Energy Facility and Industrial Development on Portion 1 of Farm 189 Uyekraal, Saldanha Bay Municipality Western Cape", prepared by ACRM, and dated November 2024 as meeting the provisions of S38(3) of the NHRA on the following conditions:

1. The HWC Accidental Finds Protocol (AFP) and Chance Finds Procedure (CFP) and the Fossil Find Procedure (FFP) detailed in the annexed PIA must be followed and if any heritage resources, such as archaeological, palaeontological, or evidence of burials are discovered, work on site must be halted and HWC must immediately be contacted for guidance on the correct procedures that must be followed.
2. The Environmental Control Officer (ECO) and Contractor must be trained as to what to look out for and inform staff of the need to watch for potential fossil occurrences. Contractors and workers involved in excavating footings for example, must be informed of the need to watch for fossils and archaeological material, and the procedure to follow in the event of any fossils being found.

The above recommendations must be included in the Environmental Management Plan (EMP) for the proposed development and must be monitored by the Environmental Control Officer (ECO).

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.

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 Re 32564, Corner Bunga Avenue and N1, Kewtown (Athlone Power Station): NM
HM / CAPE TOWN METROPOLITAN / KEWTOWN / RE 32564

Case No: 28107SB0409

HELD OVER:

The Committee resolved to undertake a joint site inspection and requires full access the site including interior of the buildings.

SB

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

Case No: HWC24121110SJ1022

FURTHER REQUIREMENTS:

The committee raised serious concerns regarding the outstanding Conservation Management Plan (CMP) and the V&A Waterfront has committed to providing response within a month to HWC.

Notwithstanding this, the Committee is supportive of the Concept Interpretation Plan for the Breakwater Wall and resolved to request the following further requirements:

1. A detailed Interpretation Plan, including text, design, materiality and continued maintenance, to be submitted to HWC for approval including the spatialisation and integration of the interpretation plan with the approved SDP and landscape plan.
2. The final interpretation plan must include actionable timeline for implementation.
3. The above is to be submitted to HWC within 90 days of this resolution for approval by HWC.

EJV

**27.2 Erven 18228, 15349 and 24602, Haardekraaltjie Cemetery, Stellenbosch University, Parow: MA
HM / CAPE TOWN METROPOLITAN / PAROW/ ERVEN 18228, 15349 & 24602**

Case No: HWC24091815SB1113/ HWC25102803SB1113

DECISION:

The Committee endorses the updated PGS Heritage Statement dated April 2026, including the Section 35 and Section 36 closeout report prepared by ASHA Consulting, Dr Jayson Orton, dated April 2026.

1. The report meets the requirements of the workplan submitted under Section 35 and Section 36 and endorses the findings and recommendations thereof.
2. Commemoration plan is acknowledged and endorsed.
3. The memorial is to proceed by further resolution between the landowner and I&APs.
4. Should any work proceed on site, the HWC Accidental Finds Protocol (AFP) and Chance Finds Procedure (CFP) and the Fossil Find Procedure (FFP) detailed in the annexed PIA must be followed and if any heritage resources, such as archaeological, palaeontological, or evidence of burials are discovered, work on site must be halted and HWC must immediately be contacted for guidance on the correct procedures that must be followed.

SB

28. Adoption of decisions and resolutions

The Committee agreed to adopt the decisions and resolutions as recorded above, DG and DS.