

**Adopted Resolutions and Decisions of the Special Meeting of the Impact Assessment
Committee (IACOM)
of Heritage Western Cape (HWC) held via MS Teams
at 08H00 on Friday, 23 January 2026**



MATTERS DISCUSSED

7 SECTION 38(8) NEMA FINAL COMMENTS ON ENVIRONMENTAL IMPACT ASSESSMENT

**7.1 Portion 43 of Farm 72, off the old R43 Road, Caledon: NM
HM / OVERBERG/ THEEWATERSKLOOF/ CALEDON/ PORTION 43 OF FARM 72**

Case No: HWC25073004CSI0808

FINAL COMMENT:

The Committee resolved to endorse the HIA prepared by Lize Malan & David Gibbs, dated November 2025 as having met the requirements of Section 38(3) of the NHRA on condition that the development proceeds as per site development plan and landscape plan attached as figures 46 and 56 in the HIA report. The development must proceed generally in accordance with the sketch proposals for the design of facility particularly with reference to the fragmentation of the built form and articulation of roofscape.

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

CSI

**7.2 Farm 733, Bokkerivier, Bokbaai, Malmesbury: MA
HM/ WEST COAST/ SWARTLAND/ MALMESBURY/ FARM 733**

Case No: HWC24020806CH0209/26502CH1028

FINAL COMMENT:

The Committee resolved to endorse the HIA prepared by Sarah Winter in association with Nicolas Baumann, dated May 2024 and updated October 2025 as having met the requirements of Section 38(3) of the NHRA and approved the proposed development in terms of Section 27 (18) subject to the following conditions:

1. The previously approved temporary structure is approved as a permanent structure to serve as a security billet and associated facilities.
2. The proposed new staff accommodation, garages and workshop is approved.
3. The proposed development may proceed largely in accordance with drawings prepared by Gabriel Fagan Architects; **Site Development Plan and Site Sections** Drawing No.1501/002 dated 2024/02/01, **Workshop Site Plan** Drawing No. 1501/W001/F dated 13/03/2023, **Workshop Proposed Staff Accommodation (Elevations)** Drawing No.1501/W201/E dated 24/02/2023, **Workshop Proposed Staff Accommodation (Sections)** Drawing No. 1501/W301/A dated 24/02/2023 & **Workshop Proposed Staff Accommodation (Floor Plan)** Drawing No. 1501/W101/F dated 24/02/2023.

4. The proposed amendment of Community Zone I and extension of the tented accommodation is approved as per the **Rezoning Plan** and **Site Development Plan** indicated in Figures 7 and 8 of the HIA report.
5. If any archaeological material or human burials are uncovered during the course of development activity, then work in the immediate area should 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.
6. A close out report be submitted to HWC within 30 days of practical completion of the work.

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

CH

**7.3 Proposed Mixed Use Development on Farm 123-RE, Via R302, Klipfontein Road - Bella Riva, Durbanville:
NM
HM / CAPE TOWN METROPOLITAN / DURBANVILLE / REMAINDER OF FARM 123**

Case No: HWC24090205CN1121

HELD OVER:

The Committee resolved to undertake a site inspection prior to the next IACom meeting pending to the appointment of Committee members by HWC Council for the new term of office.

CA

8. OTHER

8.1 None

9. Adoption of decisions and resolutions

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