

**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, 11 March 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 1424, Ellerslie/Tafelberg High School, 353 Main Road, Sea Point: NM
HM / CAPE TOWN METROPOLITAN / SEA POINT / ERF 1424**

FURTHER REQUIREMENTS:

The report does not satisfy the requirements of S.38(3) of the NHRA, particularly sub sections (d) and (e), due to the lack of detailed spatial informants and recommendations for the future development of Tafelberg School Complex and the green space between the School and the Main Road. An integrated spatial development plan for the entire Provincial Heritage Site is required, irrespective of the separate user/ client base within the property ownership. The school complex cannot be treated in isolation.

The Committee resolved to request the following further requirements:

1. A spatial framework addressing the development parameters for the entirety of the site inclusive of the DSD Portion (Tafelberg School and its forecourt setting) to ensure the compatibility and sensitivity of future development including the heritage assessment thereof.
2. Should the school itself not be proposed for any immediate development within this HIA process, a heritage agreement must be entered into to ensure the continued maintenance and safeguarding of the heritage resources as required in terms of S.27 read with S.9(3)(a) of the NHRA.
3. The above-mentioned spatial framework is to be submitted to HWC in an updated HIA, subject to a further 30-day consultation period.

EJV

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

Case No: HWC23112104SB1124

RECORD OF DECISION:

The Committee resolved to approve the S38(4) Heritage Impact Assessment (HIA), titled "Portion 45 of Farm 159 Meerendal Farm, Durbanville Cape Town Western Cape", dated 21 November 2025, and prepared by Bridget O'Donoghue, as having met the provisions of Section 38(3) of the National Heritage Resources Act (NHRA).

The approved 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

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

Case No: 16072505WD0810M

FURTHER REQUIREMENTS:

The Committee noted that while the revised proposal has responded to some degree to the concerns previously raised, the requirement that the proposed development be scaled down drastically in height and transition between and The Boulevard building to a residentially scaled development on its street frontage, have not been met. Concern was raised that the block facing onto Pontac Street continued at an inappropriate height which is the same as the height of the neighbouring building to the east and that and it should be reduced in height to the level of the corner building, i.e. by two storeys.

The architectural language of the corner block exacerbates verticality where it should attempt to reduce scale and revert to a finer grain of detailing.

The Committee requires more detailed information regarding the previous demolition approval and possible conditions attached, should such information be on record.

CA

**13.4 Erf 3488, 23 Dorian Close, Simon's Town: NM
HM / CAPE METROPOLITAN/ SIMON'S TOWN/ ERF 3488**

Case No: 18070629SB1213E

RECORD OF DECISION:

The Committee resolved to approve the Heritage Impact Assessment (HIA), titled "Erf 3488 Simon's Town", dated 24 February 2026, and prepared by Corner Studio Architects/Heritage, as having met the

provisions of Section 38(3) of the National Heritage Resources Act (NHRA), subject to the following condition:

1. An archaeologist must monitor initial earthworks.

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

Case No: 25823CSI0806

FINAL COMMENT:

The Committee resolved to endorse the Supplementary HIA prepared by Jayson Orton dated 4 March 2026 as having met the requirements of Section 38(3) of the NHRA.

It is recommended that the proposed Brandberg WEF be authorised, subject to the following recommendations which should be included as conditions of authorisation:

1. Turbines 47, 53 and 54 must be omitted from the approved layout to minimise the visual impact on the cultural landscape.
2. Should the project be able to accommodate fewer turbines at the time of construction, Turbines 37, 41, 46 and 52 must be omitted.
3. Turbines 37, 41, 46, 49 and 52 must be restricted to a maximum tip height of 240 m.
4. Unless it can be avoided during pre-construction micro-siting, test excavation must be carried out at waypoint 1396 prior to construction with further recommendations made thereafter.
5. No stones may be removed from any archaeological sites.
6. No-Go signage must be placed adjacent to the ruin at waypoint 362.
7. No-Go signage must be placed adjacent to the structures at Stofkraal at waypoints 391, 393, 396 and 397).
8. If available at the time of construction, an early warning system must be used to ensure that red aircraft navigation lights stay off at night until needed.
9. Signage on public roads must be of modest proportions.
10. The Fossil Chance Finds Procedure must be included in the project EMPr.
11. 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 Heritage Western Cape and

may require inspection by an archaeologist. Such heritage resources are the property of the state and may require excavation and curation in an approved institution.

CSi

**16.2 Portion 1 of Farm 189, Farm Uyekraal, Saldanha Bay: NM
HM/ WEST COAST/ SALDANHA BAY/ PORTION 1 OF FARM 189**

Case No: HWC24040313CSI0925

FURTHER REQUIREMENTS:

The report does not meet the requirements of S.38(3) of NHRA. The Committee awaits an integrated HIA which satisfies the requirements of the NHRA, including but not limited to public consultation and a clear description of proposed development.

CSi

**16.3 Portion 4 of farm 6, Off the Main Road (Stompneus bay), St Helena Bay: NM
HM/ WEST COAST/ SALDANHA BAY/ ST HELENA BAY/ PTN 4 OF FARM 6**

Case No: 26708SB1117

FINAL COMMENT:

The Committee resolved to endorse the Heritage Impact Assessment (HIA), titled "Proposed Rezoning of a Portion of Portion 4 of Farm 6 to a Subdivisional Area to create a Mixed-Use Residential Development, Stompneus Baai, Western Cape Province", dated February 2026 and prepared by CTS Heritage., 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 41 of the report, as follows:

Implementation of the Chance Finds Fossil Procedure (Appendix 3) is required during all ground-disturbing activities.

- 1 Implementation of the Chance Finds Burial Procedure (Appendix 3) is required during all ground-disturbing activities. This is particularly important within the 500 m high sensitivity coastal zone and is essential in the immediate vicinity of Observation 002, the disturbed shell midden adjacent to Main Street.
- 2 Should any buried archaeological resources, 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.

SB

**16.4 Erf 438, of the R43, Stanford: MA
HM / OVERBERG / OVERSTRAND / STANFORD / ERF 438**

Case No: HWC24021419SB0219

FURTHER REQUIREMENTS:

The Committee still awaits the conclusion of public participation pertaining to heritage related issues that satisfies S.38(3)(e) of the NHRA and which must include both a summary of the comments and responses, and copies of the individual comments received.

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.

ADOPTED RESOLUTIONS AND DECISIONS