

**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, 3 December 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 School Development on Erf 8709-RE, Via Main Road - St Peter's La Roche, Paarl: NM
HM / CAPE WINELANDS / DRAKENSTEIN / PAARL / REMAINING EXTENT OF ERF 8709**

Case No: 383596CN1030 <https://sahris.org.za/node/383596>

FURTHER REQUIREMENTS:

The current HIA does not meet the requirement of S.38(3) of NHRA. The Committee resolved to request the following further requirements:

1. The site development plan, landscape plan and HIA report including visual impact must incorporate the entire development site, and all phases of development shall be submitted to HWC. The revised HIA must include the draft local spatial development framework. The revised HIA must undergo the required public consultation.
2. A separate Heritage Agreement proposal for the temporary school facility must be submitted to HWC.

CA

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

Case No: 15031805GT0313E

HELD OVER:

The Committee resolved to undertake a site inspection on Thursday, 8 January 2026.

SB

**13.3 Proposed Development of Tokai High School on Erf 1061, 21 Ruskin Road, Bergvliet: MA
HM / CAPE TOWN METROPOLITAN / BERGVLIET / ERF 1061**

Case No: 25604EJV1015

RECORD OF DECISION:

The Committee unanimously resolved to approve the Heritage Impact Assessment prepared by Sarah Winter, dated October 2025 as meeting the provisions of Section 38(3) of the NHRA with the following recommendations on page 88:

1. The development must be generally in accordance with the development and landscape proposals included in the HIA report.
 - a. The site development plan and architectural drawings prepared by MLH Architects & Planners (2025).
 - b. The Landscape Plan prepared by Planning Partnership Landscape Architects 2025.
2. A band of trees must be provided along the southern boundary of the site where it interfaces with the Dreyersdal Farm and Keyzers River Green Belt. The landscape plan is to be amended to reflect this. The revised landscape plan to be submitted to HWC for approval.
3. No third-party signage along the western and southern boundaries of the property.
4. Should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately, and Heritage Western Cape must be notified without delay.

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.

EJV

**13.4 Proposed Development on Remainder of Portion 1 of Farm No 738, 39 New Ottery Road, Philippi: NM
HM / CITY OF CAPE TOWN METROPOLITAN / PHILIPPI / REMAINDER OF PORTION 1 OF FARM NO 738**

Case No: 25060322RB0610

FURTHER REQUIREMENTS:

The Committee resolved that the HIA does not meet the requirements of Section 38(3) of the NHRA for the following reasons:

1. The cultural landscape assessment that has been required by HWC is considered inadequate.
2. The design response as currently presented is considered to be inappropriate in this context.

RB

**13.5 Various Erven, 'ElevenOnB' Development, Loop, Buiten & Orphan Streets, Cape Town: NM
HM / CAPE TOWN METROPOLITAN / CENTRAL CITY / ERVEN 179652, 3214-RE, 3216, 144382-RE**

Case No: 25255SJ0526

HELD OVER:

The Committee resolved to undertake a site inspection on Friday, 9 January 2026.

SJ

- 13.6 Erf 17321, Rupert Museum Arts Quarter, Corner of Dorp Street and Strand Road (R44), Stellenbosch: NM**
HM / CAPE WINELANDS / STELLENBOSCH / ERF 17321

Case No: 25620SJ0708

HELD OVER:

The Committee resolved to undertake a site inspection on Thursday, 8 January 2026.

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

Case No: HWC24020806CH0209 / 26502CH1028

HELD OVER:

The Committee resolved to undertake a site inspection, Friday 9 January 2026.

CH

- 16.2 Farm 1066-RE, Basse Provence Farm, 45 Main Road, Franschhoek: NM**
HM/ CAPE WINELANDS/ FRANSCHHOEK/ FARM 1066-RE

Case No: HWC24101612CSI1028

HELD OVER:

The Committee resolved to undertake a site inspection on Thursday, 8 January 2026.

CSi

**16.3 Farm 24-Re & Farm 22-Re, Eland Windy Plains WEF between Beaufort West and Loxton Beaufort West: NM
HM/CENTRAL KAROO/ BEAUFORT WEST/ FARM 22-RE AND 24-RE**

Case No: HWC23101714SB1018

FINAL COMMENT:

The Committee has resolved to endorse the Heritage Impact Assessment (HIA), titled "Heritage Impact Assessment for the Eland Wind Energy Facility and Associated Infrastructure, on the Farms Elands Fontein (24) and Drooge Onrust (22), North-West of Beaufort West, Western Cape", dated October 2025, and prepared by TerraMare Archaeology, 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 82 to 89 as follows:

Palaeontology:

1. The ECO for this project must be informed that the Teekloof Formation of the Adelaide Subgroup (Beaufort Group, Karoo Supergroup) has a very high palaeontological sensitivity. The Palaeozoic bedrocks in the study area are largely concealed due to poor exposure, primarily visible along major drainage lines and some steeper hillslopes.
2. Training of accountable supervisory personnel by a qualified palaeontologist in the recognition of fossil heritage is thus very important and necessary.
3. If palaeontological heritage is uncovered during surface clearing or excavations, the Chance Find Protocol (see Appendix F) included in this report must be implemented immediately. Fossil discoveries must be protected in situ (if possible), and the ECO or site manager must report the find to the relevant heritage authority, namely HWC for discoveries in the Western Cape (3rd Floor, rotea Assurance Building, 142 Longmarket Street, Cape Town City Centre, Cape Town 8000; Private Bag X9067, Cape Town 8000; Tel: +27 (0)21 483 9598; Fax: +27 (0)21 483 9845; Web: www.hwc.org.za), or SAHRA for discoveries in the Northern Cape (111 Harrington Street, Cape Town; PO Box 4637, Cape Town 8000; Email: info@sahra.org.za) or so that appropriate mitigation measures, including the recording and collection of fossils by a qualified specialist, can be carried out.
4. Before any fossil material can be collected from the development site, the specialist involved would need to apply for a collection permit from SAHRA. Fossil material must be housed in an official collection (museum or university), while all reports and fieldwork should meet the minimum standards for palaeontological impact studies proposed by SAHRA (2012).
5. These recommendations should be incorporated into the EMPr for the Eland WEF, as well as included as conditions for Environmental Authorisation.

Archaeology:

1. A pre-construction archaeological walkover survey of the final WEF layout must be undertaken by a suitably qualified and experienced archaeologist to determine whether any previously unrecorded archaeological sites are present that may need mitigation or protection through micrositing of infrastructure or services.
2. In the event of archaeological resources, including rock art or engravings, being encountered during the course of development, work in the immediate area must be halted and the find reported to the ECO. The ECO must inform HWC (or SAHRA if it is within the portion of the development area in the Northern Cape) so that the find can be assessed by an archaeologist and arrangements made to mitigate it, if necessary. If the find is significant, it may require mitigation (for example, sampling or excavation). Mitigation will be the responsibility of the developer.

Stone Features and Kraals:

Most of the heritage resources located within the Eland WEF study area and development footprint are historical, packed stone structures. It is recommended that:

1. The portions of walls JG009 and JG024 which will be demolished to accommodate the increased width and new alignment of the existing farm road required for the construction of the WEF should be photographically recorded by an archaeologist before the demolition takes place.
2. Special care should be taken during the upgrade of the access road through the Donkergat werf and its use for construction-related activities to ensure that the remaining portion of wall JG024 and the historical kraal GEB005 are not damaged or disturbed. The ECO, in collaboration with the relevant construction manager(s), must make this clear to the contractors and must monitor their compliance. It is suggested that the wall and Kraal are marked or signposted to make this clear. Should any damage to either of these features occur, HWC must be informed immediately.
3. The following no-go buffers are implemented around other stone features:
 - a. 30 m buffer around JG019 (large stone-walled enclosure) (see Figure 16);
 - b. 30 m buffer around JG001-JG003 (stockpost) (see Figure 17);
 - c. 50 m buffer around JG016-JG018 (corbelled huts) (see Figure 18);
 - d. 10 m buffer around GEB003 (stone cairn) (see Figure 19);
 - e. 10 m buffer around JG010 (stone cairn) (see Figure 20).

Graves and Burials:

The historical graveyard GEB006 lies within the buffer zone recommended around the large stone-walled enclosure JG019. Although no other identifiable graves were recorded within the Eland WEF development area, it is recommended that:

1. Should any human remains be encountered at any stage during the construction or earthworks associated with the project, work in the vicinity must cease, the remains must be left in situ but made secure and the project archaeologist and HWC (or SAHRA if it is within the portion of the development area in the Northern Cape) must be notified immediately so that mitigatory action can be determined and implemented. Mitigation will be the responsibility of the developer. The mitigation measures listed above, and included throughout this HIA, should be included in the EMPs. The EMP inputs are identified in Table 13 below.

SB

16.4 Farm 22-Re, Genesis WEF, WEF between Beaufort West and Loxton Beaufort West: NM HM/CENTRAL KAROO/ BEAUFORT WEST/ FARM 22-RE

Case No: HWC23101711SB1018

FINAL COMMENT:

The Committee has resolved to endorse the Heritage Impact Assessment (HIA), titled "Heritage Impact Assessment for the Windy Plains Wind Energy Facility and Associated Infrastructure, on the farm Drooge On rust (22), north-west of Beaufort West, Western Cape", dated 7 October 2025, and prepared by Terra Mare Archaeology,, 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 77 and 85 as follows:

The PIA therefore recommends the following palaeontological mitigation measures:

1. The ECO for this project must be informed that the Teekloof Formation of the Adelaide Subgroup (Beaufort Group, Karoo Supergroup) has a very high palaeontological sensitivity. The Palaeozoic

bedrocks in the study area are largely concealed due to poor exposure, primarily visible along major drainage lines and some steeper hillslopes.

2. Training of accountable supervisory personnel by a qualified palaeontologist in the recognition of fossil heritage is thus very important and necessary.
3. If palaeontological heritage is uncovered during surface clearing or excavations, the Chance Find Protocol (see Appendix F) included in this report must be implemented immediately. Fossil discoveries must be protected in situ (if possible), and the ECO or site manager must report the find to the relevant heritage authority, namely HWC (3rd Floor, Protea Assurance Building, 142 Longmarket Street, Cape Town City Centre, Cape Town 8000; Private Bag X9067, Cape Town 8000; Tel: +27 (0)21 483 9598; Fax: +27 (0)21 483 9845; Web: www.hwc.org.za), so that appropriate mitigation measures, including the recording and collection of fossils by a qualified specialist, can be carried out.
4. Before any fossil material can be collected from the development site, the specialist involved would need to apply for a collection permit from SAHRA. Fossil material must be housed in an official collection (museum or university), while all reports and fieldwork should meet the minimum standards for palaeontological impact studies proposed by SAHRA (2012).
5. These recommendations should be incorporated into the EMPr for the Windy Plains WEF, as well as included as conditions for Environmental Authorisation.

Archaeology:

1. 30 m buffers are implemented around:
 - a. JG001(Lithic scatter), and
 - b. JG002 (Upper grindstone)
2. A pre-construction archaeological walkover survey of the final WEF layout must be undertaken by a suitably qualified and experienced archaeologist to determine whether any previously unrecorded archaeological sites are present that may need mitigation or protection through micro-siting of infrastructure or services.
3. In the event of archaeological resources, including rock art or engravings, being encountered during the course of development, work in the immediate area must be halted and the find reported to the ECO. The ECO must inform HWC so that the find can be assessed by an archaeologist and arrangements made to mitigate it, if necessary. If the find is significant, it may require mitigation (for example, sampling or excavation). Mitigation will be the responsibility of the developer. Stone Features and Kraals: Most of the heritage resources located within the Windy Plains WEF study area and development footprint are historical, packed stone structures. It is recommended that:
 - a. Should a portion of wall JG006 need to be demolished to accommodate the increased width of the internal road between WTGs 17 and 18, the affected portion should be photographically recorded by an archaeologist before the demolition takes place.
 - b. The small stone structure built onto this wall near the access road, G003; is avoided and a 10 m no-go buffer around this structure should be implemented.
 - c. The no-go buffers are implemented around the following stone features:
 - i. 30 m buffer around JG007 (Stone kraal);
 - ii. 30 m buffer around JG008 (Small stone ruin);
 - iii. 30 m buffer around JG009 (Small oval stone structure);
 - iv. 30 m buffer around JG010 (Small circular stone structure).

Graves and Burials:

1. Should any human remains be encountered at any stage during the construction or earthworks associated with the project, work in the vicinity must cease, the remains must be left in situ but made secure and the project archaeologist and HWC must be notified immediately so that mitigatory action

can be determined and implemented. Mitigation will be the responsibility of the developer. Visual and Assessment and the Cultural Landscape: The Windy Plains WEF will be located in a landscape which is overwhelmingly natural and where the human imprint is relatively light. The construction and operation of the WEF will introduce an industrial element into the landscape which will alter its character and sense of place. According to the visual impact assessment, visual intrusion, especially within a 5-10 km radius, and potentially up to 20 km, created by the wind turbines will be the predominant form of impact on the cultural landscape of the area and can be anticipated for the operational lifespan of the facility (i.e. 20-25 years). The visual absorption capacity of the receiving environment is low, and the visual impact assessment expects the construction and operation of the proposed Windy Plains WEF and its associated infrastructure, to have visual impacts which range from very high to low, particularly in a 0–10km radius of the proposed WEF. Although the primary visual impact, namely the appearance of the WEF is not possible to mitigate, visual impact assessment lists a comprehensive range of measures during the construction, operation and decommissioning of the Windy Plains WEF which will mitigate some of the visual impact. These include the following recommendations for best practice mitigation which are relevant to the cultural landscape:

- a. Vegetation cover (i.e. either natural or cultivated) is maintained in all areas outside of the actual development footprint (but still within the project site), both during construction and operation of the proposed WEF. This will minimise visual impact as a result of cleared areas and areas denuded of vegetation.
- b. Existing roads should be utilized wherever possible. New roads should be planned to take due cognizance of the topography to limit cut and fill requirements.
- c. The placement and design of onsite ancillary buildings and structures should be planned so that the clearing of vegetation is minimised. This implies consolidating this infrastructure as much as possible and making use of already disturbed areas rather than undisturbed sites wherever possible.
- d. No turbines should be placed within 1 km of any homesteads, unless otherwise agreed upon by the affected landowner, even if the landowner is located within the development site. Proof of such agreement is required. Note that the proof of such agreement has been received from the landowner of the property on which the homestead is located, therefore shadow flicker is not an impact of concern.
- e. Install aircraft warning lights that only activate when the presence of an aircraft is detected, if available and permitted by the Civil Aviation Authority.
- f. The Civil Aviation Authority prescribes that aircraft warning lights be mounted on the turbines. However, it is possible to mount these lights on the turbines representing the outer perimeter of the facility. In this manner, fewer warning lights can be utilised to delineate the facility as one large obstruction, thereby lessening the potential visual impact.
- g. Pro-active design, planning and specification lighting for the facility will help to contain rather than spread the light.
- h. Apply blade painting only where justified by avifaunal risk assessments and in accordance with SACAA-approved patterns and the SAWEA/BLSA/BARESG guidelines.
- i. As far as possible, limit blade painting to one blade per turbine or simple broad bands (e.g., two broad stripes or $\frac{3}{4}$ solid blade) rather than multiple thin stripes to reduce visual clutter. If multiple blades are patterned, use asymmetrical placement to preserve avian conspicuity without repeating pattern symmetry that increases human noticeability.

SB

**16.5 Farm 1085 Portion 1, 1085-RE, Rickety Bridge, Dassenberg Road, Franschhoek: NM
HM / CAPE WINELANDS / FRANSCHHOEK / FARM 1085 PORTION 1, 1085 REMAINDER**

Case No: HWC25052013EJV0520

HELD OVER:

The Committee resolved to undertake a site inspection on Thursday, 8 January 2026.

EJV

**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 Erven 18228, 15349, Haardekraaltjie Cemetery, Stellenbosch University, Parow: NM
HM / CITY OF CAPE TOWN METROPOLITAN / PAROW/ ERVEN 18228 & 15349**

Case No: HWC24091815SB1113

FURTHER REQUIREMENTS:

The Committee resolved to request the following further requirements:

1. The proposed memorialisation is to be considered by IACom once the extent of the cemetery has been established as per the ground truthing permitted under case number HWC25102803SB1113. The results of the aforementioned are to be submitted to IACom in a supplementary report.
2. The supplementary report must undergo a 30-day consultation process with the identified I&APs prior to submission to HWC.

SB

**27.2 Erf 24602, Haardekraaltjie Cemetery, Stellenbosch University, Parow: NM
HM / CITY OF CAPE TOWN METROPOLITAN / PAROW/ ERF 24602**

Case No: HWC25102803SB1113

RECORD OF DECISION:

The Committee resolved to approve the proposed ground truthing as proposed in the application by Dr Orton, subject to the following conditions:

1. Adequate recording methods as specified in the Regulations and Guidelines pertaining to the National Heritage Resources Act must be used.
2. A final report must be submitted to HWC within 30 days of practical completion
3. Digital copies of all published papers, theses, or reports resulting from this work must be lodged with HWC.
4. If a published report has not appeared within three years of the lapsing of this permit, the report in terms of the permit will be made available to researchers on request.
5. It is the responsibility of the permit holder to obtain permission from the institution for each visit, and conditions of access imposed by the landowner must be observed.
6. HWC shall not be liable for any losses, damage or injuries to persons or properties as a result of any activities in connection with this permit.

HWC reserves the right to withdraw this permit by notice to the permit holder.

The results of the survey be shared with interested and affected parties.

SB

28. Adoption of decisions and resolutions

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