



GEORGE

TEL: +27 (0) 44 873 4923 **FAX:** +27 (0) 44 874 5953

EMAIL: info@sescs.net **WEBSITE:** www.sescs.net

ADDRESS: 102 Merriman Street, George, 6530

PO BOX: 9087, George, 6530

CAPE TOWN

TEL: +27 (0) 21 554 5195 **FAX:** +27 (0) 86 575 2869

EMAIL: james@sescs.net **WEBSITE:** www.sescs.net

ADDRESS: Office 3, Now Space East, 01 Westlake Drive, Westlake, 7945

PO BOX: 443, Milnerton, 7435

TERMS OF REFERENCE FOR HERITAGE IMPACT ASSESSMENT REPORT

THE PROPOSED DEVELOPMENT OF A RETIREMENT VILLAGE AND ASSOCIATED INFRASTRUCTURE ON ERF 103, 104 AND A PORTION OF ROTTERDAM STREET WITTEDRIFT, PLETTENBERG BAY, WESTERN CAPE

1. INTRODUCTION

Sharples Environmental Services cc (SES) has been appointed by Mr. Del Monte to undertake an Environmental Impact Assessment for the development of a retirement village and associated infrastructure on erf 103, 104 and a portion of Rotterdam street Wittedrift, Plettenberg bay, Western Cape.

The services of Erik Voigt Architects are required to compile Heritage Impact Assessment (HIA) report for input submission to HWC and into the Environmental Impact Assessment applications. This report must address the all the aspects highlighted in communication received from Heritage Western Cape (HWC) on the 9th of October (attached to this TOR). Furthermore, compliance to Appendix 6 of the NEMA regulations is a requirement of all specialist studies (Appendix 6 of GNR 326, April 2017).

The purpose of the HIA as outlined by Heritage Western Cape is as follows:

A Heritage Impact Assessment must provide insight into the impact (in this case the visual) of the proposed development on heritage resources and provide mitigation measures to limit the effect of that impact. The HIA must provide the heritage authority with sufficient information to properly assess the significance of resources on and around a site and to understand the short, medium and long term consequences of the proposed development on heritage resources so that the heritage authority can make an informed comment (section 38(8)) or decision (section 38(4)) on the impacts of a proposed development.

The contents of such a report must comply with the attached letter from HWC. Note that HWC requires an integrated set of recommendations as well as comments from conservation bodies and the municipality.

2.1 Specific Scope of Work

As per the communication received from HWC the HIA should specifically focus on the visual impact on the cultural landscape. Following this a full set of recommendations need to be given with specific emphasis on the integrated way in which the visual impact of the development can be handled to ensure that the development fully incorporates all identified heritage resources.

REGISTERED MAIL

Our Ref: HM/BITOU/WITTEDRIFT/ERVEN 103, 104 AND
A SECTION OF THE ROTTERDAM ROAD RESERVE
Case No.: 19090401AS0927E
Enquiries: Andrew September
E-mail: andrew.september@westerncape.gov.za
Tel: 021 483 9543
Date: 09 October 2019



Lance Del Monte
SESC
PO Box 9087
George
6530

RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: HIA REQUIRED
In terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape
Provincial Gazette 6061, Notice 298 of 2003

NOTIFICATION OF INTENT TO DEVELOP: PROPOSED RETIREMENT VILLAGE ON ERVEN 103, 104 AND A SECTION OF ROTTERDAM STREET, WITTEDRIFT, BITOU, SUBMITTED IN TERMS OF SECTION 38(8) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

CASE NUMBER: 19090401AS0927E

The matter above has reference. Heritage Western Cape is in receipt of your application for the above matter received on 27 September 2019 and discussed at our Heritage Officers Meeting (HOMS) on the 07 October 2019.

You are hereby notified that, since there is reason to believe that the proposed development will impact on heritage resources, HWC requires that a Heritage Impact Assessment (HIA) that satisfies the provisions of section 38(3) of the NHRA be submitted. This HIA must have specific reference to the following:

- Visual impact on the cultural landscape

The required HIA must have an integrated set of recommendations.

The comments of relevant registered conservation bodies and the relevant Municipality must be requested and included in the HIA where provided. Proof of these requests must be supplied.

Please note, should you require the HIA to be submitted as a Phased HIA, a written request must be submitted to HWC prior to submission. HWC reserves the right to determine whether a phased HIA is acceptable on a case by case basis.

This decision is subject to an appeal period of 14 working days. The appeal period shall be taken from the date above. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.

Applicants are strongly advised to review and adhere to the time limits contained the Standard Operational Procedure (SOP) between DEADP and HWC. The SOP can be found using the following link <http://www.hwc.org.za/node/293>

HWC reserves the right to request additional information as required.

Should you have any further queries, please contact the official above and quote the case number.

Yours faithfully


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Dr. Mxolisi Dlamuka
Chief Executive Officer, Heritage Western Cape
www.westerncape.gov.za/cas

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • **Postal Address:** P.O. Box 1665, Cape Town, 8009
• **Tel:** +27 (0)21 483 5959 • **E-mail:** ceheritage@westerncape.gov.za

Straatadres: Protea Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • **Posadres:** Posbus 1665, Kaapstad, 8009
• **Tel:** +27 (0)21 483 5959 • **E-pos:** ceheritage@westerncape.gov.za

Idilesi yendawo: kumgangatho 3, kwisakhiwo iprotea Assurance, Greenmarket Square, eKapapa, 8000 • **Idilesi yeposi:** Inombolo yebhokisi
yomxibelelo, eKapa, 8009 • **Idilesi yemeyile:** +27 (0)21 483 5959 • **Idilesi ye-imeyile:** ceheritage@westerncape.gov.za

SEVEN OAKS



REVISIONS	
SYMBOL	DESCRIPTION
R1	
R2	
R3	
R4	
R5	
R6	
R7	
R8	
R9	
R10	
R11	
R12	

- CONTRACTOR & GEN. NOTES**
- ALL MATERIALS ETC. TO BE FITTED IN STREET ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - ALL SPECIFICATIONS ETC. TO BE IN ACCORDANCE WITH SANS PRELIMINARIES FOR TRADES AS PUBLISHED BY THE ASSOCIATION OF SOUTH AFRICAN QUANTITY SURVEYORS.
 - ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS (SOUTH AFRICAN CODE OF PRACTICE) AND BUILDING STANDARDS ACT, ACT 103 OF 1977.
 - CONTRACTOR TO ALLOW FOR ARCHITECTS BOARD REGULATIONS AND REQUIREMENTS OF ALL RELEVANT AUTHORITIES TO BE ADHERED TO.
 - CONTRACTORS TO CHECK ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING WITH WORK.
 - FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS.
 - ALL STRUCTURAL DESIGN TO BE THE RESPONSIBILITY OF A PROFESSIONAL ENGINEER.
 - COPYRIGHT RESERVED.



Physical address:
59 A CHURCH ROAD
WALTON, 6020
PORT ELIZABETH

Postal address:
PO BOX 5205
WALTON, 6020
PORT ELIZABETH

Postal address:
Tel no. +27 (0) 41 581-1110
Fax no. +27 (0) 41 581-0819
Cell no. 082 48 81 941
E-mail: info@erikvoigt.co.za
Web: www.erikvoigt.co.za

PROJECT, TITLES & DATA		
Project PROP. RETIREMENT VILLAGE FOR L. DEL MONTE on ERVEN 103 & 104, WITTEDRIFT		
Drawing title SITE LAYOUT 53 UNITS		
Other data		
Job No. 5075-01	Draw. No. 01(CD)	Rev. No. R09
Scale 1 : 500	Date MAY 2019	Drawn ERIK VOIGT
SACAP 4382	SANS P10108	