

**PROPOSED DEVELOPMENT ERVEN 103 AND 104, AND
A PORTION OF ROTTERDAM STREET WITTEDRIFT,
PLETTENBERG BAY, WESTERN CAPE,
FOR A RETIREMENT VILLAGE**



**BASELINE STUDY
NOTIFICATION OF INTENT TO DEVELOP REPORT**

Prepared in compliance with Section 38(1) of the National
Heritage Resources Act (No 25 of 1999)

HWC Case Number: _____

December 2019

Application:

APPLICATION FOR THE PROPOSED DEVELOPMENT OF SEVEN OAKS RETIREMENT VILLAGE ON ERVEN 103 AND 104, AND A PORTION OF ROTTERDAM STREET WITTEDRIFT, PLETTENBERG BAY, WESTERN CAPE, FOR A RETIREMENT VILLAGE

BASELINE STUDY - NOTIFICATION OF INTENT TO DEVELOP REPORT
HWC CASE NUMBER: _____

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PROPOSED DEVELOPMENT OF ERVEN 103 AND 104, AND A PORTION OF ROTTERDAM STREET WITTEDRIFT, PLETTENBERG BAY (WESTERN CAPE) FOR A RETIREMENT VILLAGE

1 BACKGROUND

The Home Market NPC, the owner of Erf 103 and 104 Wittedrift (refer to **Annexure A**) has commissioned Metroplan Town Planners to submit an application to the Bitou Municipality to obtain the appropriate land use rights for the development of Erven 103 and 104 Wittedrift, and obtain approval from the Bitou Municipality to acquire a portion of the Rotterdam Street reserve and consolidate it with Erven 103 and 104 Wittedrift to form one erf. The authorisation to submit a Land Development Application was obtained through a Company Resolution. (Refer to **Annexure B**.)

The consolidated portions consisting of Erven 103, 104 and portion of Rotterdam Street would be rezoned to Residential Zone II for the creation of an affordable Retirement Village.

As the area to be developed is 3,3401Ha in extent and as the project involves the consolidation and rezoning of three (3) properties, in terms of Section 38(1) of the National Heritage Resources Act (Act No. 25 of 1999) (NHRA) the provincial heritage authority, Heritage Western Cape (HWC) must be informed of this activity at the earliest stage.

The Home Market (THM) has appointed Erik Voigt Architects and assisted by Metroplan Town Planners, to prepare this Baseline report and complete the Notification of Intent (NID) form to meet the provisions of Section 38(1) of the NHRA.

The proposed activities also trigger the provisions of the National Environment Management Act (NEMA) and the related regulations. Sharples Environmental Services is conducting a Basic Assessment as required by the Department of Environmental Affairs and Development Planning.



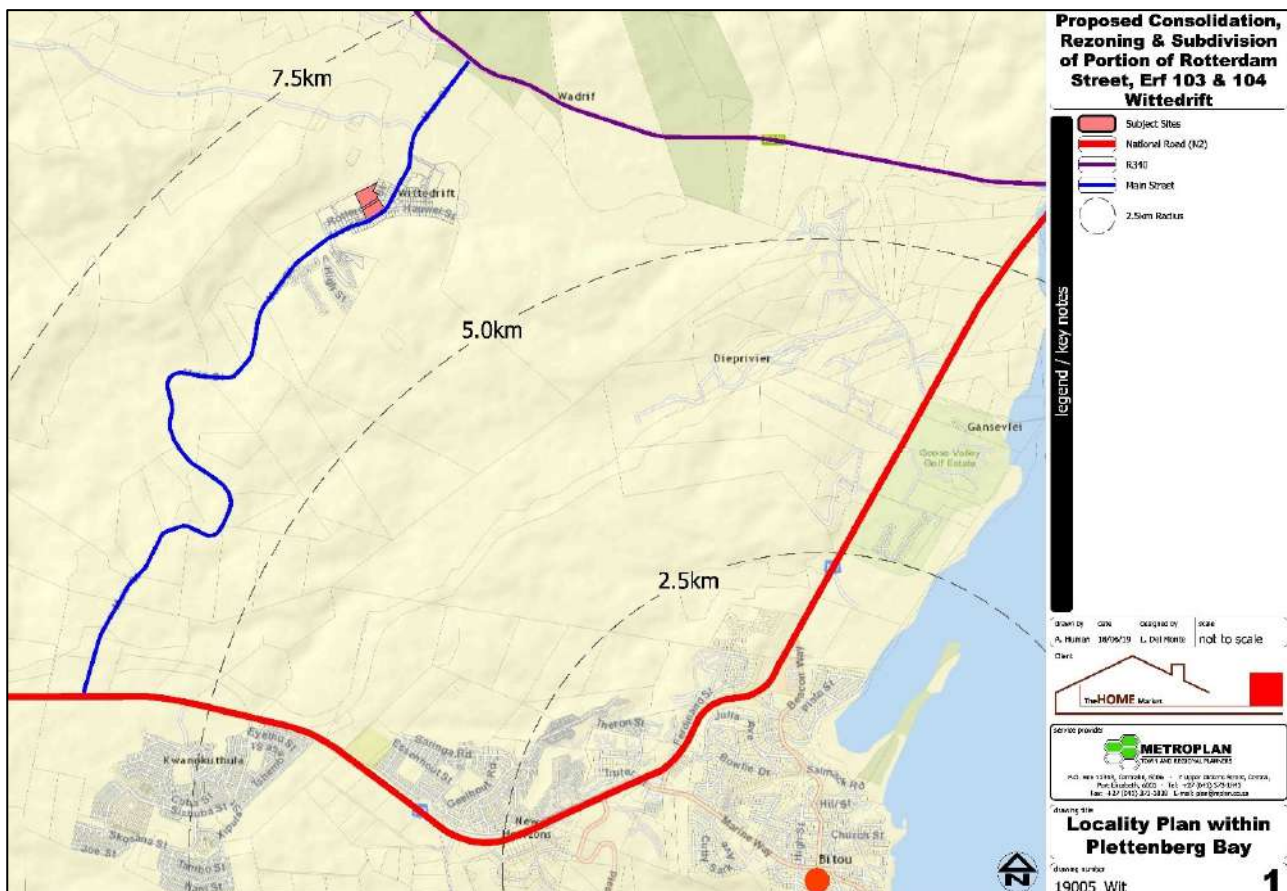
2 POSITION OF THE SITE WITHIN THE CONTEXT OF PLETTENBERG BAY

Wittedrift is a small tranquil village which lies in the Bitou River basin. Wittedrift is made up of farms, small holdings and approximately 110 residential homes in and around its small and compact village centre. The village has a church prominently positioned close to the entrance of the village and the Wittedrift School which provides for learners from Grades 1 to 12.

The Wittedrift High School is the most prominent institutional building and is one of the main public secondary schools in Plettenberg Bay. The Town is on the main route, R340, to the Prince Alfred Pass. The Buffalo Hill Game Farm, Rhino Base Camp, Trout Farm and an Italian Vegan Restaurant (La Bocca Dolce) are all in close proximity to Wittedrift.

The land portions of Wittedrift are situated at approximately 11km by a surfaced road from the Town Centre of Plettenberg Bay. The R340 extends 5km from Wittedrift to the National Road (N2) and from the intersection with the N2 extends a further 6km to the centre of Plettenberg Bay.

Plan 1 indicates the Locality of the sites, within Plettenberg Bay:



Wittedrift is also connected to the N2 via a gravel road of 5,7km to the west, with a further 7km of tarred road to the town centre. This is not the favoured access route to Wittedrift.



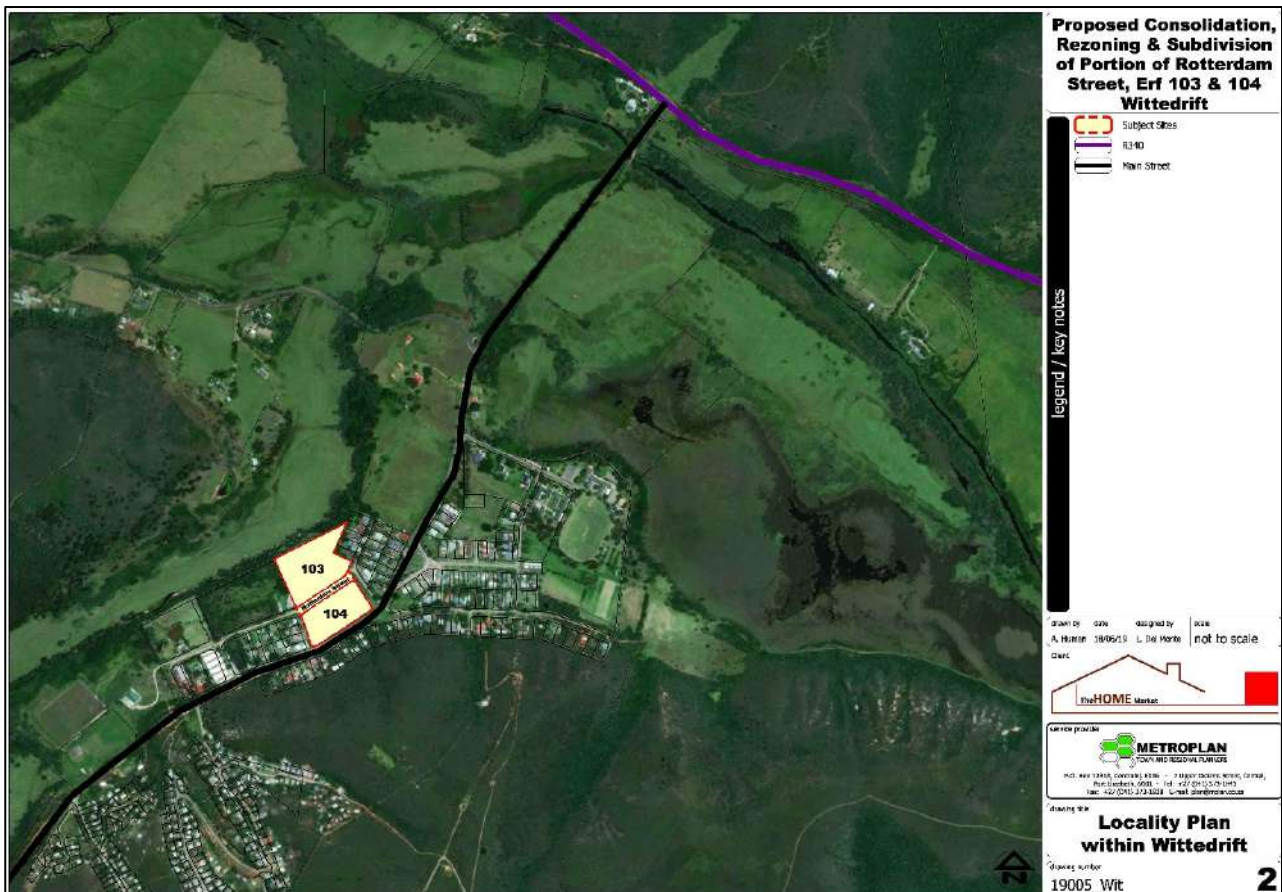
2.1 Village Context (Erf 103 and 104 Wittedrift)

Erf 103 (measuring 1,7422Ha in extent) is bound by residential development to the West and East and a Public Open Space containing the Bosfontein River to the North. Erf 104 (measuring 1,3058Ha in extent) is bound primarily by the Main Road to the south, Kammassie Street to the west and Protea street to the east. Both erf 103 and 104 share a common boundary with Rotterdam Street.

Portion of Rotterdam Street, currently zoned as Transportation Zone II (Public Road) is immediately adjacent to Erven 103 and 104 with a reserve width of 18,89m effectively separating erven 103 and 104 and measures approximately 2 921m² and contains a gravel road for about half of the way where after the gravel road encroaches on erf 103 for about half of the remainder of its length towards Protea Street. An electrical power line on wooden poles is to be found roughly in line with the northern boundary of the road reserve.

Application for the acquisition, consolidation with erven 103, 104, into a single property, and the further rezoning of the three consolidated portions to Residential Zone II is envisaged.

The subject land portions are in very close proximity to the town centre. **Plan 2** shows the locality of the sites within Wittedrift:





Wittedrift is a mixture of suburban houses, a small discernible town centre, a church and school and quasi industrial operations to the west. Further along the main road the settlement of Green Valley consisting of both formal and informal housing development is to be found. Wittedrift is surrounded by farmland, indigenous tracks of vegetation and State Forests. It is isolated from the main centre of Plettenberg Bay, but is well connected by road, offering an accessible and yet tranquil setting for the creation of an affordable retirement village. Lower property prices offer an opportunity for those developers and individuals wanting to source affordable housing opportunities which are not far from Plettenberg Bay.



3 HISTORICAL DEVELOPMENT AND SETTING

3.1 The History of Plettenberg Bay and Wittedrift

The history of human life in Plettenberg Bay stretches back to 120 000BC with Stone Age Man inhabiting two caves which are still being excavated today. They are the Nelson Bay Cave on the Robberg Peninsula and the Matjies River Rock Shelter near Keurboomstrand that were inhabited by middle and late stone age man and then later by the Khoisan. Tools, ornaments and other debris left by these inhabitants can still be viewed in these caves today.

The Colonial Eras was an era of discovery and adventure, as Europeans built their ships and travelled the world, and subsequently colonised it. As these early explorers travelled the African Coast Line, they discovered Plettenberg Bay as we know it today.

One hundred and sixty five years before Jan van Riebeeck landed at the Cape in 1652, Portuguese explorers charted the bay in the 15th and 16th centuries, the first being the famous Portuguese navigator Bartholomeus Dias (born 1451 – died 29 May 1500), who opened the sea routes between Europe and Asia. He named Plettenberg Bay “Bahia das Algoas” meaning “Bay of the Lagoons”.

Ninety years later, Manuel da Perestrelo arrived at the bay and aptly called it “Bahia Formosa”, meaning “Beautiful Bay”.

The first known Europeans to inhabit the area were a group of 100 sea men that were stranded in the bay when their ship, the Sao Goncalo sank. Tragically, 150 sailors drowned, but 100 managed to swim to shore and they lived in the Piesang Valley for eight months. They befriended the Khoisan and also built a church there. The sailors eventually set out in the boats they had built, and left behind a “padrao” or stone as a reminder of the original shipwreck which was re-discovered in 1980.

When the Dutch East India Company (VOC) took over control of the trade route to the east, it set up a refreshment station at Cape Town in the 17th Century. It was not long before travellers from the new settlement became aware of the “treasures and riches” of the Southern Cape coast, which is today known as the Garden Route area. The first settlers in the bay were stock farmers, hunters and frontiers men who travelled up from the Western Cape. Woodcutters cut down stink wood, yellow wood, sneezewood, iron wood and other trees. The wood was transported by sea with the great logs being loaded aboard the ships by oxen. In later years, the 18th and 19th Centuries, the logs were most often transported to Cape town by wagon.



Around 1776, the first Dutch settlers started arriving in the Plettenberg Bay area. The first known Dutch settler in Plettenberg Bay was a farmer named Cornelis Botha and he became a substantial farmer in the Piesang Valley of Plettenberg Bay.

The Governor of the Cape of Good Hope, Baron Joachim van Plettenberg of the VOC visited the bay in 1778. Van Plettenberg decided to name this bay after himself. By 1800, territorial disputes between the colonists, the Khoikoi and the AmaXhosa were now in full swing. **Some colonists took shelter in Stofpad in the Wittedrift area.** By 1812 a large British military force drove the Gqunukhwebes and Ndlambes across the Fish River, killing everyone who resisted. Several forts were erected along the Fish River.

By 1845, two more pioneers arrived in Plettenberg Bay. Willam and George Newdigate, two of the sons of the British Proprietor Francis Newdigate, came to Plettenberg Bay to live and farm in the Piesang Valley. Over the course of a few years, they interviewed, and employed several English families who arrived by ship.

In 1868, and as a direct result of the booming timber trade, the master pass-builder, Thomas Bain, built the Prince Alfred Pass, as well as a 90-kilometre forest road between Tsitsikamma and Humansdorp which passes Wittedrift.

Captain Sinclair set up the whaling station on Beacon Island in order to harvest the Southern Right whales, but this operation ceased in 1916.

The first hotel was erected in Plettenberg Bay by Hugh Owen Grant during 1940, on the Beacon Island, this venue was built on the site of the former whaling station, first mentioned in 1910 above.

Andrew Abraham Stockenstrom Le Fleur (1867 – 1941), the first leader of the Griquas died in Plettenberg Bay. Le Fleur was a leader and visionary, a person looked upon as the new Messiah by his people. Le Fleur formed the Griqua Independent Church of South Africa in the Maitland town Hall on the 6th of April 1920, as an offspring of the Griqua National Church in Kokstad, and eventually to Krantshoek. Le Fleur believed his people to be the lost tribe of Israel. For the Griquas of today, Krantshoek has special significance. Le Fleur died in a little house adjacent to his tomb on Robberg on the 11th of July 1941. The Griqua Monument in Krantshoek was erected on the 10th of September 1942 in honour of Le Fleur and other Griqua leaders.

Between 1960 and 1990 the Plettenberg Bay holiday town and resort expanded dramatically, and it extended along Robberg's Beach and went back towards the N2.



Wittedrift reflects the cultural profile of South Africa in its language and ethnic diversity and forms a significant part of the history of Plettenberg Bay.

The local community has a strong connection with the environment and is heavily involved either directly or indirectly with fishing, agriculture, forestry and ecotourism. The Wittedrift village church and school date back about 150 years, and there is evidence that Mathias Theodore Thesen of the Knysna-based Thesen family, lived on a farm named Wittedrift in the area in the early 1870's. The village and especially the Green Valley township are home to people whose family roots extended back many generations. They have a deep connection with the area and older local residents tell of a region populated by peoples who subsisted on its rich forest, good water supply and abundant flora and fauna.

Wittedrift is rich in ecological diversity, with forests, wetlands, river courses and fynbos. Large sections of established farms have been subdivided over the years and sold off to owners who have established businesses that take advantage of this diversity.

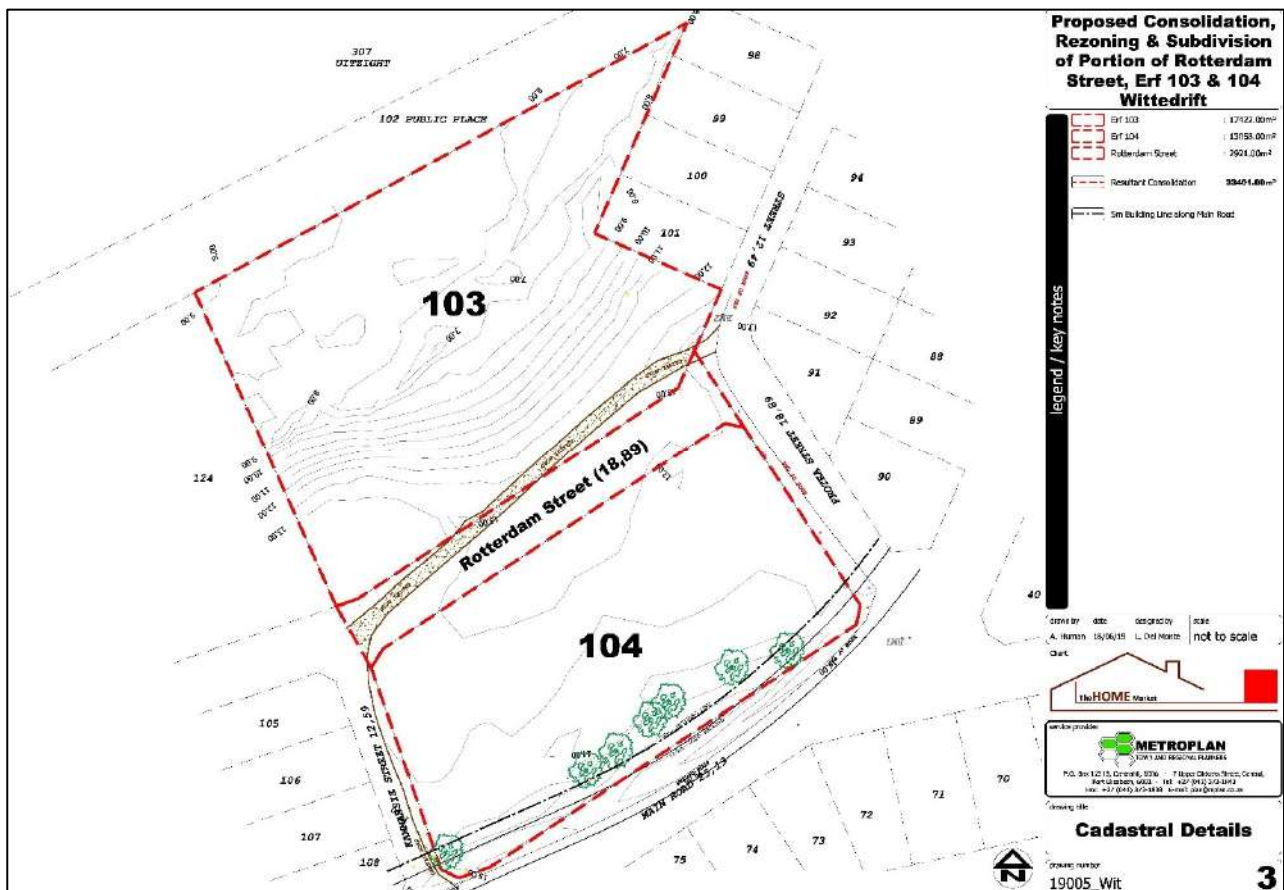


4 EXISTING SITUATION

4.1 Cadastral Details and Extent of Area

The extent of the subject portions is depicted in **Plan 3** below, and are as follows:

Erf 103 Wittedrift	1,7422ha
Erf 104 Wittedrift	1,3058ha
SUB TOTAL	3,0480ha
Portion of Rotterdam Street Reserve	0,2921ha
TOTAL	3,3401ha

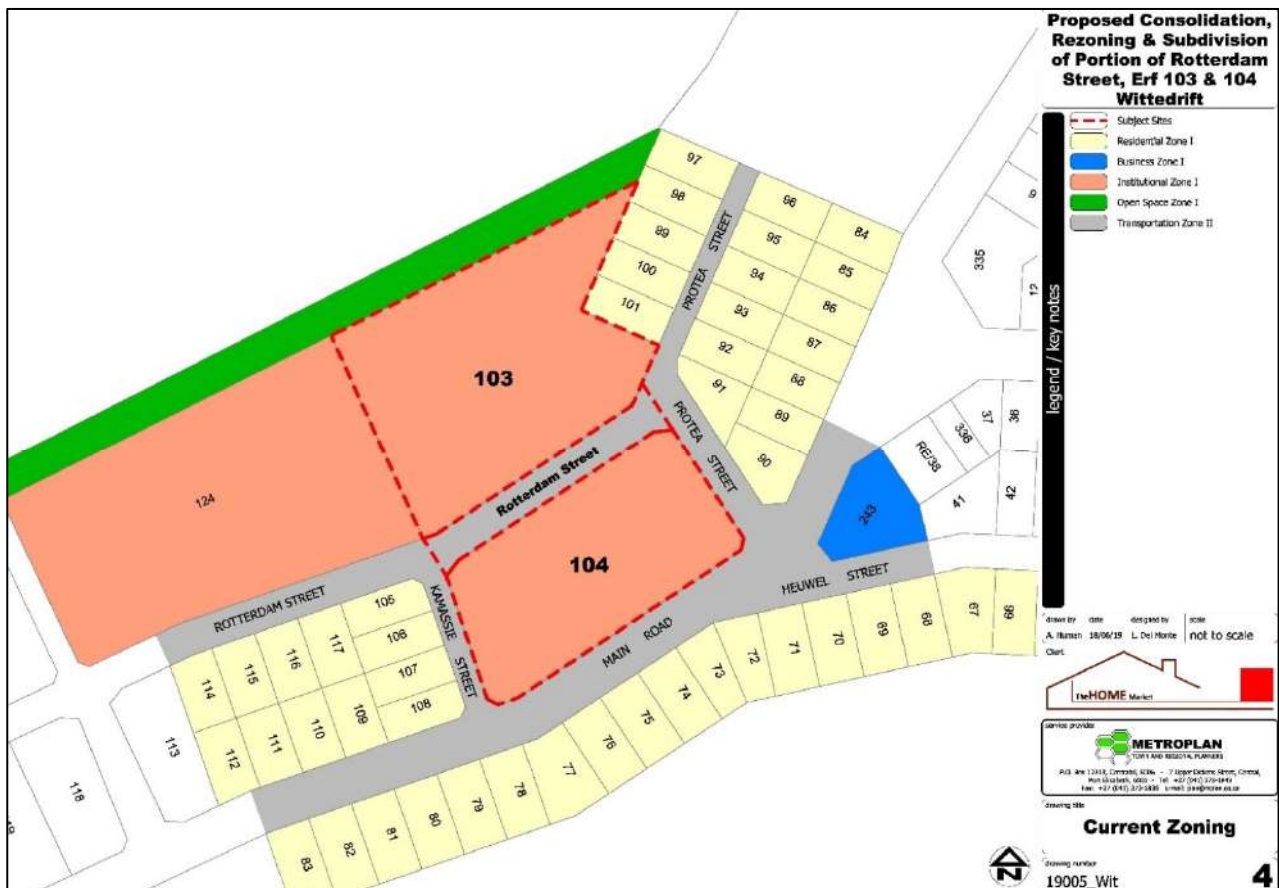




4.2 Current Zoning

Both Erven 103 and 104 are zoned Institutional Zone I with the Road Reserve of Portion of Rotterdam Street zoned Transportation Zone II (Public Road) in terms of Section 8 of the Land Use Planning Ordinance (LUPO) Scheme Regulations. All the land portions fall within the Urban Edge of Wittedrift as they were originally established as part of the approved Township of Wittedrift.

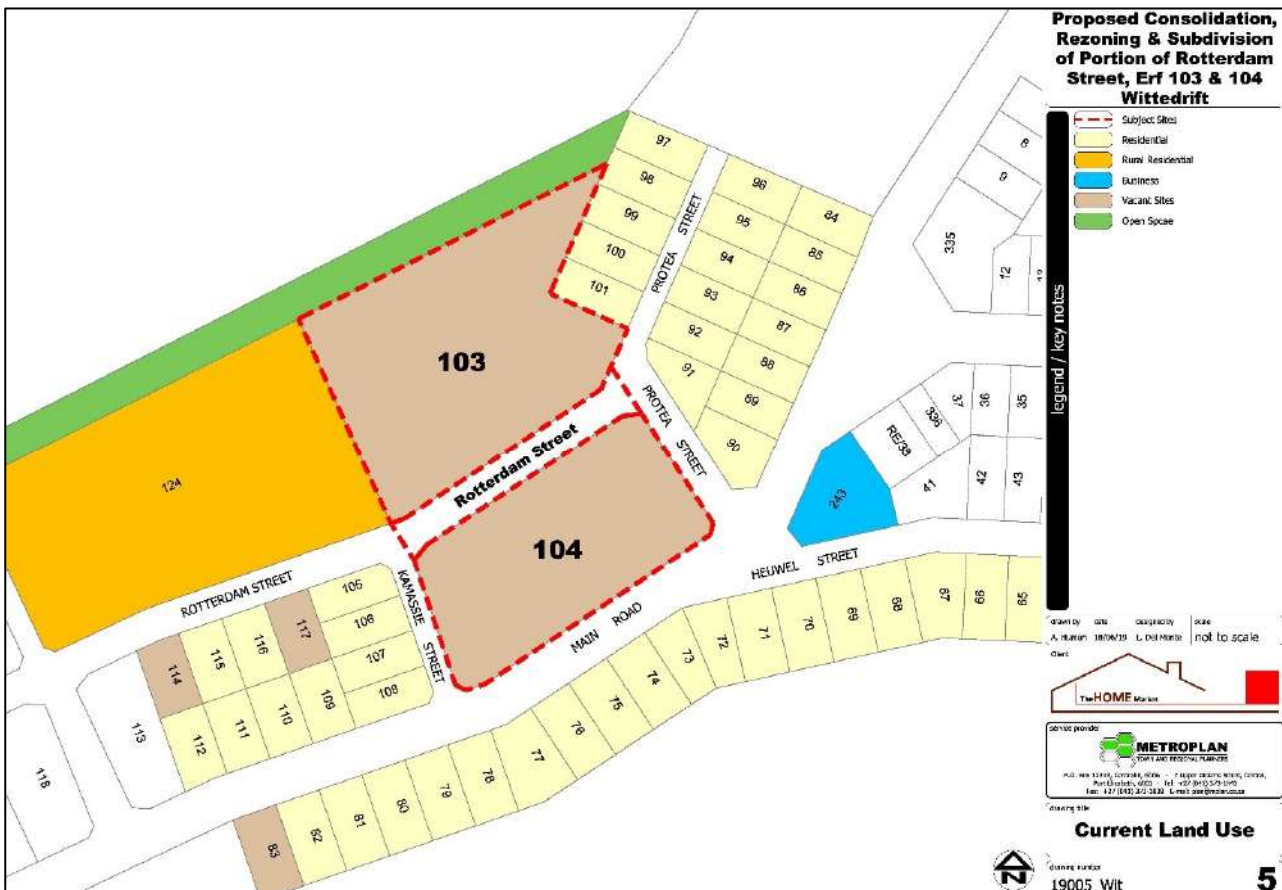
Plan 4 depicts the Zoning of the subject portions as well as the directly abutting properties, which are exclusively residential development:





4.3 Existing Land Use and Surrounding Uses

Both Erf 103 and 104 are completely undeveloped. Erf 104 is the more developable of the two erven, and together with Erf 103 are completely vacant. The Road Reserve of Rotterdam Street has no structures other than an overhead cable on wooden poles. Refer to **Plan 5** for the Current Land Use of Erven 103 and 104, and surrounding sites.



4.4 Topography and Drainage

Erf 104 has a gently north-western slope extending to the road reserve of Rotterdam Street. There are no discernible natural water courses evident on site. On the south-eastern boundary of Erf 104 and abutting the Main Road a shallow ground stormwater channel is to be found running adjacent to the Main Road.

Erf 103 situated to the north of Erf 104, falls steeply from the road reserve to a depression roughly in the middle of the site running west-east. The depression is probably the old course of the Bosfontein River which now lies beyond Erf 103 in a Public Open Space. The current position of the Bosfontein River looks as if it has been created through the excavation of a deep ground channel to direct the flow down the linear Public Open Space reserve.



4.5 Vegetation

Erf 104 is mostly covered in Kikuyu grass with seven mature European Oak trees situated adjacent to the Main Road on its southern boundary. A copse of young Poplar trees is to be found on south-western side of the erf. All the above are exotic plant species. Refer to **Figures 1 – 3**.

The highly invasive Black Wattle and Bramble Bush predominate in the lower northern part of Erf 103 overpowering the few indigenous trees and shrubs that are present. In the moist depressions reeds and tall grasses predominate. The south-eastern part of the site is characterised by low bush and Kikuyu grass. Refer to **Figures 4 – 6**.



FIGURE 1: Fully grown European Oaks on the Southern boundary of Erf 104 Wittedrift.



FIGURE 2: Cluster of Poplars on Erf 104 Wittedrift.



FIGURE 3: Erf 104 Wittedrift looking north, mostly covered in Kikuyu grass.



FIGURE 4: Infestation of Black Wattle on Erf 103 Wittedrift.



FIGURE 5: *Bramble infestation of Erf 103 Wittedrift.*



FIGURE 6: *Southern part of Erf 103 Wittedrift – low bush, reeds and Kikuyu grass.*



FIGURE 7: *Protea Street off Main Road with Erf 104 Wittedrift on the left.*



FIGURE 8: *Kamassie Street – Erf 104 Wittedrift on the right.*



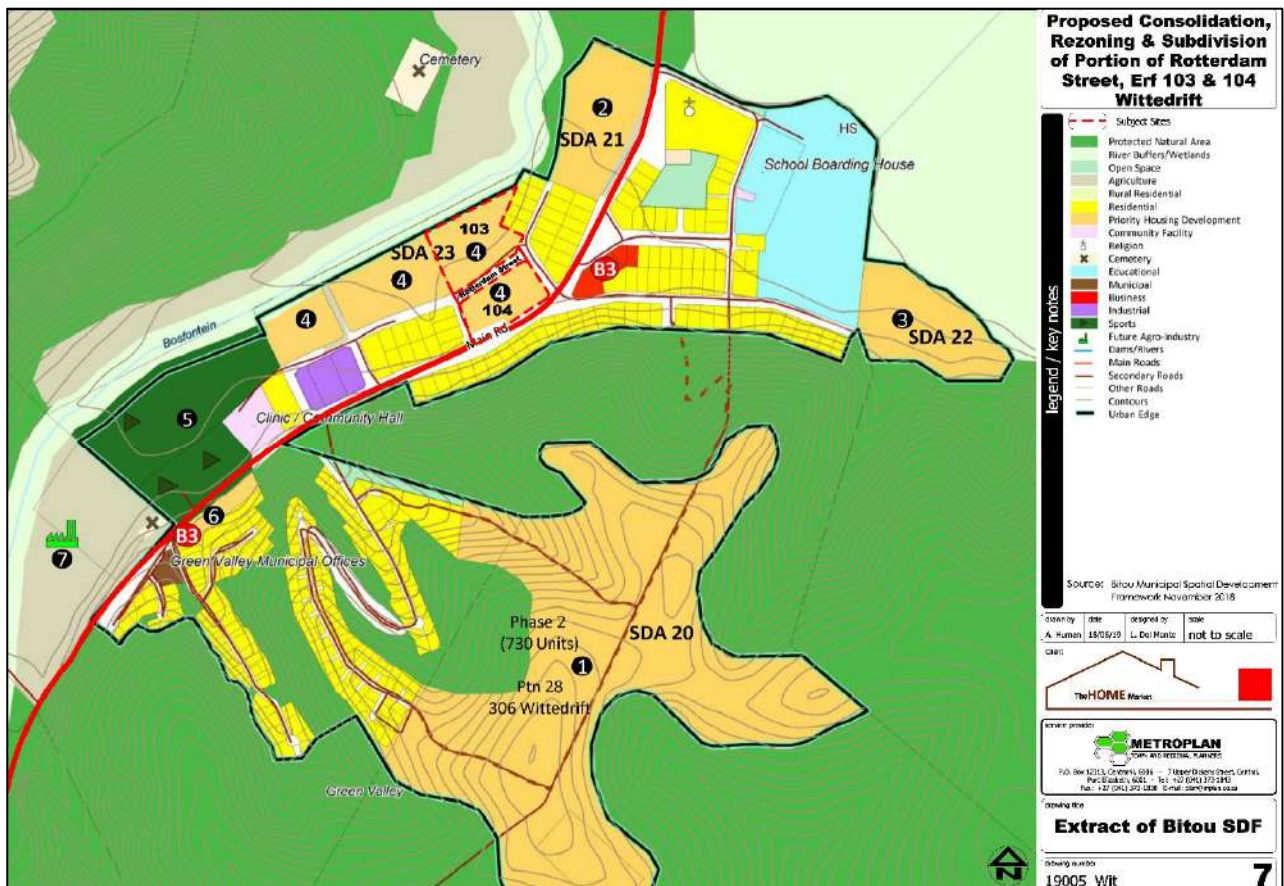
The sites do not fall into a protected area. Refer to **Plan 6** for the Vegetation Status:



4.6 Bitou Municipal SDF (Nov 2018) – Land Use Proposals

The Bitou SDF sets out the Land Use Proposals for Wittedrift as depicted in **Plan 7** which shows an extract of the Bitou Spatial Development Framework. The most important of these proposals which impact on Erven 103 and 104 are the following:

- 1) The erven fall within the Urban Edge of Wittedrift.
- 2) The erven are earmarked for priority housing development.
- 3) The erven form a cluster of four smaller parcels in the central parts of Wittedrift which could be utilised for Bonded, Gap and/or Social Housing purposes.
- 4) The Wittedrift Land Use Budget of 2016 – 2040 makes provision for an increase of 152 residential units between 2016 – 2025 requiring 5ha of Wittedrift Urban area to achieve this. This would result in a residential density of 30units/ha. Between 2025 – 2040 an additional increase of 253 residential units requiring 9ha of Wittedrift Urban area is envisaged. This would result in a residential density of 28units/ha.



In achieving the objective of the Bitou Municipality for the 2016 – 2025 period the consolidation of erven 103, 104 and portion of the Rotterdam Street reserve measuring in total 3,3401ha would be able to render a maximum of 100units at 30units/ha. However, Erf 103 is only partially developable (approximately $\frac{1}{3}$ is developable) and will render less.

4.7 Residential Market in Plettenberg Bay

A Residential Market Assessment was conducted by Urban-Econ, Development Economists in February 2019.

The study was commissioned by The Home Market NPC in order to establish the demand for various categories of housing in the town of Plettenberg Bay and to also provide a better understanding of the affordability dynamics of households residing in the greater Plettenberg Bay area. The report also considered inter alia Retirement Accommodation as The Home Market NPC perceived a real need for affordable retirement accommodation.

In the Property Market Overview section of the report, Urban-Econ concludes that the Plettenberg Bay area has seen a sharp rise in demand for permanent homes in recent years, attracting families in search of a better lifestyle as well as empty-nesters and retirees looking to enjoy their retirement in a scenic and tranquil setting.



The report further concludes that there is an imbalance in the town's property market (something which is not commonly noted by estate agents in the area) and that there is a plethora of housing options for upper income earners and growing low income earners, but few options for middle income earners. Based on feedback from estate agents, there is a large demand for retirement homes.

In terms of Retirement Accommodation, Urban-Econ provide the following Summary and Recommendations:

1. That there is a strong and growing demand for retirement accommodation in the Plettenberg Bay area.
2. That middle-income retired households are underserved at present in the local market.
3. The largest gap for new retirement accommodation is in the R800 000 – R1 500 000 price range.
4. While there is a demand for retirement accommodation aimed at older aged individuals in complexes which include frail care facilities, the immediate need is for retirement accommodation with assisted care aimed at an active population in the age range of 50 – 70 years of age.

It is on the basis of these findings by Urban-Econ that The Home Market NPC aims to develop an Affordable Retirement Village at Wittedrift. It was also felt that bringing such a facility to Wittedrift would provide additional sustainable employment at the complex together with added buying power to support local businesses and providing the Bitou Municipality with an enhanced rate base together with the payment of service charges by the beneficiaries to Bitou over the long term.



5 DESCRIPTION OF THE SURROUNDING SITES

The site is bounded by roads on three sides. Residential development is mainly low density with most houses of little to no architectural significance. The majority have been speculatively built and characteristically are unattractive. Most were constructed in the last 20 to 30 years and therefore have little to no historical merit. Boundaries are unattractive with most consisting of precast walling, and plastered concrete blocks, picket fencing, hedges and plastered and painted walls making for a disjointed aesthetic and street scape. Given the lack of sophistication of all the surrounding homes, the overriding factor in their construction seems to be limited to finance and a “do it yourself” outcome.

The following images illustrate the surrounding urban fabric.

Main Street

The properties located on the southern side of the property across and along main street are elevated. **Figures 9 - 13** create a reliable representation of the type of properties to be found on Main Road.



FIGURE 9: *South view across Main Street.*



FIGURE 10: *South view across Main Street.*



FIGURE 11: *South view across Main Street.*



FIGURE 12: *South view across Main Street.*



FIGURE 13: *South view across Main Street.*

Kammassie Street

Figure 14 - 17 demonstrate the type of properties which are present along and beyond Kammassie Street on the Western side of the site.



FIGURE 14: *West view across Kammassie Street.*



FIGURE 15: *West view across Kammassie Street.*



FIGURE 16: *West view across Kammassie Street.*



FIGURE 17: *West view across Kammassie Street.*



Protea Street

At the eastern side of the site and across from Protea Street, the building depicted in **Figure 18 and 19** together with boundary wall which are a combination of unplastered concrete blocks and an unpainted and maintained wall clearly depicts the speculative nature of the majority of houses surrounding the site.



FIGURE 18: *East view across Protea Street.*



FIGURE 19: *East view across Protea Street.*

North View

The northern view is typically illustrated in Figure 20 – 22 taken from the gravel road.



FIGURE 20: *North view from gravel road.*



FIGURE 21: *North view from gravel road.*



FIGURE 22: *North view from gravel road.*

As stated earlier it is a made-up of mostly invasive exotic plant species, interspersed with small amounts of indigenous flora. This area is to remain largely undeveloped in the proposal.

6 HERITAGE RESOURCES

Cultural significance can be defined as: “aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value of significance”. The national estate includes, inter alia, places, buildings, and structures of cultural significance, historical settlements and townscapes, and landscapes and natural features of cultural significance (NHRA).

Both Erven 103 and 104 Wittedrift have no particular aesthetic or historical significance as they are currently undeveloped and vacant. None of the surrounding structures illustrated above are of architectural significance and must be considered ungradable in terms of HWC’s criteria. It would therefore appear that there are no heritage resources on the site or in its setting.

7 RECOMMENDATIONS FOR THE DEVELOPMENT OF ERF 103, 104 AND PORTION OF ROTTERDAM STREET RESERVE

An extract of **Plan 8** depicts the proposed Site Development Plan:



7.1 Retirement Housing Units

The consolidation of Erven 103, 104 and portion of Rotterdam Street reserve into one property will allow for the development of 52 Retirement Units of between 104m² and 124m² (depending on whether they have single or double garages) in extent. These units are to be sold under Sectional Title.



All the units will be two-bedroom units with one and a half bathrooms, kitchen, dining and lounge, combined with one or two garages (only C type) for unit. Refer to **Figures 22 - 25**.

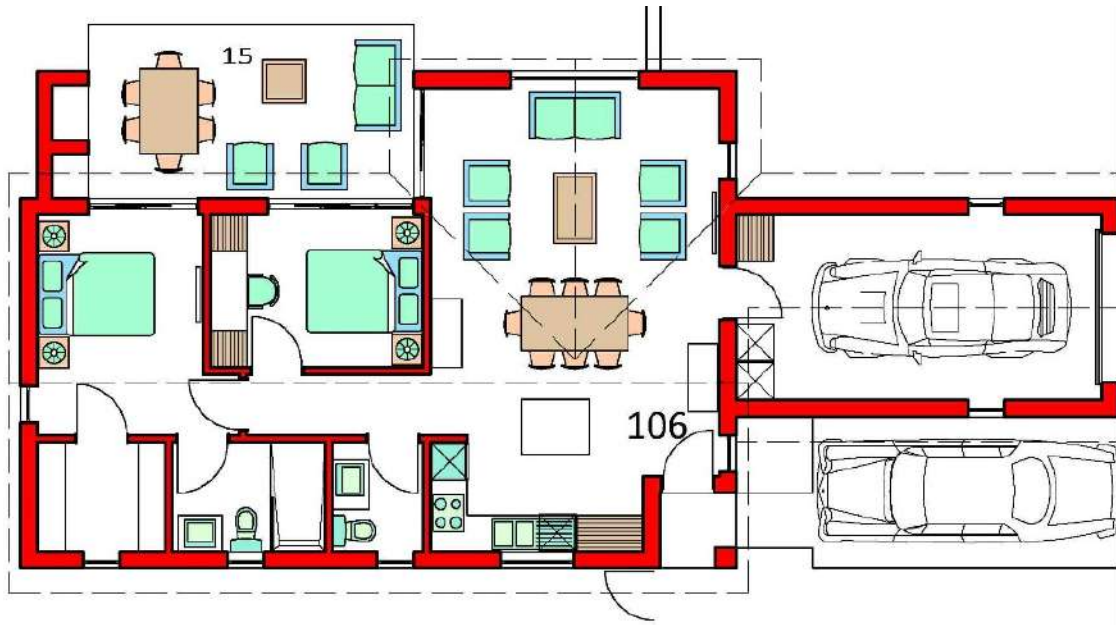
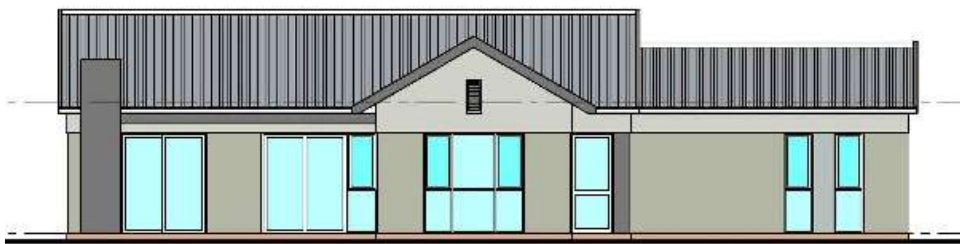


FIGURE 22: Floorplan of typical unit (Type C) – 106m².



UNIT TYPE C - NORTH ELEVATION

SCALE 1 : 100



**UNIT TYPE C - STREET ELEVATION
WITH SINGLE GARAGE**

SCALE 1 : 100



**UNIT TYPE C - STREET ELEVATION
WITH DOUBLE GARAGE**

SCALE 1 : 100

FIGURE 23: Front elevation of typical unit (Type C).

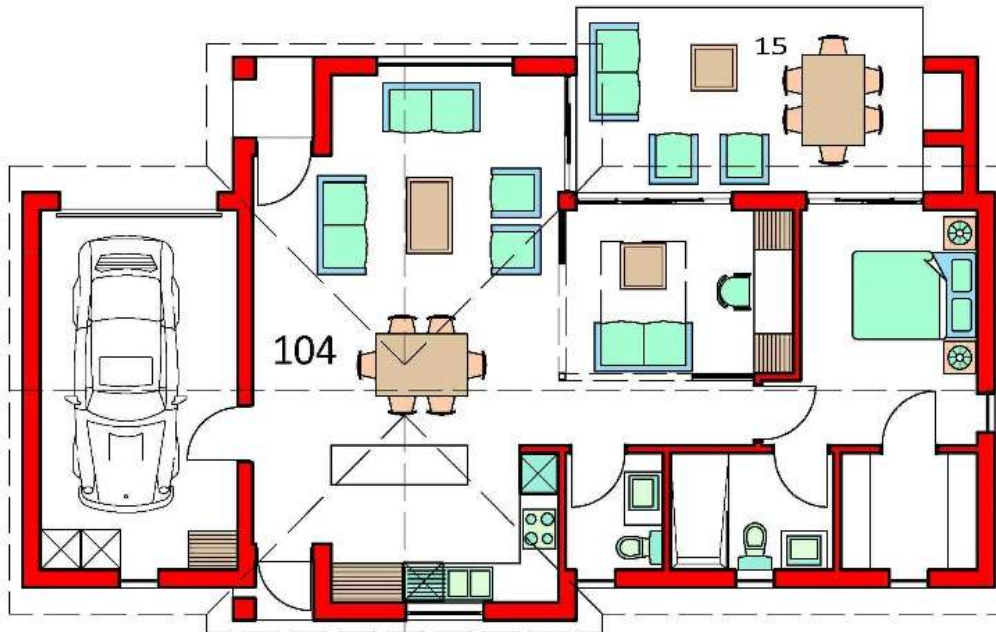


FIGURE 24: Floorplan of variation – north entry (Type A) 104m².

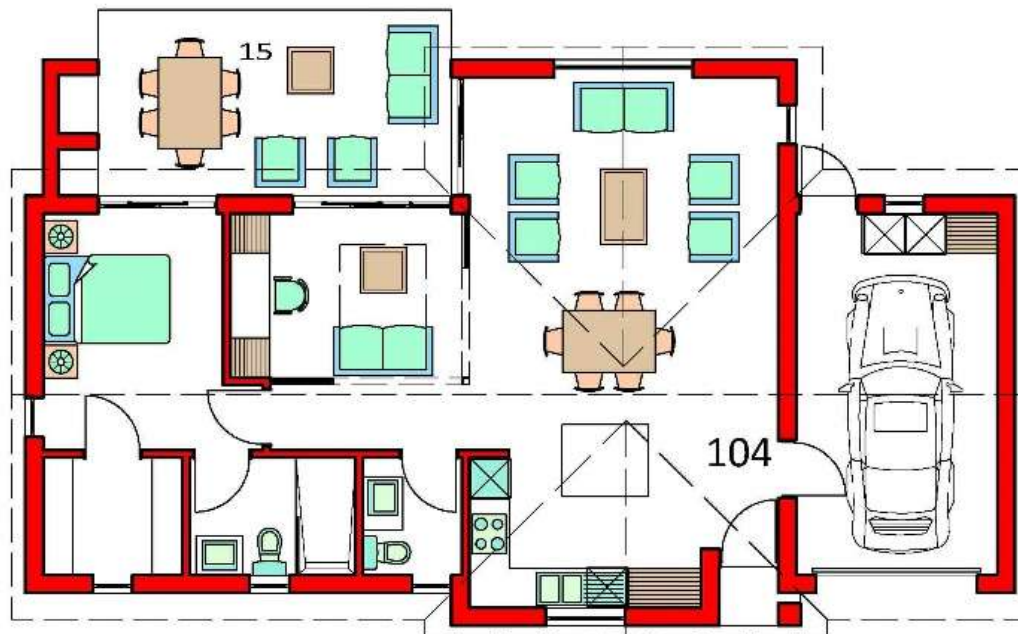


FIGURE 25: Floorplan of variation – south entry (Type B) – 104m².



7.2 Community Centre

The Community Centre will consist of the following:

- library / reading room
- kitchen
- utility / storeroom
- hair salon
- gym
- nurses' station
- office
- wheelchair friendly toilet facilities
- hall for events and functions
- patio and braai

This is to be positioned close to the entrance with a public parking and northern views. Refer to **Figures 26 and 27**.

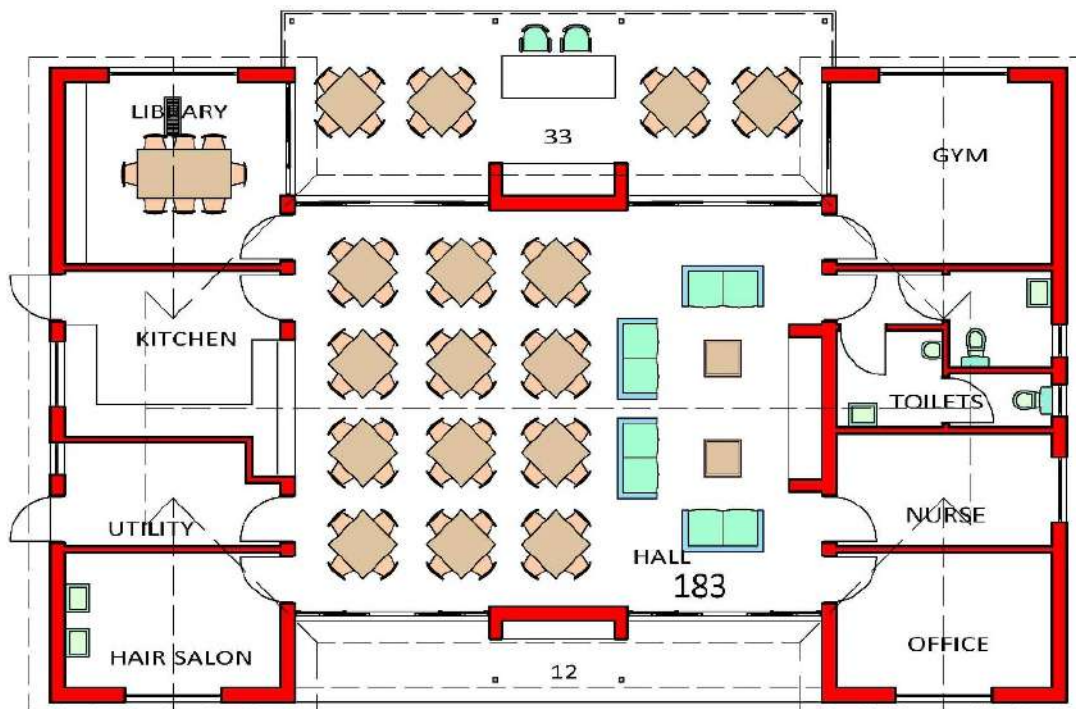


FIGURE 26: *Floorplan of Community Centre.*

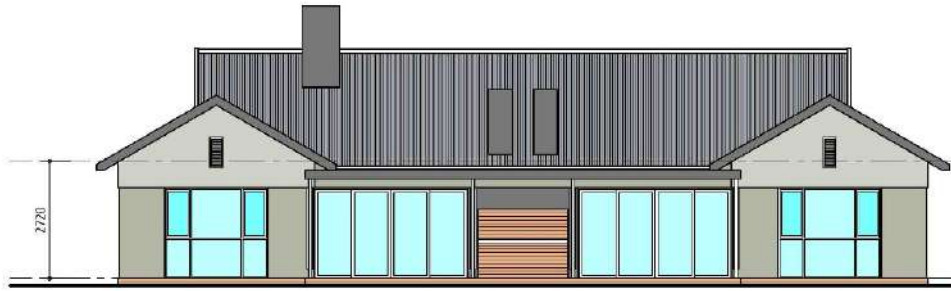


FIGURE 27: *Front elevation of Community Centre.*

The double gable refers back to some of the older houses in Wittedrift as will be seen later in the report.

7.2 Assisted Living

The Assisted Living Facility will consist of the following:

- six en-suite bedrooms for those requiring assistance
- assistant's living quarters
- office
- kitchen
- laundry
- dining and lounge facility
- yard

This is also to be positioned close to the entrance and will share the visitors parking with the Community Centre. Refer to **Figure 28**.



FIGURE 28: *Floor plan of Assisted Living Facility.*

7.3 Open Space

The seven mature European Oak trees will be retained and accommodated in an open space accessible to all inhabitants. Most of the northern part of the consolidated erf which is low lying and vegetated, will be accessible to the inhabitants via convenient pathways to the Bosfontein River in the Public Open Space.

7.4 Circulation

The complex will gain access from Protea Street as per the proposed Site Development Plan. The proposed intersection provides adequate sight lines for the safe movement of vehicles. A double loop system of roads in 10m reserves, provides access to the retirement units.

7.5 Building Lines

The 5m building line as prescribed on the Main Road has been adhered to. All other side spaces (along Kammassie and Protea Streets) will be 3m and will continue into Erf 103.



7.6 Height of Building

All buildings are to be single storey.

7.7 Site Development Plans and Building Plans

On approval of the closure, sale and consolidation of Portion of Rotterdam Street reserve to form one erf with Erven 103 and 104 and the approval of the rezoning of the consolidated erf to Residential Zone II with a consent for dwelling houses and a Retirement Village, the Site Development Plan and Building Plans will be submitted for approval.

7.8 Capturing the Character of Wittedrift Further Afield

Within a very mixed range of Residential Styles in Wittedrift it was difficult to find the authentic, historical, architectural aesthetic which characterises the village. However, in some isolated cases a few buildings stood out from the rest and from which inspiration was drawn.

The architectural style and language of the proposed development is expressed in very few buildings in Wittedrift. The “Wittedrift Vernacular” is a farmstead and small cottage style based in the Victorian Era.

This is characterised by high pitched roofs of mainly galvanised corrugated iron (“Victorian pattern”) and simple, attractive and easily legible elevations which have universal appeal. The following photos from the Wittedrift Town were used as points of reference.



FIGURE 30: *Small double gabled cottage at entrance to Wittedrift presented the strongest reference.*



FIGURE 31: *Double gabled “Cape Dutch Revival” farmhouse close to Wittedrift.*



FIGURE 32: *Double gable of a suburban home within Wittedrift.*

7.9 Functional Integration

The proposal is completely consistent with the MSDF in that it is one of the sites identified for residential development. The site is close to the centre of town and on the main route through Wittedrift. The development also creates a higher density environment which is in line with the principles of densification forwarded by the BMSDF to create a compact settlement and appropriately positioned near the centre of town.

8 SUSTAINABLE SOCIAL AND ECONOMIC BENEFITS

8.1 Spatial Justice

The principle of spatial justice promotes the equitable access to land through land use management and spatial planning policies. It emphasises the redress of past imbalances and promotes the inclusion of persons and communities previously excluded from development opportunities.

The proposed development promotes spatial justice through the provision of an affordable retirement village which is cost accessible to a broader spectrum of the public and who otherwise would not have been able to access affordable retirement accommodation. This would include previously excluded individuals.

8.2 Spatial Sustainability

The principle of spatial sustainability promotes the harmonious interaction between the built and natural environments. It ensures the protection and sustainable use of natural resources. A large portion of the subject site is undevelopable and will be left in its natural state.



The proposed rezoning will not impact negatively on the natural environment as it provides for a large natural open space within the development (most of Erf 103) and promotes the integration of the natural and built environment despite the presence of exotic plant species.

8.3 Efficiency

The principle of efficiency highlights the need for optimal utilisation of existing resources and infrastructure. The proposed layout provides a road network that promotes internal circulation and linkages to the existing road network. The area is accessible from Protea Street.

The proposed infrastructure and services will enable the development of a sustainable settlement. Provision will be made for access to municipal bulk services. Substations will be identified for bulk electricity connections. Green Building technologies will be used in the design and construction of the buildings and facilities such as heating, water harvesting, lighting, insulation, aspect (north facing) etc., will also be taken into consideration.

8.4 Spatial Resilience

Spatial resilience ensures the development of the area is within the existing policy guidelines. The proposed development is in line with existing policy and structure plans which propose housing and community development on the subject sites. A potential density of 16 units per hectare is proposed for the area which is 3.3401Ha in extent. The impact will therefore be minimal.

9 POTENTIAL IMPACT ON HERITAGE RESOURCES

As there are no heritage resources present on the site or in this existing immediate urban area, there will be no impact on heritage resources. The possible impact is of a scale consistent with single storey buildings.



HWC Case Number: 19090401AS0927E

PROPOSED 'SEVEN OAKS' RETIREMENT VILLAGE ON ERVEN 103, 104 AND A SECTION OF ROTTERDAM STREET, WITTEDRIFT, BITOU MUNICIPALITY, SUBMITTED IN TERMS OF SECTION 38(8) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

DRAFT HERITAGE IMPACT ASSESSMENT

Author – Heritage Practitioner: Andre Vercueil
Client: The Home Market NPC
Architects: Erik Voigt Architects
Town Planners: Metroplan Town & Regional Planners
Environmental Consultants: Sharples Environmental Services
Civil Engineers: Fraser Consulting Civil Engineers
Land Surveyor: Beacon Survey Professional Land Surveyors and sectional title practitioners.
Professional Valuer: Appraisal Corporation Southern Cape CC
Development Economist: Urban-Econ
Service Engineers: Engineering Advice and Services Pty Ltd

EXECUTIVE SUMMARY

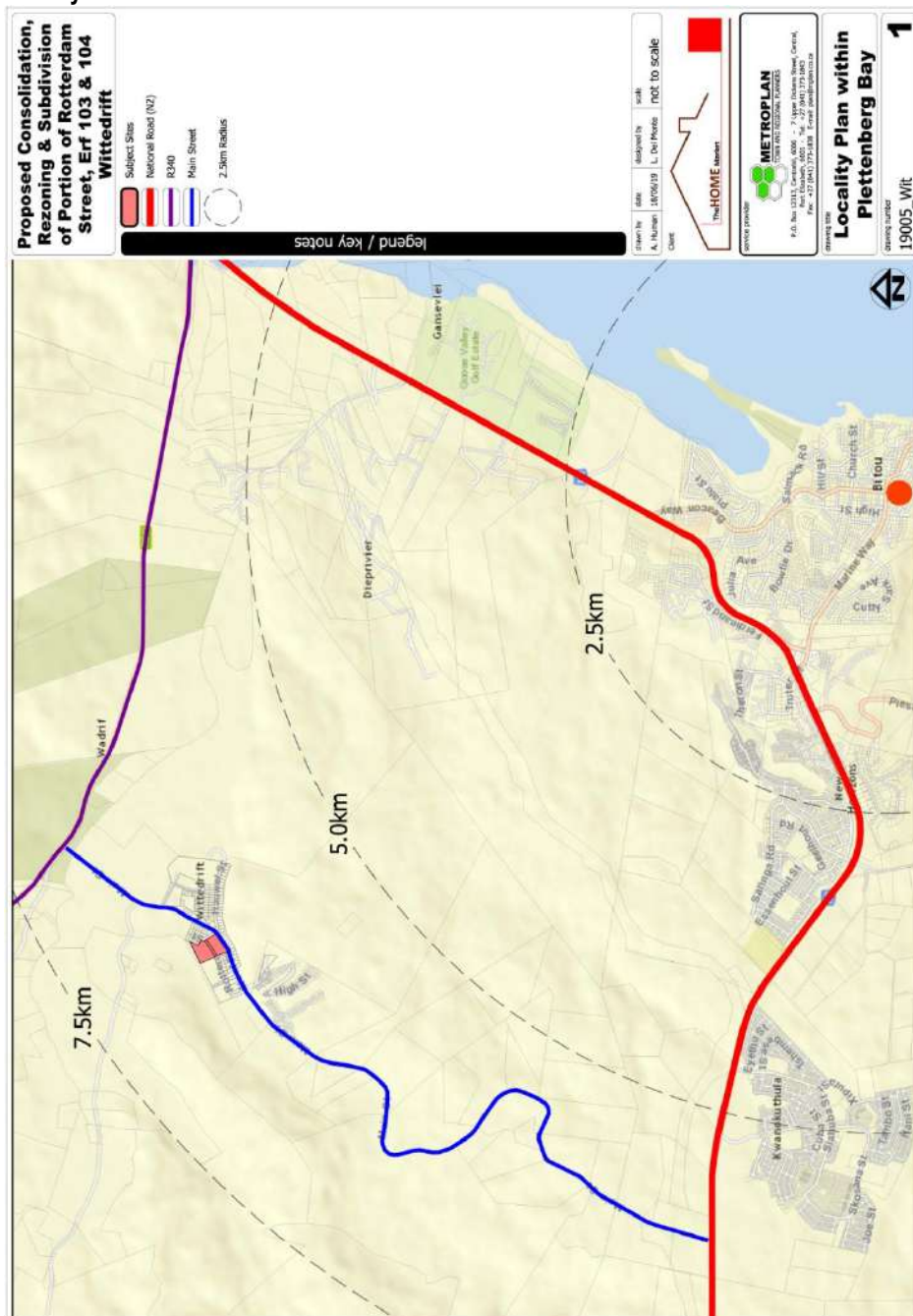
1. Site Name

The name of this retirement proposal is "Seven Oaks Retirement Village"

2. Location

The site is bordered by Main Road, Kammassie Street and Protea Street and the Bosfontein River in Wittedrift, Bitou Municipality (Plettenberg Bay). The following Erven were identified for the development: Erf 103, Erf 104 and a portion of Rotterdam street road reserve. An application for consolidation has been made.

3. Locality Plan



4. Description of Proposed Development

The proposal for this development is for an affordable retirement village which will fit in with the general ambiance and contextual heritage of the Wittedrift village as a whole. The scope of the project is for single storey compact units, a community centre and an assisted living facility. The portion that is marshy will be suitable for nature walks and private open space. (Please see Annexure 21-25 for the Plans)

5. Heritage Resources Identified

Erf 103, Erf 104 and the portion of Rotterdam Street have no heritage resources and are currently vacant land.

The following heritage resources were identified in the village:

- A. A stone cottage
- B. A sink cottage
- C. A twin gabled Georgian cottage
- D. An Art Deco Warehouse
- E. The Dutch Reformed Church -1934
- F. The Dutch Reformed Rectory
- G. The Wittedrift High School
- H. Twin Gabled Cottage (Circa 1900)
- I. Cape Dutch Twin Gabled Farmhouse dated 1838 – 1932
- J. A-Framed Farm Shed
- K. Farm Cottage (Circa mid 1900's)
- L. Corrugated Iron Farm Shed (Circa late 1800's)
- M. Ruin on Farm (Circa Mid 1800's)
- N. Cemetery - Circa 1900
- O. Former Rectory of the Dutch Reformed Church (Circa 1900)
- P. Wittedrift Primary School (Formerly the Wittedrift High School) (Circa 1870)
- Q. Victorian Farmhouse
- R. Farm Cottage (Circa 1900)
- S. Cemetery – Circa late 1800's
- T. Corrugated Iron Farm Cottage (Circa 1900)

All of these resources have been photographed and listed on the map in the HIA (See Fig 04 on Page 16) with their corresponding alphabetic annotation. (Please see Annexure 28 for the Photographs)

6. Anticipated Impacts on Heritage Resources

Only the Farm Cottage marked "R" and the Cemetery marked "S" would have a view of this development from across the river. (See Annexure 28 for the Photographs) There is therefore no anticipated impact on any of the Heritage Resources.

7. Recommendations

- 7.1 The proposed consolidation and re-zoning of the Erven in the application and submission process (which has been motivated in terms of the local by-laws and in accordance with the requirements of the Bitou SDF (See Annexure 20), SPLUMA and LUPA), is to proceed, as this also conforms to the appropriate heritage principles identified in the report.
- 7.2 As the HIA confirms that there is little to no negative visual impact on the cultural landscape, it is recommended that the application is to proceed accordingly.
- 7.3 The specialist reports indicate how the proposed development is integrated and rolled out through its planning, construction and post-construction phases. It is recommended that these reports and processes be adopted for approval.
- 7.4 The Heritage Resources in Wittedrift (as identified in Appendix E Visual Impact on the Cultural Landscape Report) will not be negatively impacted upon by the proposed development, as all the necessary mitigation proposals have been adopted in a revised proposal. It is thereby recommended that the project is to proceed.
- 7.5 It is recommended that the Architectural Design Guidelines (See Appendix F) that have been drawn up to assure that the proposed development is sensitively co-ordinated into the urban landscape be adopted.
- 7.6 It is recommended that noise and dust is to be controlled through the introduction of appropriate mitigation measures as spelt out in the specialist reports.
- 7.7 The existing line of Oak trees along the Main Road, which will play an important role in softening the edge of the development along the Main Road, should be preserved. The protection of these trees during the construction phase, as spelt out in the specialist report is recommended.

8. Author/s and date

- 8.1 Developers:
The Home Market MPC
- 8.2 Town and Regional Planners:
Metroplan Town and Regional Planners
- 8.3 Civil Engineers:
Fraser Consulting Civil Engineers
- 8.4 Architects:
Erik Voigt Architects
- 8.5 Environmental Specialist:
Sharples Environmental Services
- 8.6 Town and Regional Planners:
Metroplan Town and Regional Planners
- 8.7 Heritage Consultant:
Andre Vercueil Consulting Architects
- 8.8 Land Surveyor:
Beacon Survey Professional Land Surveyors and sectional title practitioners.
- 8.9 Professional Valuer:
Appraisal Corporation Southern Cape CC
- 8.10 Development Economist:
Urban-Econ
- 8.11 Service Engineers:
Engineering Advice and Services Pty Ltd

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- 15.29 Annexure 29 - Data Disc with all Digital Files of the submission

1. **BACKGROUND INFORMATION ON THE PROJECT**

The Home Market NPC is the owner of Erf 103 and 104 Wittedrift. They commissioned Metroplan Town Planners to:

- submit an application to the Bitou Municipality to obtain the appropriate land use rights for the development of Erven 103 and 104 Wittedrift,
- obtain approval from the Bitou Municipality to acquire a portion of the Rotterdam Street reserve,
- and to consolidate the above portion with Erven 103 and 104 Wittedrift to form one erf. (See Annexure 19)

The authorization to submit a Land Development Application was obtained through a Company Resolution. (Refer to Annexure 1.)

The consolidated portions consisting of Erven 103, 104 and portion of Rotterdam Street would be re-zoned to Residential Zone II for the creation of an affordable Retirement Village. (Please see Annexure 19)

In terms of Section 38(1) of the National Heritage Resources Act (Act No. 25 of 1999) (NHRA) the provincial heritage authority, Heritage Western Cape (HWC) must be informed of trigger activity at the earliest stage. The area to be developed is 3,3401Ha in extent and the project involves the consolidation and rezoning of three (3) properties, which deems a trigger activity.

A NID dated 19/09/2019 was submitted to HWC in terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 289 of 2003 (Please see Appendix A attached). HWC responded to the applicant on 09 October 2019 in requesting the submission of a HIA in satisfying the provisions of Section 38(3) of the NHRA. (Please see Appendix B attached).

The response was:

“

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.

“

The Home Market (THM) has appointed Erik Voigt Architect (assisted by Metroplan Town Planners) to prepare a 'Baseline Report' (see Appendix C) and complete the Notification of Intent (NID) form to meet the provisions of Section 38(1) of the NHRA.

This was followed by the 'Base line Study' by the Town Planners and their architects, dated December 2019 and submitted to HWC (Please see Appendix C). A new NID dated 06/02/2020 was then also subsequently submitted to HWC. (Please see Appendix D)

The client duly appointed Andre Vercueil (see Annexure 2) to attend to the preparation and submission of the HIA. The Wittedrift Draft Environmental Basic Assessment Report was submitted to HWC in August 2020, with their response attached in Appendix J.

2. A DESCRIPTION OF THE PROPERTY / AFFECTED ENVIRONMENT

The applicable erven are situated in the Municipal District of Bitou Municipality, just west of the CBD in a small tranquil village called Wittedrift, which lies in the Bitou River Basin. (Please see Fig 01.)

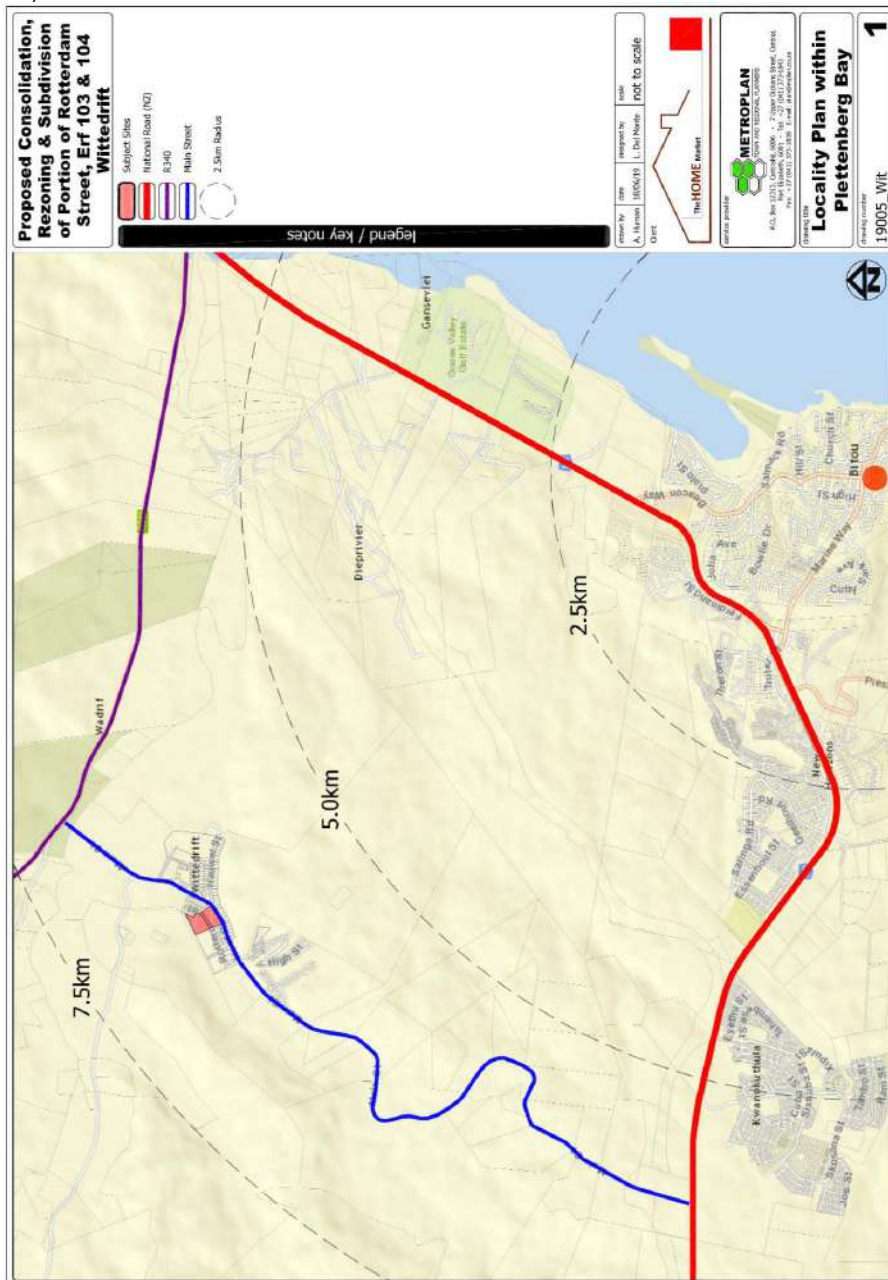


Fig. 01 – Locality Plan.

Wittedrift is made up of farms, small holdings and approximately 110 residential homes in and around its small and compact village centre. (Please see Fig 02 below.) The village has a church prominently positioned close to the entrance of the village and the Wittedrift Schools which provide for learners from Grades 1 to 12.

The Wittedrift High School is the most prominent institutional building and is one of the main public secondary schools in Plettenberg Bay. The village is on the main route, R340, to the Prince Alfred Pass. The Buffalo Hill Game Farm, Rhino Base Camp, Trout Farm and an Italian Vegan Restaurant (La Bocca Dolce) are all in close proximity to Wittedrift.

Wittedrift is situated approximately 11km from the CBD of Plettenberg Bay. The R340 extends 5km from Wittedrift to the National Road (N2) and a further 6km along the N2 to the centre of Plettenberg Bay.

Erf 103 measures 1,7422Ha. It is bound by residential development to the West and East, and there is a public open space through which the Bosfontein River (also known as Bosrivier or Boschrivier) to the North flows. Erf 104 measures 1,3058Ha with the Main Road to the South, Kamassie Street to the West and Protea Street to the East. Both Erf 103 and 104 share a common boundary with Rotterdam Street. (Please see Fig 02 below)

A portion of Rotterdam Street, currently zoned as Transportation Zone II (Public Road) is immediately adjacent to Erven 103 and 104 with a reserve width of 18,89m effectively separating the two Erven and measures approximately 2 921m². It is a gravel road for about half of the way where after the gravel road encroaches on Erf 103 for about half of the remainder of its length towards Protea Street. An electrical power line on wooden poles is to be found roughly in line with the northern boundary of the road reserve.

Application for the acquisition of the portion of Rotterdam Street, consolidation with Erven 103, 104, into a single property, and the further rezoning of the three consolidated portions to Residential Zone II is in hand.

Wittedrift is a mixture of suburban houses, a small discernible town centre, a church and school and quasi industrial operations to the West. Further along the main road the settlement of Green Valley, consisting of both formal and informal housing, is to be found. Wittedrift is surrounded by farmland, indigenous tracks of vegetation and State Forests. It is isolated from the main centre of Plettenberg Bay, but is well connected by road, offering an accessible and yet tranquil setting for the creation of an affordable retirement village. Lower property prices offer an opportunity for those developers and individuals wanting to source affordable housing opportunities which are not far from Plettenberg Bay.

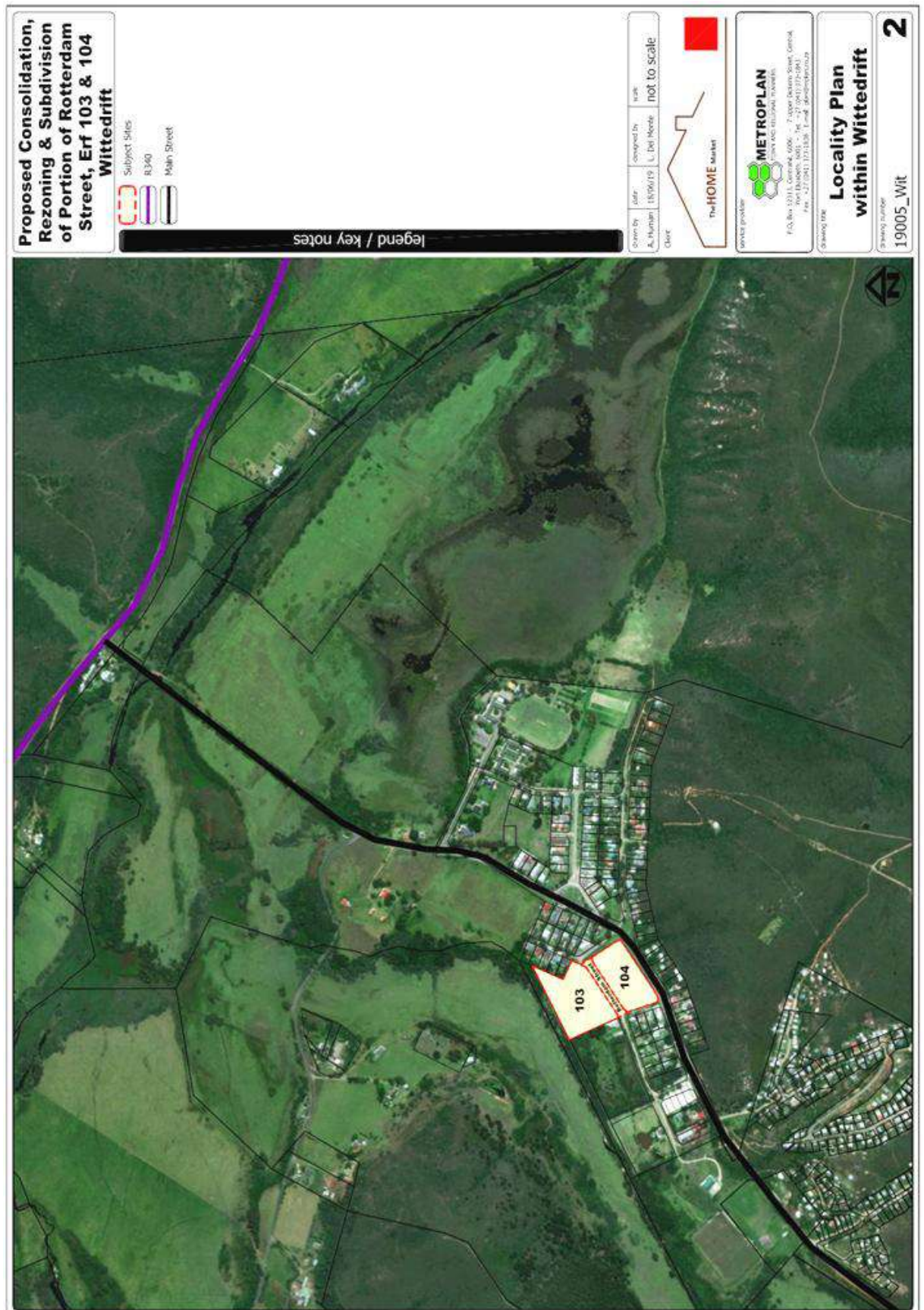


Fig. 02 – Locality Plan, Context.

3. A DESCRIPTION OF METHODOLOGY FOLLOWED

3.1 The Process

- 3.1.1 The Home Market NPC is a non-profit organization with altruistic and philanthropic intent. One of its aims is developing projects where needs exist.
- 3.1.2 A Residential Market Assessment (conducted by Urban-Econ Development Economists) for the developer identified that Plettenberg Bay was a viable area to consider for developing. The survey of the Plettenberg Bay study area revealed that: "...there is clear demand for housing in the lower income brackets in the Bitou Local Municipality. Many of these households requiring adequate accommodation will reside in the Kranshoek area. The findings support the planned development of Kranshoek is a major functional node of the greater Plettenberg Bay area. With the lack of developable land, especially for developments catering for lower and middle income households, the stretch of land between Kranshoek and Robberg, is possibly the best location for the expansion of Plettenberg Bay." – (Extract from the attached report, Appendix G).
- 3.1.3 The developers then followed with the following processes in order to confirm availability and suitability of the land, desirability of the proposed retirement village:
- They confirmed that there are erven in Wittedrift earmarked for priority housing development, which could be utilized for Bonded, Gap or Social Housing purposes, by checking the Bitou Municipal SDF (Nov. 2018 – Land Use Proposals) (See Annexure 20),
 - They entered into discussions with Bitou Municipality regarding their possible support of such a development.
 - Checked on the Title Deed restrictions of the Erven.
 - Checked on the availability of services to the Erven, Cadastral details, Land Use and zonings, consolidation and re-zoning, topography and drainage, geology, vegetation, flood lines, valuations, heritage resources, history, etc.
- 3.1.4 When all the background information proved to be positive, the said properties were acquired and a team of consultants appointed to take care of the various specialist applications and reports.
- 3.1.5 The Home Market NPC, the owner of Erven 103 and 104 Wittedrift commissioned Metroplan Town Planners to submit an application to the Bitou Municipality to obtain the appropriate land use rights for the development of Erven 103 and 104 Wittedrift, and obtain approval from the Bitou Municipality to acquire a portion of the Rotterdam Street reserve and consolidate it with Erven 103 and 104 Wittedrift to form one Erf. The consolidated portions consisting of Erven 103, 104 and portion of Rotterdam Street would be rezoned to Residential Zone II for the creation of an affordable Retirement Village. These applications have already been submitted.
- 3.1.6 The proposed activities also triggered the provisions of the National Environment Management Act (NEMA) and the related regulations. Sharples Environmental Services conducted a basic survey of the vegetation and Freshwater Habitat Survey and they have conducted a Basic Assessment as required by the Department of Environmental Affairs and Development Planning. (Please see Appendix I and Appendix J)
- 3.1.7 The area to be developed is 3,3401Ha in extent and the project involves the consolidation and rezoning of three (3) properties. Therefore, in terms of Section 38(1) of the National Heritage Resources Act (Act No. 25 of 1999) (NHRA) the Provincial Heritage Authority, Heritage Western Cape (HWC) had to be informed of this activity at an early stage.
- 3.1.8 The Home Market (THM) appointed Erik Voigt Architects assisted by Metroplan Town Planners, who together prepared the 'Baseline Report' (Appendix C) and completed

- the Notification of Intent (NID) (Appendix D) to meet the provisions of Section 38(1) of the NHRA.
- 3.1.9 This process was followed by the appointment of Andre Vercueil – Professional Heritage Practitioner, to prepare the HIA and Visual Impact on the Cultural Landscape Report (Appendix E), based on the response from HWC (Appendix B) in terms of Section 38(3) of the Heritage Act, Act 25 of 1999.
 - 3.1.10 The architects developed an aesthetic response to the historic built environment indicators based on the site analysis, contextual and historic analysis, cultural significance, zonings, Bitou SDF etc. and prepared their conceptual plans accordingly. The Base Line Study – NID states: *“Within a very mixed range of Residential Styles in Wittedrift it was difficult to find the authentic, historical, architectural aesthetic which characterises the village. However, in some isolated cases a few buildings stood out from the rest and from which inspiration was drawn. The architectural style and language of the proposed development is expressed in very few buildings in Wittedrift. The “Wittedrift Vernacular” is a farmstead and small cottage style based in the Victorian Era. This is characterised by high pitched roofs of mainly galvanised corrugated iron (“Victorian pattern”) and simple, attractive and easily legible elevations which have universal appeal.”* (Extract from the Base Line Report – See Appendix C). The report further refers to some appropriate architectural examples from the village which influenced their architectural language.
The architects have subsequently prepared the Architectural Design Guidelines, with materials, finishes and schedules based on their findings. (Please see Appendix F)
 - 3.1.11 The Visual Impact on the Cultural Landscape Report was prepared as directed by HWC (Please see Appendix E). This site and its environs have been analyzed from various vantage points to establish the impact that it would have on the area, as well as the heritage resources. The report confirms that there is little to no visual impact on the cultural landscape of the Wittedrift area.
 - 3.1.12 The Heritage Resources in the area of Wittedrift were identified and a list prepared for the record. It was confirmed through a desk top study and a site inspection that the proposed development will not have any negative impact on the heritage resources. (Please see Appendix E).
 - 3.1.13 Sharpels Environmental Services submitted their Wittedrift Draft Basic Assessment Report in August 2020 to HWC. (See Appendix J)
 - 3.1.14 The response to the BAR (referred to under 3.1.13 above) by Heritage Western Cape is attached in Appendix K.
 - 3.1.15 The Draft HIA is to be presented to Bitou Municipality and the Van Plettenberg Historical Society for comment.
 - 3.1.16 The Draft HIA will also be made available at the Bitou Public Library for public comment. An appropriate invitation for comment is to be advertised in the local newspaper.
 - 3.1.17 All the comments to the Draft HIA will be collated, summarized and attached to the HIA.
 - 3.1.18 The HIA will then be submitted to HWC for further processing.

4. HISTORY AND EVOLUTION OF THE SITE AND CONTEXT

A Base Line Study (Appendix C) and - NID (Notice of Intent to Develop) (Appendix D) were previously prepared and submitted to HWC by the Town Planners and their Architects (Attached). This document included a brief historical background – inserted for ease of reference.

The history of human life in Plettenberg Bay stretches back to 120 000BC with Stone Age Man inhabiting two caves which are still being excavated today. They are the Nelson Bay Cave on the Robberg Peninsula and the Matjies River Rock Shelter near Keurboomstrand that were inhabited by middle and late stone age man and then later by the Khoisan. Tools, ornaments and other debris left by these inhabitants can still be viewed in these caves today.

The Colonial Era was an era of discovery and adventure, as Europeans built their ships and travelled the world, and subsequently colonised it. As these early explorers travelled the African Coast Line, they discovered Plettenberg Bay as we know it today.

One hundred and sixty five years before Jan van Riebeeck landed at the Cape in 1652, Portuguese explorers charted the bay in the 15th and 16th centuries, the first being the famous Portuguese navigator Bartholomeus Dias (born 1451 – died 29 May 1500), who opened the sea routes between Europe and Asia. He named Plettenberg Bay “Bahia das Algoas” meaning “Bay of the Lagoons”.

Ninety years later, Manuel da Perestrelo arrived at the bay and aptly called it “Bahia Formosa”, meaning “Beautiful Bay”.

The first known Europeans to inhabit the area were a group of 100 sea men that were stranded in the bay when their ship, the Sao Goncalo sank. Tragically, 150 sailors drowned, but 100 managed to swim to shore and they lived in the Piesang Valley for eight months. They befriended the Khoisan and also built a church there. The sailors eventually set out in the boats they had built, and left behind a “padrao” or stone as a reminder of the original shipwreck which was re-discovered in 1980.

When the Dutch East India Company (VOC) took over control of the trade route to the east, it set up a refreshment station at Cape Town in the 17th Century. It was not long before travellers from the new settlement became aware of the “treasures and riches” of the Southern Cape coast, which is today known as the Garden Route area. The first settlers in the bay were stock farmers, hunters and frontiers men who travelled up from the Western Cape. Woodcutters cut down stink wood, yellow wood, sneezewood, iron wood and other trees. The wood was transported by sea with the great logs being loaded aboard the ships by oxen. In later years, the 18th and 19th Centuries, the logs were most often transported to Cape town by wagon.

Around 1776, the first Dutch settlers started arriving in the Plettenberg Bay area. The first known Dutch settler in Plettenberg Bay was a farmer named Cornelis Botha and he became a substantial farmer in the Piesang Valley of Plettenberg Bay.

The Governor of the Cape of Good Hope, Baron Joachim van Plettenberg of the VOC visited the bay in 1778. Van Plettenberg decided to name this bay after himself. By 1800, territorial disputes between the colonists, the Khoikoi and the AmaXhosa were now in full swing. Some colonists took shelter in Stofpad in the Wittedrift area. By 1812 a large British military force drove the Gqunukhwebes and Ndlambes across the Fish River, killing everyone who resisted. Several forts were erected along the Fish River.

By 1845, two more pioneers arrived in Plettenberg Bay. Willam and George Newdigate, two of the sons of the British Proprietor Francis Newdigate, came to Plettenberg Bay to live and farm in the Piesang Valley. Over the course of a few years, they interviewed, and employed several English families who arrived by ship.

In 1868, and as a direct result of the booming timber trade, the master pass-builder, Thomas Bain, built the Prince Alfred Pass, as well as a 90-kilometre forest road between Tsitsikamma and Humansdorp which passes Wittedrift.

Captain Sinclair set up the whaling station on Beacon Island in order to harvest the Southern Right whales, but this operation ceased in 1916.

The first hotel was erected in Plettenberg Bay by Hugh Owen Grant during 1940, on the Beacon Island, this venue was built on the site of the former whaling station, first mentioned in 1910 above.

Andrew Abraham Stockenstrom Le Fleur (1867 – 1941), the first leader of the Griquas died in Plettenberg Bay. Le Fleur was a leader and visionary, a person looked upon as the new Messiah by his people. Le Fleur formed the Griqua Independent Church of South Africa in the Maitland town Hall on the 6th of April 1920, as an offspring of the Griqua National Church in Kokstad, and eventually to Krantshoek. Le Fleur believed his people to be the lost tribe of Israel. For the Griquas of today, Krantshoek has special significance. Le Fleur died in a little house adjacent to his tomb on Robberg on the 11th of July 1941. The Griqua Monument in Krantshoek was erected on the 10th of September 1942 in honour of Le Fleur and other Griqua leaders.

Between 1960 and 1990 the Plettenberg Bay holiday town and resort expanded dramatically, and it extended along Robberg's Beach and went back towards the N2.

Wittedrift reflects the cultural profile of South Africa in its language and ethnic diversity and forms a significant part of the history of Plettenberg Bay.

The local community has a strong connection with the environment and is heavily involved either directly or indirectly with fishing, agriculture, forestry and ecotourism. The Wittedrift village church and school date back about 150 years, and there is evidence that Mathias Theodore Thesen of the Knysna-based Thesen family, lived on a farm named Wittedrift in the area in the early 1870's. The village and especially the Green Valley township are home to people whose family roots extended back many generations. They have a deep connection with the area and older local residents tell of a region populated by peoples who subsisted on its rich forest, good water supply and abundant flora and fauna.

Wittedrift is rich in ecological diversity, with forests, wetlands, river courses and fynbos. Large sections of established farms have been subdivided over the years and sold off to owners who have established businesses that take advantage of this diversity.

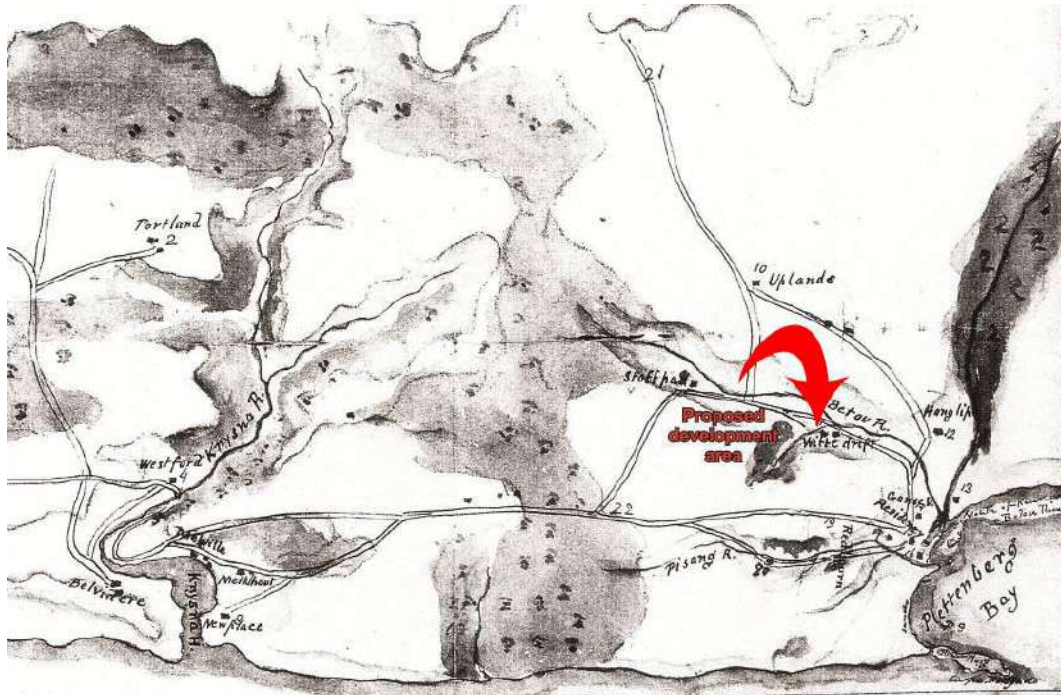


Figure 3: Approximate location of proposed development area transposed onto an extract from a sketch (not to scale) of the "Country between Knysna and Plettenberg Bay by WH Newdigate, c. 1850-1860 (Source: Plettenberg Bay and The Paradise Coast", Patricia Storrar, 2001). This map was not included in the Base line Study.

As from the above it is clear that there is a rich history in the area, which is also evident in the architectural heritage of the surrounds. This has been taken into account in putting together this report and the subsequent development proposal.

5. **THE IDENTIFICATION OF ALL HERITAGE RESOURCES THAT WILL BE IMPACTED EITHER DIRECTLY OR INDIRECTLY BY THE PROPOSED DEVELOPMENT**

Cultural significance can be defined as: "aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value of significance". The national estate includes, inter alia, places, buildings, and structures of cultural significance, historical settlements and townscapes, and landscapes and natural features of cultural significance (NHRA).

Both Erven 103 and 104 Witterdrif have no particular aesthetic or historical significance as they are at present undeveloped and vacant. None of the surrounding structures in the immediate area are of architectural significance and must be considered not gradable in terms of HWC's criteria. It would therefore appear that there are no heritage resources on the site, or in the immediate area of the site that would be impacted upon directly from the proposed development.

There are though a number of buildings in Witterdrif which are of architectural, aesthetic and historic significance, contributing towards a Vernacular Rural / Farmstead and Cottage Style architecture, dating from the turn of the century, some in a Victorian and Cape Dutch Revival style. These buildings make a significant impact on and contribution to the overall 'look and feel' of the village of Witterdrif, and would therefore be indirectly impacted upon by the proposed development. It is therefore surmised that the proposed development on Erven 103 and 104 should take cognizance of these architectural resources and respond appropriately with their architectural and aesthetic expression.

6. THE MAPPING AND SPATIALIZATION OF IDENTIFIED RESOURCES WITH DETAILED MAP OF THE PROJECT AREA

[illegible]

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A Stone Cottage



B Sink Cottage



C Twin Gabled Georgian Cottage



D Art Deco Warehouse



E Dutch Reformed Church - 1934



F Dutch Reformed Rectory



G Wittedrift High School (The school was established in approximately 1870 in the current primary school building (Photo P) and moved to these premises at a later date.





(3 Photos above from the Internet)

H Twin Gabled Cottage (Circa 1900)



I Cape Dutch Twin Gabled Farmhouse, Dated 1838 - 1932



J A-Framed Farm Shed



K Farm Cottage (Circa mid 1900's)



L Corrugated Iron Farm Shed (Circa late 1800's)



M Ruin on Farm (Circa Mid 1800's)



N Cemetery - Circa 1900



O Former Rectory of the Dutch Reformed Church (Circa 1900)



P Wittedrift Primary School (Formerly the Wittedrift High School) (Circa 1870)



Q Victorian Farmhouse



R Farm Cottage (Circa 1900)



S Cemetery – Circa late 1800's



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T Corrugated Iron Farm Cottage (Circa 1900)



7. **ASSESSMENT OF THE SIGNIFICANCE OF IDENTIFIED HERITAGE RESOURCES**

The heritage resources identified above are significant in that they portray the development of the cultural landscape in time and space, leaving behind a footprint of the history, people, architecture and technology, which the local community can embrace and learn from. Tourism also benefits immensely from heritage resources, which forms an important thread to follow by those inspired by history and architecture.

According to the Visual Impact on the Cultural Landscape Report (Appendix E), the proposed development will have little to no Visual Impact on the Cultural Landscape. The Visual Impact report also confirms that the proposed project will have no negative impact on the Heritage Resources.

The project architects have identified architectural and aesthetic key elements from the heritage resources, which they built into their architectural expression, referred to as 'Wittedrift Venacular', in a Farm Victorian Cottage Style – (Please see Appendix F - The Architectural Guidelines, as well as the Materials and Finishes Schedule prepared for this project by the project architects).

8. **THE DETAILS AND SUMMARY OF FINDINGS OF SPECIALIST REPORTS REQUESTED BY HWC.**

8.1 **Base Line Study – NID Report December 2019 (Please see Appendix C) – Summary of Findings**

The initial NID (prepared by Metroplan Town and Regional Planners and the Architects Erik Voigt Architects), submitted to HWC in October 2019, did not include this Base Line Report hence this summary of findings.

The proposal triggers the requirement for an application to HWC in terms of the NHRA Act 25 of 1999. The developers and their architects submitted an application for re-zoning and consolidation of the applicable Erven. Sharples Environmental Services was appointed to prepare and submit a Basic Environmental Assessment.

The history of the study area (also captured in this report) confirms the historic significance of the area of Wittedrift. But it also points to the lack of any historic significance of these specific Erven.

The Base Line Study confirms that the proposal of a retirement village fits the provisions of the Bitou SDF (See Annexure 20) as far as zoning, density, height restriction, building lines, etc. is concerned. An independent study also confirmed the need for such a development in the Plettenberg Bay area. A copy of the report is attached (See Appendix G). The proposed development promotes sustainable social and economic benefits through land use management and spatial planning policies, making it accessible to people and communities previously excluded. The harmonious interaction between natural and built environment assures special sustainability. The proposal also fits efficiently into an existing framework of infrastructure.

The site dynamics necessitated the concentration of the development on Erf 104, while the steeper edge of Erf 103 and the lower marshy area next to the river forms the green belt. (Please see Annexures 12-15 for the applicable maps). The site includes some large Oak trees along the Main Road, which will be retained and will soften this edge of the development. The rest of the site is covered in invasive Kikuyu grass, brambles and Black Wattle.

The site is only visible from across the Main Road, from the immediate sites on the two flanking sides and heritage resources R and S. The site is not visible from any other vantage points in and around Wittedrift. (Please see Annexure 18 for a map of the surrounding areas and Fig 4 page 16)

The architects made a study of the architectural character of Wittedrift and further afield and came up with an architectural style / language of 'Wittedrift Vernacular' – "a farmstead and small cottage style based in the Victorian era", as an appropriate response to the current village character. The style is characterized by corrugated iron double pitched roofs, gables, lean-to verandas, traditional colour schemes, vertically accentuated window proportions, etc.

The Base Line Report further acknowledges the heritage resources in the area and that there are no heritage resources in the immediate area that would be negatively influenced by the aesthetics of the proposal.

8.2 Visual Impact on the Cultural Landscape Report (Appendix E) - Summary of Findings.

A NID was submitted to HWC in September 2019. Heritage Western Cape has subsequently requested an HIA with specific reference to a: Visual impact on the cultural landscape, and an integrated set of recommendations, comments from the Conservation Bodies and Comments from the Local Authority.

The site was evaluated in the context of the proposed development within the Natural Informants in the landscape. Following the prescribed methodology potential environmental triggers had to be considered:- topography, landscape, slope, vegetation, rivers, mountains, access routes, tourism routes etc. as well as the man-made informants / special features like roads, dams, fences, agriculture, forestry, development, heritage resources, form, massing, density, colours, materials, etc.

There are no heritage resources on the site.

A desktop study and site inspections revealed that the site is only visible from the 12 Erven opposite the Main Road, the properties bordering the two sides of the property and glimpses

from two of the identified heritage resources “R” – Farm Cottage on page 25 and “S” - The Cemetery on page 26 of this report. It was further established that the site cannot be seen from any other roads in the area, vantage points or tourism routes at all.

Despite the fact that there are a number of heritage resources in and around Wittedrift, it was revealed that none of the existing heritage resources are negatively impacted upon by the proposed development.

The conclusions are:

- Only two of the heritage resources will have a partial view of the proposed development,
- The development proposal fits strictly within the parameters of the SDF of the Municipality in terms of density, zoning, building lines, height restriction, etc.
- The single story proposal will have a lesser impact on the visual landscape than the 2 story limitation which the SDF allows.
- The architectural character / language of the proposed development, adopted the features of the existing heritage resources in the area by way of orientation, volume, massing, roof slopes, materials and finishes, colour schemes, etc. This assures an integrated and sensitive response to the heritage resources.
- Some mitigation proposals were recommended by the heritage practitioner to the developers and their architects, which were adopted into the proposal, with associated amendments to the proposal.

The recommendation is therefore that the Visual Impact on the Heritage Resources is – “Little to no impact”.

8.3 Seven Oaks Architectural Guidelines – Rev E03 (Appendix F) - Summary of Findings.

The existing Wittedrift architecture is characterised as follows: -

- 1) Single storey
- 2) Double pitched roofs with corrugated sheet metal roofing material
- 3) All plastered and painted or washed wall finishes
- 4) Vertically proportioned fenestration
- 5) Humble in expression with little or limited ornate embellishments.
- 6) Sensitive scale and simple proportions

The proposed Seven Oaks development will respect these characteristics by following aligned qualities. The built environment is the primary concern of these Architectural Guidelines, namely to define the framework within which owners and architects are expected to design and construct proposed buildings. The Architectural Review Committee is concerned with the exterior aesthetics of buildings.

7 Oaks is a pre-designed harmonious development where the architecture is similar in both expression and colour. The architecture is a stylized version of what could typically be found in the Wittedrift area. It is unpretentious and does not make a statement beyond what could be expected in the town.

The site development plan covers a layout of dwelling unit types, a community centre, and an assisted living facility. The guidelines protect the home owners from inappropriate architecture by promoting an architectural expression that compliments the existing heritage resources.

An architectural review committee consisting of members of the HOA, a representative of the developers and a professional architect will manage the scrutiny of all building applications against the architectural guidelines.

The SDP determines the zoning, the building lines, height restriction, coverage, energy efficiency & environmental management, while the Architectural design guidelines control the planning form, roof materials, roof forms, external finishes and textures, windows & doors, paving, gutters, downpipes, rain water harvesting, shutters, screens, balustrading, boundary

walls, refuse areas, swimming pools, security, storm water, landscaping, housekeeping during construction, etc.

This document is sufficient for ensuring that the architectural expression of this development compliments the heritage resources of Wittedrift.

8.4 Plettenberg Bay Residential Market Assessment, February 2019 Report (Appendix G) - Summary of Findings.

The objective of the study is to provide the HOME Market with a better understanding of the affordability dynamics of households residing in the greater Plettenberg Bay area. The report has shown that there is a clear demand for new affordable housing in Plettenberg Bay.

“At present the housing gap across all income brackets stands at 3 394 for the primary income categories (1501 – 22000) in the base scenario, and 9 042 overall across all income categories in the Bitou LM. When accounting for household indebtedness, the total gap for housing in the target income brackets could drop to as low as 2 036 in the primary income category. By 2028 this housing gap is expected to grow to 4 698 in the primary income categories and 12 518 overall. There thus appears sufficient demand for the development of a new affordable housing development offering FLISP and other social housing rental units.

Interactions with local estate agents indicates that there is a strong and growing demand for retirement accommodation in Plettenberg Bay. This is especially true for middle income households who are underserved at present in the local market. The largest gap for new retirement accommodation is in the R 800 000 - R1.5 million price range. Based on agent feedback, properties should be at least 120 m² in size. Properties smaller than this are not likely to perform well. The retirement market is relatively young and active, as many persons seek to relocate to Plettenberg Bay to retire after completing their careers in larger urban centres such as Johannesburg. While there is a demand for retirement accommodation aimed at older aged individuals, featuring frail-care facilities, the immediate need is for retirement accommodation aimed at an active population in the age range of 50 – 70 years of age.

This report has also highlighted the extreme lack of middle-income housing options in Plettenberg Bay. The town is split between suburbs offering properties above R 2 million and properties below R 200 000 with very few properties occupying the middle ground. This has resulted in high rates of rental in the middle-income brackets. In the coming years, it is critical that the housing shortage in this market is addressed to ensure the efficient functioning of the Plettenberg Bay economy. Without increased options it is unlikely that the town will be able to maintain its current trajectory.

The results of this study show that there is clear demand for housing in the lower income brackets in the Bitou Local Municipality. Many of these households requiring adequate accommodation will reside in the Kranshoek area. The findings support the planned development of Kranshoek is a major functional node of the greater Plettenberg Bay area. With the lack of developable land, especially for developments catering for lower and middle income households, the stretch of land between Kranshoek and Robberg, is possibly the best location for the expansion of Plettenberg Bay.”

8.5 Wittedrift NOI-Environmental, dated December 2014 (Appendix H) - Summary of Findings.

A Notice of Intent to submit an application in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the 2014 Environmental Impact Assessment Regulations; and/or the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008), and/or the National Exemption Regulations was prepared for the proposed development.

The NOI prepared by Sharples Environmental Services confirms:

- a) That a Pre-Application consultation meeting with the Department will be requested.
- b) The full extent of the proposed properties consisting of Erf 103, 104 and a portion of Rotterdam Street Reserve is 33401m².

- c) Erven 103 and 104 are Zoned Institutional Zone I and the balance Transport Zone II.
- d) The application will be subject to a Basic Assessment, Scoping and EIR
- e) With regard to bulk infrastructure it can be concluded from the Town Planning Motivation that sewer, water and electrical services are available for the site.
- f) The existing levels of the site are likely too shallow to accommodate the proposed development. Other methods for wastewater reticulation need to be explored such as raising the level through fill or to drain effluent to another section of the site and install a small pump station.
- g) An electrical LB Distribution Line and Electrical MV cable run in the Rotterdam Road reserve. A Servitude will have to be created within the erf as a result of the planned closing of a portion of the road for the development, with some re-routing.
- h) Solid waste (including rubble) during the construction or operational phases.
- i) A water use permit / licence will have to be obtained in terms of the National Water Act. Or it may require a General Authorization.
- j) The surrounding Land Uses are predominantly residential with agricultural uses surrounding most of the town Wittedrift. Based on information contained in the Bitou Municipal SDF, Wittedrift is a settlement North of Plettenberg Bay on the edge of the Bitou River. Wittedrift is mostly surrounded by extensive agricultural activities and a small retail node forming the core of Wittedrift.
- k) The following activities will be applied for: bulk storm water outlet structures exceeding 100 m² in size; buildings exceeding 100 m² in size; infrastructure or structures with a physical footprint of 100 m² in size or more; the infilling or depositing of any material of more than 5 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 5 cubic metres from a watercourse.
- l) The proposed development constitutes the undertaking of a Section 38(1) of the National Heritage Resources Act application.
- m) The proposed development will entail the construction of a road, wall, power line, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length; the change of character of the site which exceeds the 5 000m² threshold; and the rezoning of a site exceeding 10 000m² in extent.
- n) The PSDF contains five guiding principles spatial justice, sustainability and resilience, spatial efficiency, accessibility, quality and livability. The proposed development aligns with these principles. The land development should be spatially compact and represent a more integrated land use, offering residence for retirees, assisted living and a community hall. In terms of accessibility the proposed development will support the needs of its residents in that the area village will be wheelchair friendly and also offer residents access to open spaces and community facilities such as a library. The combinations of all of these components that will be offered at the proposed development create a quality living space, where the individual's needs are balanced with the access to community facilities.
- o) The site is located within the Wittedrift urban edge.
- p) The proposal is to fit into the Integrated Development Plan of the Local Municipality.
- q) The proposed development is consistent with the Municipal Spatial Development plan, as the erven proposed for development are identified for residential development in this document. Furthermore, the proposed development will contribute to densification which is in line with the Bitou municipal SDF principle to creating compact settlements.
- r) In terms of a Notice of Intent of NEMA, 2014 NEMA EIA regulations, and/or NEM: WA and/or National Exemption Regulations, the following applies to the site where the activity to which the application relates is or is to be undertaken; and to any alternative site giving written notice, in any manner provided for in section 47D of the NEMA, to:
 - (i) the occupiers of the site and, if the applicant is not the owner or person in control of the site on which the activity is to be undertaken, or to any alternative site where the activity is to be undertaken;

- (ii) the owners, persons in control of, and occupiers of land adjacent to the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;
 - (iii) the municipal councilor of the ward in which the site or alternative site is situated and any organization of ratepayers that represent the community in the area;
 - (iv) the municipality (Local and District Municipality) which has jurisdiction in the area;
 - (v) any organ of state having jurisdiction in respect of any aspect of the activity; and
 - (vi) any other party as required by the Department;
Placing an advertisement in –
one local newspaper; using reasonable alternative methods, as agreed to by the Department, in those instances where a person is desirous of but unable to participate in the process due to illiteracy, disability or any other disadvantage.
- s) The following departments have been consulted: Cape Nature, Breede Gouritz Catchment Management Agency, Western Cape Government: Department of Transport and Public Works Western Cape Government: Department of Agriculture Heritage Western Cape.

The NOI was followed by a Draft Basic Environmental Impact Assessment as required, which has been submitted to HWC, with its Interim Comments dated 20 August 2020 attached. (Please see Appendix J and K)

The comments are:

1. *"The draft BAR does not comply with the requirements of S.38 i.t.o the NHRA.*
2. *The report lacks an assessment of heritage resources, and in particular an assessment of the visual impact of the proposal on the cultural landscape as required in the HWC NID response dated 9 October 2019.*
3. *Further assessment of the broader context and immediate site development area need to be articulated further with the use of conceptual diagrams and 3D images, as the current report lacks an understanding of the site heritage context.*
4. *The contemporary rural architect and materiality has not been expressed thoroughly enough.*
5. *It is strongly advised that a suitably qualified architect, urban designer or town planner with heritage expertise assist with the revision of the HIA.*
5. *HWC reserves its right to request additional information."*

8.6 Freshwater Habitat Assessment Report (Appendix I) - Summary of Findings.

"The study site is within quaternary catchment K60F and falls under the jurisdiction of the Breede Gouritz Catchment Management Agency as the water use authority. The Bosfontein River that flows past the study site merges with the Bietou River wetland which is a valuable ecological resource of the catchment. The Bietou River in turn contributes to the freshwater supply of the Keurbooms Estuary. The aquatic habitat on site should be seen in the context of its contribution to the health of these aquatic ecosystems downstream and not as an isolated aquatic ecosystem.

The area proposed for development is on top of a fluvial terrace and covered in terrestrial vegetation with negligible natural habitat remaining. The area has been subject to various impacts such as from agriculture, forestry and urban development. The top of the fluvial terrace is covered in Kikuyu grass (Pennisetum Clandestinum) and Eragrostis curvula. The study site has well-used footpaths through it and is scattered with domestic waste, building rubble and garden waste. However, most of the disturbance area in the terrestrial area and the aquatic habitat on site is less impacted and viable.

It was determined that the aquatic habitat that will be impacted by the development is the Bosfontein River wetland north of the development. This wetland is fed by the perennial river channel that runs through it. Under natural conditions the channel was likely shallow and situated within more extensive wetland habitat. However, due to its current incised nature, the active channel and remnant wetland vegetation is predominantly disconnected.

The wetland habitat has an overall 'D' PES score, indicating a Poor system. However, this is an indication of the health of the whole reach of natural wetland. The fragment of wetland habitat remaining is in better health with dense vegetation cover and no signs of erosion. The wetland's functional importance is highlighted in its ability to attenuate floods, trap sediment and control erosion. These services will benefit the downstream Bietou River wetland by acting as buffer between this system and developments upstream. The wetland also has potential to be utilized as recreational area, especially once the development is completed and residents have access to the area. It is recommended that the wetland be maintained in its current state.

There are two proposed development layouts, Alternative A and Alternative B, that were assessed in this report. Alternative A is the original layout where development encroaches significantly into aquatic habitat on the eastern side of the development. Alternative B is the amended layout that considers the 10m aquatic buffer. As can be seen in Figure 1, part of the development is still proposed within the buffer on the eastern side of the development. The infrastructure within the buffer is unlikely to cause high impacts on the aquatic habitat, but it is still recommended that the infrastructure be set back to be completely outside the buffer.

The impacts associated with the development are disturbance/loss of aquatic vegetation and habitat, sedimentation and erosion, water pollution and flow modification. Flow modification is expected to be the most significant impact for both Alternative A and B. The overall aquatic impacts are higher for Alternative A. Therefore, Alternative B is the preferred alternative from an aquatic perspective. The proposed development activities will trigger a water use licence in terms of Section 21 (c) and (i) of the National Water Act (Act 36 of 1998). It is recommended that a water use application for this proposed development be submitted to the Breede Gouritz Catchment Management Agency."

The report confirmed that the proposed development should be concentrated on the higher lying area and that the active channel and wetland should be free from development.

8.7 Witterdrift Environmental Draft Basic Assessment Report (Appendix J) - Summary of Findings.

This report followed the NOI (Item 8.5 above).

The engineering report confirms that the developer may be liable for the payment of a development contribution for bulk infrastructure upgrades. The bulk water reticulation network and supply system is to be upgraded. The capacity will also have to be reinforced to accommodate the proposed development.

It has been determined that there is sufficient capacity in the existing sewer reticulation system to accommodate the proposed development. A small portion of the site's levels will be adjusted to accommodate a gravity system back towards the existing main sewer line.

The current storm water network in the area is sufficient to accommodate the proposed development. Due to the small area encompassed by the proposed retirement village (2.1 hectares), there would be no need for on-site attenuation of storm water. A concrete storm water pipe will convey storm water generated on the site from the lowest point (near the community centre) to the main pipeline leading to the discharge point. An overland escape route will also be created to allow major storm flow to discharge into the valley below. The outlet will be suitably protected with gabions, reno-mattresses or other suitable materials to prevent scour.

A floodline analysis concludes that the 100 year flood line is at least 1,5m below the lowest properties on the site.

The traffic at the proposed entrance to the site carries minimal traffic. During the worst peak hour the current 10 trips generated in the existing cul-de-sac road will increase to 16. No public embayments will be provided within the development.

An electrical servitude will be registered at the existing road reserve area, with some minor re-routing. A new underground Telkom service is to be created.

Table 1: DEA screening tool sensitivity themes applicable to this project.

THEME	VERY HIGH SENSITIVITY	HIGH SENSITIVITY	MEDIUM SENSITIVITY	LOW SENSITIVITY
Agriculture Theme		X		
Animal Species Theme			X	
Aquatic Biodiversity Theme	X			
Archaeological and Cultural Heritage Theme		X		
Civil Aviation Theme		X		
Palaeontology Theme		X		
Plant Species Theme			X	
Defence Theme				X
Terrestrial Biodiversity Theme	X			

It was established at the time that the site and surrounding structures, held no particular aesthetic or historical significance, and must be considered un-gradable in terms of the HWC's criteria.

During the undertaking of the ground truthing by the Freshwater Specialist, it was established that the site was highly transformed, and had not been utilized for agricultural purposes for a number of years. Therefore, no Agricultural Impact Assessment will be required.

Heritage Western Cape provided a response to a Notification of Intent to Develop, stating that a Heritage Impact Assessment (HIA) is required, which satisfies the provisions of section 38(3) of the National Heritage Resource Act, (Act 25 of 1999), with specific reference to visual impacts on cultural landscapes.

HWC confirmed in their response to the NOI that an Archaeological and Paleontological Impact Assessment would not be required.

A Terrestrial Biodiversity Impact Assessment was not conducted. Despite the screening tool result, ground truthing has indicated that the portion of the site to be developed has been highly transformed, with the dominant grass species being kikuyu (*Pennisetum Clandestinum*) and *Eragrostis curvula*.

A Socio-Economic Assessment was not conducted as the state Socio-Economic profile and the potential impacts of such a development are clearly described in the local municipalities IDP and SDF, as well as the Town Planning report.

A Plant Species Assessment was not conducted. The Freshwater Impact Assessment Report has included the present state of the vegetation and habitat during ground truthing. It has been determined that the portion of the site that is planned for major development, has been transformed, with minimal indigenous vegetation still present.

An Animal Species Assessment was not conducted. The Freshwater Impact Assessment Report has included the present state of the vegetation and habitat during ground truthing. It has been determined that the portion of the site that is planned for major development, has been transformed.

9. AN EVALUATION OF THE IMPACT OF THE DEVELOPMENT ON THE HERITAGE RESOURCES RELATIVE TO THE SUSTAINABLE SOCIAL AND ECONOMIC BENEFITS TO BE DERIVED FROM THE DEVELOPMENT

9.1 Spatial Justice

The principle of spatial justice promotes the equitable access to land through land use management and spatial planning policies. It emphasizes the redress of past imbalances and

promotes the inclusion of persons and communities previously excluded from development opportunities.

The proposed development promotes spatial justice through the provision of an affordable retirement village which is cost accessible to a broader spectrum of the public who otherwise would not have been able to access affordable retirement accommodation. This would include previously excluded individuals.

9.2 Spatial Sustainability

The principle of spatial sustainability promotes the harmonious interaction between the built and natural environments. It ensures the protection and sustainable use of natural resources. A large portion of the site cannot be developed because of the marshy and steep terrain and will be left in its natural state (cleared from alien vegetation).

The proposed rezoning will not impact negatively on the natural environment as it provides for a large natural open space within the development (most of Erf 103) and promotes the integration of the natural and built environment despite the presence of exotic plant species.

9.3 Efficiency

The principle of efficiency highlights the need for optimal utilization of existing resources and infrastructure. The proposed layout provides a road network that promotes internal circulation and linkages to the existing road network. The area is accessible from Protea Street.

The proposed infrastructure and services will enable the development of a sustainable settlement. Provision will be made for access to municipal bulk services. A substation will be identified for a bulk electricity connection. Green building technologies will be used in the design and construction of the buildings and facilities such as heating, water harvesting, lighting, insulation, aspect (north facing) etc., will also be taken into consideration.

9.4 Spatial Resilience

Spatial resilience ensures the development of the area is within the existing policy guidelines. The proposed development is in line with existing policy and structure plans which propose housing and community development on the said sites. A potential density of 16 units per hectare is proposed for the area which is 3.3401Ha in extent. The impact will therefore be minimal.

10. THE RESULTS OF CONSULTATION WITH BITOU MUNICIPALITY, THE LOCAL HERITAGE SOCIETY AND OTHER INTERESTED PARTIES AND COMMUNITIES AFFECTED BY THE IMPACT OF THE PROPOSED DEVELOPMENT ON HERITAGE RESOURCES INCLUDING UNABRIDGED COPIES OF THE COMMENTS RECEIVED.

To be inserted on conclusion of the comment period.

11. **THE CONSIDERATION OF ALTERNATIVES AND ANY PLANS FOR MITIGATION OF ANY ADVERSE EFFECTS DURING AND AFTER THE COMPLETION OF THE PROPOSED DEVELOPMENT.**

11.1 **Alternatives**

The developers considered different cities and different projects in fulfilling their mandate in supplying affordable accommodation needs in the country. The Plettenberg Bay Residential Market Assessment report by Urban Econ (Appendix G), attached as well as the valuation report (Annexure 7) initialized by the developers, identified Plettenberg Bay as a potential candidate for a retirement village, and more specifically Wittedrift, within the Bitou Municipal District.

The SDF of the Bitou Municipality has already confirmed the suitability of the site for high density residential development. The valuation and availability of all services made the site a natural selection.

The first proposal from the developers included some development of the lower lying areas of the wetland, while the alternative proposal of concentrating the whole of the development on the higher lying areas was adopted.

11.2 **Plans for Mitigation**

11.2.1 The aesthetics of the development will assure that the impact of the development on heritage resources in the surrounding area will be minimized through sensitive mitigation measures taken up in the planning process.

11.2.2 The local labor force will be utilized in the construction phase of the project.

11.2.3 The site will be fenced and screened off for visual and security reasons during construction.

11.2.4 The site will be cleared from alien vegetation at the start of the project.

11.2.5 The level of dust from the construction process on the site will be managed by keeping the soil moist.

11.2.6 The level of noise during construction will be managed to conform to the health and safety requirements.

11.2.7 The level of pollution and flooding of the site will be managed during construction, in compliance with the local Municipal by-laws.

11.2.8 Traffic congestion and access to the site will be managed according to the conditions of approval from Bitou Municipality.

11.2.9 The inhabitants of the retirement village will enjoy a development with appropriate security and safety measures.

11.2.10 The development will make provision for the accommodation of the senior citizens of the community at a much more affordable rate.

11.2.11 The existing Oak trees along the edge of the Main Road will be screened off and protected during the construction phase.

11.2.12 Materials will not be imported from other towns and cities. The local economy of the town will be stimulated through the buying of local building materials.

11.2.13 Local professionals such as surveyors and engineers, as well as tradesmen such as electricians, plumbers, carpenters, etc. will be involved in the construction phase of the project. Locals will not be locked out of supplying services to the project.

12. CONCLUSION

- 12.1 The specialist reports all support the development proposal, with some mitigating requirements.
- 12.2 The proposal fulfills a niche in the marketplace according to the expectations of the Bitou SDF and IDP.
- 12.3 The development proposal is not in conflict with any of the relevant spatial planning parameters, nor will it place any burden on the local authority.
- 12.4 The proposed development has overwhelming benefits to the local community and the local economy in a short, medium and long term.
- 12.5 There are no negative visual impacts on the cultural landscape and heritage resources identified in the area.
- 12.6 The development proposal has taken cognizance of the heritage principles and adopted the mitigation recommendations in the revised proposal.
- 12.7 We are therefore of the opinion that it would be in the best interest of all interested and affected parties for this project to proceed as proposed, and to fill the gap in the marketplace for affordable housing for the retired community.

13. AN INTEGRATED SET OF RECOMMENDATIONS.

- 13.1 The proposed consolidation and re-zoning of the Erven in the application and submission process (which have been motivated in terms of the local by-laws and in accordance with the requirements of the Bitou SDF, SPLUMA and LUPA), is to proceed, as it also conforms to the appropriate heritage principles identified in this report.
- 13.2 As the VIA confirms that there is little to no negative visual impact on the cultural landscape, it is recommended that the application is to proceed with the mitigating processes already adopted in the proposal.
- 13.3 The specialist reports indicate how the proposed development is to be integrated and rolled out through planning, construction and post-construction phases which will assure a sustainable project.
- 13.4 The Heritage Resources in Wittedrift (as identified in the report) will not be negatively impacted upon by the proposed development, as all the necessary mitigation proposals have been adopted in a revised proposal. It is thereby recommended that the project is to proceed accordingly.
- 13.5 Architectural Design Guidelines with heritage principles have been drawn up to assure that the proposed development is sensitively co-ordinated into the urban landscape.
- 13.6 Noise and dust is to be controlled through the introduction of appropriate mitigation measures as spelt out in the specialist report.
- 13.7 The existing line of Oak trees along the Main Road, which will play an important role in softening the edge of the development along the Main Road, is to be protected during the construction phase, as spelt out in the specialist report.

14. APPENDICES

- 14.1 Appendix A - Initial NID Application to HWC dated 19 September 2019
- 14.2 Appendix B - Response by HWC to NID, 09 October 2019 (Previously Submitted to HWC)
- 14.3 Appendix C - Base Line Study – NID, December 2019 (Previously Submitted to HWC)
- 14.4 Appendix D - NID Application (2) Dated 06 February 2020
- 14.5 Appendix E - Visual Impact on the Cultural Landscape Report.
- 14.6 Appendix F - Seven Oaks Architectural Guidelines – Rev E03.
- 14.7 Appendix G - Plettenberg Bay Residential Market Assessment, February 2019.
- 14.8 Appendix H - Wittedrift NOI-Environmental
- 14.9 Appendix I - Freshwater Habitat Assessment Report – Wittedrift Draft for Comment.
- 14.10 Appendix J - Wittedrift Environmental Draft Basic Assessment Report June 2020.
- 14.11 Appendix K - Response by HWC to Draft Basic Assessment

15. ANNEXURES

- 15.1 Annexure 1 – Company Resolution
- 15.2 Annexure 2 – Power of Attorney_Andre Vercueil
- 15.3 Annexure 3 – Title Deed Erf 103 Wittedrift T269...-2019
- 15.4 Annexure 4 – Title Deed Erf 104 Wittedrift T269...-2019
- 15.5 Annexure 5 – Zoning Certificate
- 15.6 Annexure 6 – Land Surveyors Status Report.
- 15.7 Annexure 7 – Valuation Report
- 15.8 Annexure 8 – Land Use Application
- 15.9 Annexure 9 – Latest SDP
- 15.10 Annexure 10 – Motivation_Seven Oaks_Rev 0 (1)
- 15.11 Annexure 11 – Specialist Declaration
- 15.12 Annexure 12 – Cadastral Details
- 15.13 Annexure 13 – Geology
- 15.14 Annexure 14 – Soils
- 15.15 Annexure 15 – Vegetation Status
- 15.16 Annexure 16 – Stormwater
- 15.17 Annexure 17 – Services
- 15.18 Annexure 18 – Rotterdam & Surrounding Areas
- 15.19 Annexure 19 – Consolidation & Rezoning
- 15.20 Annexure 20 - Bitou SDF
- 15.21 Annexure 21 – Building Plan
- 15.22 Annexure 22 – Proposed Village
- 15.23 Annexure 23 – Building Plan
- 15.24 Annexure 24 – Building Plan
- 15.25 Annexure 25 – Building Plan
- 15.26 Annexure 26 – Floodline Plan
- 15.27 Annexure 27 – Availability of Services
- 15.28 Annexure 28 – Maps & Photographs
- 15.29 Annexure 29 – Data Disk with all Digital Files of the submission

END



HWC Case Number: 19090401AS0927E

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

VISUAL IMPACT ON THE CULTURAL LANDSCAPE - REPORT

Author – Heritage Practitioner: Andre Vercueil

Client: The Home Market NPC

Architects: Erik Voigt Architects

Town Planners: Metropolitan Town & Regional Planners

Environmental Consultants: Sharples Environmental Services

EXECUTIVE SUMMARY

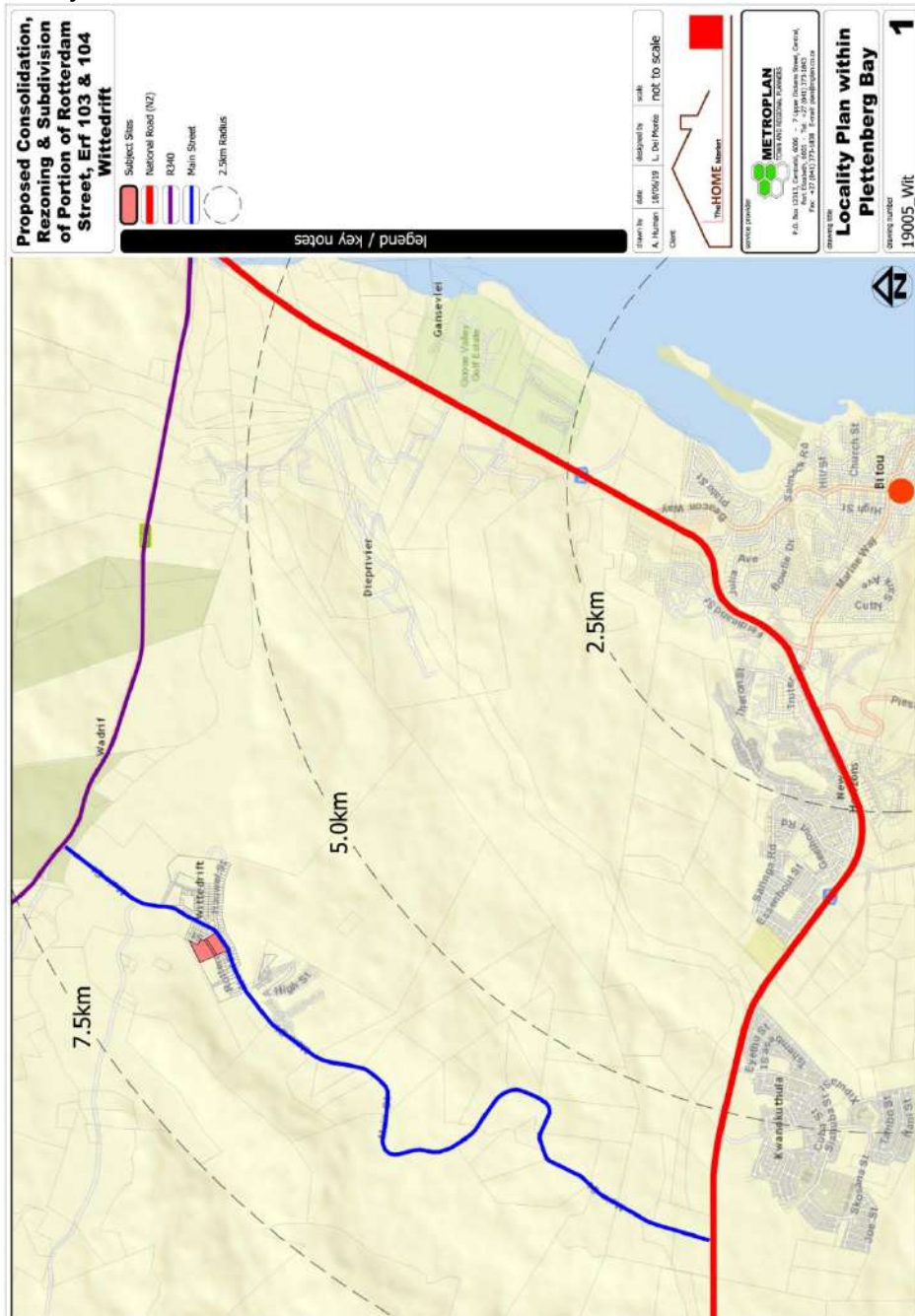
1. Site Name

The name of this retirement village proposal is "Seven Oaks Retirement Village"

2. Location

The site is bordered by Main Road, Kammassie Street and Protea Street and the Bosfontein River in Wittedrift, Bitou Municipality (Plettenberg Bay). The following Erven were identified for the development: Erf 103, Erf 104 and a portion of Rotterdam street road reserve. An application for consolidation has been made.

3. Locality Plan



4. Description of Proposed Development

The proposal for this development is for an affordable retirement village which will fit in with the general ambiance and contextual heritage of the Wittedrift village as a whole. The scope of the project is for single storey compact units, a community centre and an assisted living facility. The portion that is marshy will be suitable for nature walks and private open space. (Please see Annexure 21-25 for the Plans in the HIA)

5. Heritage Resources Identified

Erf 103, Erf 104 and the portion of Rotterdam Street have no heritage resources and are currently vacant land.

The following heritage resources were identified in the village:

- A. A stone cottage
- B. A sink cottage
- C. A twin gabled Georgian cottage
- D. An Art Deco Warehouse
- E. The Dutch Reformed Church -1934
- F. The Dutch Reformed Rectory
- G. The Wittedrift High School
- H. Twin Gabled Cottage (Circa 1900)
- I. Cape Dutch Twin Gabled Farmhouse dated 1838 – 1932
- J. A-Framed Farm Shed
- K. Farm Cottage (Circa mid 1900's)
- L. Corrugated Iron Farm Shed (Circa late 1800's)
- M. Ruin on Farm (Circa Mid 1800's)
- N. Cemetery - Circa 1900
- O. Former Rectory of the Dutch Reformed Church (Circa 1900)
- P. Wittedrift Primary School (Formerly the Wittedrift High School) (Circa 1870)
- Q. Victorian Farmhouse
- R. Farm Cottage (Circa 1900)
- S. Cemetery – Circa late 1800's
- T. Corrugated Iron Farm Cottage (Circa 1900)

All of these resources have been photographed and listed on the map in the HIA (See Fig 04 on Page 16) with their corresponding alphabetic annotation. (Please see Annexure 28 for the Photographs also in the HIA)

6. Anticipated Impacts on Heritage Resources

Only the Farm Cottage marked "R" and the Cemetery marked "S" would have a view of this development from across the river. (See Annexure 28 for the Photographs in the HIA) The anticipated visual impacts on these heritage resources is however minimal. As the other identified heritage resources are not visible from the development, nor is the development visible from any of the other identified heritage resources, there is therefore no anticipated Visual Impact on the Cultural Landscape.

7. Recommendations

- 7.1 The proposed consolidation and re-zoning of the Erven in the application and submission process (which has been motivated in terms of the local by-laws and in accordance with the requirements of the Bitou SDF (See Annexure 20 in the HIA), SPLUMA and LUPA), is to proceed, as this also conforms to the appropriate heritage principles identified in the report.
- 7.2 As the HIA confirms that there is little to no negative visual impact on the cultural landscape, it is recommended that the application is to proceed accordingly.
- 7.3 The specialist reports indicate how the proposed development is integrated and rolled out through its planning, construction and post-construction phases. It is recommended that these reports and processes be adopted for approval.
- 7.4 The Heritage Resources in Wittedrift (as identified in the HIA and VIA reports) will not be negatively impacted upon by the proposed development, as all the necessary mitigation proposals have been adopted in a revised proposal. It is thereby recommended that the project is to proceed.
- 7.5 It is recommended that the Architectural Design Guidelines (See Appendix F in the HIA) that have been drawn up to assure that the proposed development is sensitively co-ordinated into the urban landscape be adopted.
- 7.6 It is recommended that noise, storm water, erosion and dust is to be controlled through the introduction of appropriate mitigation measures as spelt out in the specialist reports.
- 7.7 The existing line of Oak trees along the Main Road, which will play an important role in softening the edge of the development along the Main Road, should be preserved. The protection of these trees during the construction phase, as spelt out in the specialist report is recommended.

8. Author/s and date

- 8.1 Developers:
The Home Market MPC
- 8.2 Town and Regional Planners:
Metroplan Town and Regional Planners
- 8.3 Civil Engineers:
Fraser Consulting Civil Engineers
- 8.4 Architects:
Erik Voigt Architects
- 8.5 Environmental Specialist:
Sharples Environmental Services
- 8.6 Town and Regional Planners:
Metroplan Town and Regional Planners
- 8.7 Heritage Consultant:
Andre Vercueil Consulting Architects
- 8.8 Land Surveyor:
Beacon Survey Professional Land Surveyors and sectional title practitioners.
- 8.9 Professional Valuer:
Appraisal Corporation Southern Cape CC
- 8.10 Development Economist:
Urban-Econ
- 8.11 Service Engineers:
Engineering Advice and Services Pty Ltd

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1. BACKGROUND INFORMATION ON THE PROJECT

The Home Market NPC is the owner of Erf 103 and 104 Wittedrift. They commissioned Metroplan Town Planners to:

- submit an application to the Bitou Municipality to obtain the appropriate land use rights for the development of Erven 103 and 104 Wittedrift,
- obtain approval from the Bitou Municipality to acquire a portion of the Rotterdam Street reserve,
- and consolidate the above portion with Erven 103 and 104 Wittedrift to form one erf.

The authorization to submit a Land Development Application was obtained through a Company Resolution. (Refer to Annexure 1 in the HIA.)

The consolidated portions consisting of Erven 103, 104 and portion of Rotterdam Street would be re-zoned to Residential Zone II for the creation of an affordable Retirement Village. (Please see Annexure 19 in the HIA)

In terms of Section 38(1) of the National Heritage Resources Act (Act No. 25 of 1999) (NHRA) the provincial heritage authority, Heritage Western Cape (HWC) must be informed of trigger activity at the earliest stage. The area to be developed is 3,3401Ha in extent and the project involves the consolidation and rezoning of three (3) properties, which deems a trigger activity.

A NID dated 19/09/2019 (See Appendix A of the HIA) was submitted to HWC in terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 289 of 2003. HWC responded to the applicant on 09 October 2019 in requesting the submission of a HIA in satisfying the provisions of Section 38(3) of the NHRA. (Please see Appendix B of the HIA).

The response from HWC was:

“

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.

“

The Home Market (THM) has appointed Erik Voigt Architect (assisted by Metroplan Town Planners) to prepare a 'Baseline Report' (See Appendix C of the HIA) and complete the Notification of Intent (NID) form to meet the provisions of Section 38(1) of the NHRA. (See Appendix D of the HIA)

This was followed by the 'Base line Study' by the Town Planners and their architects, dated December 2019 (see Appendix C of the HIA) which was submitted to HWC. A new NID dated 06/02/2020 was then also subsequently submitted to HWC. (Please see Appendix D of the HIA)

The proposed activities on the site also trigger the provisions of the National Environment Management Act (NEMA) and the related regulations. Sharples Environmental Services prepared a

Basic Assessment Report to HWC as required by the Department of Environmental Affairs and Development Planning. (See Appendix H of the HIA)

The client duly appointed Andre Vercueil (see Annexure 2 of the HIA) to attend to the preparation and submission of the HIA. (Please see the cover HIA Report)

The Wittedrift Draft Environmental Basic Assessment Report was submitted to HWC in August 2020, with their response attached in Appendix J of the HIA.

2. **A DESCRIPTION OF THE PROPERTY / AFFECTED ENVIRONMENT**

2.1 Neighbourhood Area

2.1.1 **Plettenberg Bay** is located near the border of the Western and Eastern Cape. The largest part of the town is located between the N2-National Road on the north-western side and the Indian Ocean on the southern and eastern sides. The Central Business District ("CBD") is located in the northern part of the town. It is a relatively small CBD that is sufficient to provide in the requirements of the permanent residents and visiting tourists. Tourism forms the cornerstone of the town's economy and tourist accommodation is therefore plentiful. This varies from upmarket hotels to budget Bed and Breakfast accommodation.

2.1.2 **Wittedrift** is a picturesque village lying in the Bitou River basin. This village is ±18 kilometres from Plettenberg Bay town centre. Wittedrift comprises farms and smallholdings and approximately 110 residential houses. The village has a small business node, Church and the Wittedrift School which provides education from grade 1 to 12. Wittedrift High is the main public secondary education school in Plettenberg Bay. The town is on the route to the Prince Alfred pass, and the Buffalo Hills Game Farm, Rhino Base Camp and the Trout Farm are close by. The majority of people living in Wittedrift work fulltime inside Plettenberg Bay.

(Extract from the Valuation report by Appraisal Corporation Southern Cape cc – See Annexure 7 of the HIA)

Wittedrift is accessible from the N2 on the south via the link road (Hoofpad), and from the N2 towards the Prins Alfred Pass Road (R340) on the north. Please see Fig 01 below.

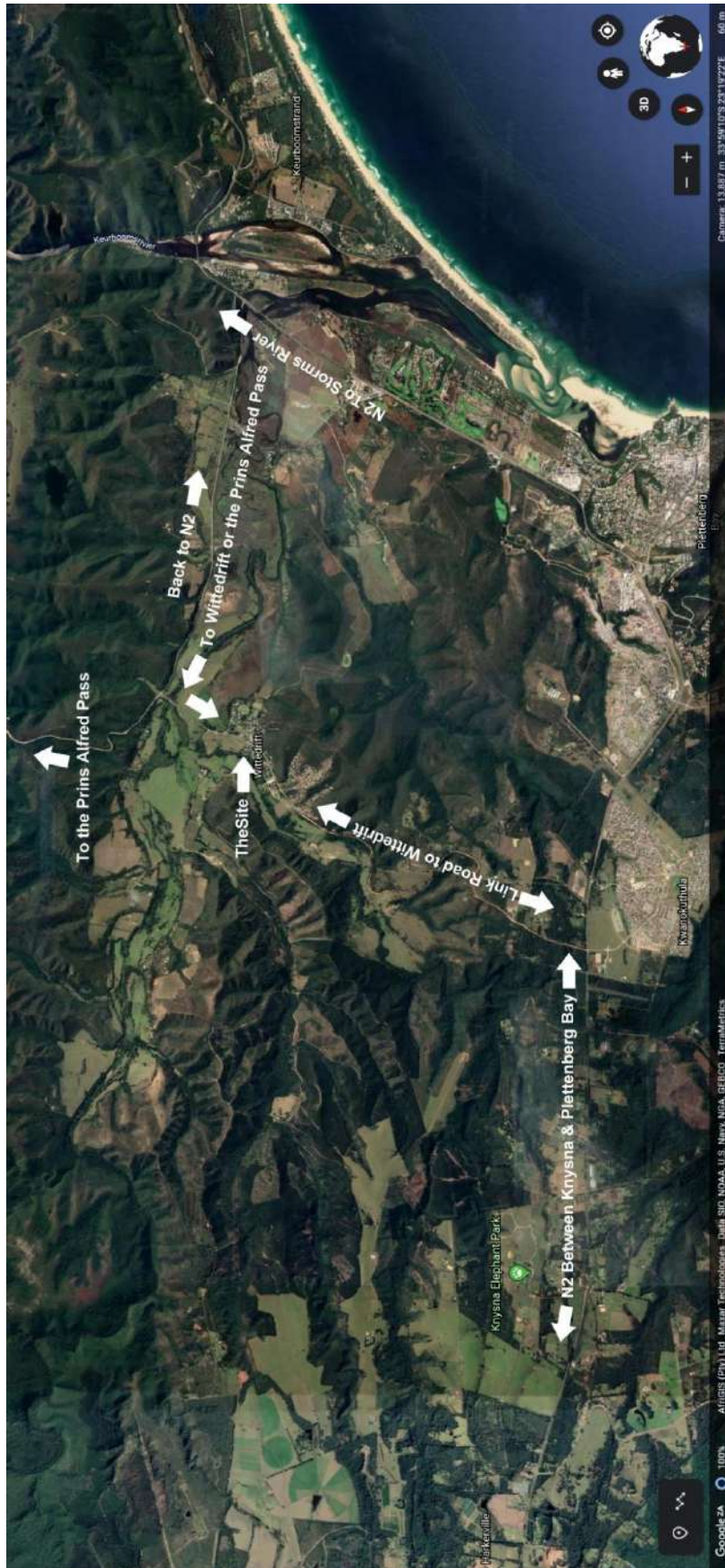


Fig 01 – Access Routes to Wittekrans

PHYSICAL ADDRESS: 'FOREVER VIEW', PORTION 47 OF FARM UITZICHT 216, PRES C.R. SWART DRIVE, BRENTON, KNYSNA,
 POSTAL ADDRESS: 'CARISBROOKE, 26 NEWTON STREET, KNYSNA, 6571, TEL:+27 44 381 0219, E-MAIL: andre@architectsetc.com, WEBSITE:www.architectsetc.com
 MEMBERS: ANDRÉ VERCUEIL, B.BUILD.(UPE), B.ARCH.(PRET), ARCH.(SA), PR.ARCH, ACCREDITED MEMBER OF THE ASSOCIATION OF PROFESSIONAL HERITAGE PRACTITIONERS WESTERN CAPE
 Member of the South African Council for the Architectural Profession (SACAP) Reg. No. 3754 - Professional Architect

2.2 Locality

The applicable erven are situated in the Municipal District of Bitou Municipality, just to the West of the CBD in a small tranquil village called Wittedrift, which lies in the Bitou River Basin. (Please see Fig 01 above & Fig 02. below)

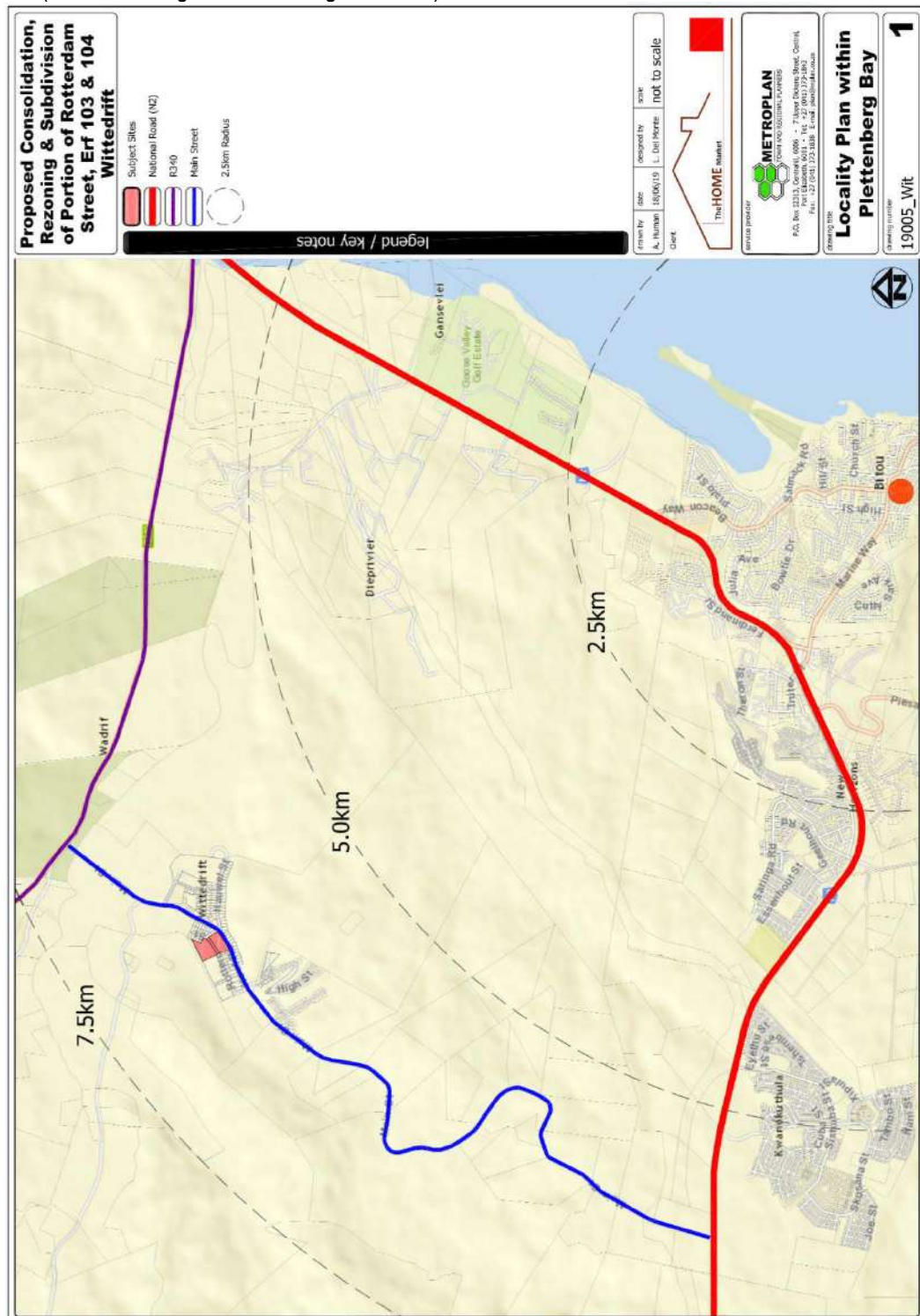


Fig. 02 – Locality Plan.

The Town is on the main route, R340, to the Prince Alfred Pass. The Buffalo Hill Game Farm, Rhino Base Camp, Trout Farm and an Italian Vegan Restaurant (La Bocca Dolce) are all in close proximity to Wittedrift.

The land portions of Wittedrift are situated at approximately 11km by a surfaced road from the Town Centre of Plettenberg Bay. The R340 extends 5km from Wittedrift to the National Road (N2) and from the intersection with the N2 extends a further 6km to the centre of Plettenberg Bay.

Erf 103 (measuring 1,7422Ha in extent) is bound by a residential development to the West and East and a public open space through which the Bosfontein River (sometimes referred to as Bosrivier or Boschrivier) to the North flows. Erf 104 (measuring 1,3058Ha in extent) is bound primarily by the Main Road to the South, Kamassie Street to the West and Protea Street to the East. Both Erf 103 and 104 share a common boundary with Rotterdam Street.

A portion of Rotterdam Street, currently zoned as Transportation Zone II (Public Road) is immediately adjacent to Erven 103 and 104 with a reserve width of 18,89m effectively separating Erven 103 and 104 and measures approximately 2 921m² and contains a gravel road for about half of the way after this the gravel road encroaches on Erf 103 for about half of the remainder of its length towards Protea Street. An electrical power line on wooden poles is to be found roughly in line with the northern boundary of the road reserve.

Application for the acquisition of the portion of Rotterdam Street, consolidation with Erven 103, 104, into a single property, and the further rezoning of the three consolidated portions to Residential Zone II is in hand.

Wittedrift is a mixture of suburban houses, a small discernible town centre, a church and school and quasi industrial operations to the West. Further along the main road the settlement of Green Valley, consisting of both formal and informal housing, is to be found. Wittedrift is surrounded by farmland, indigenous tracks of vegetation and State Forests. It is isolated from the main centre of Plettenberg Bay, but is well connected by road, offering an accessible and yet tranquil setting for the creation of an affordable retirement village. Lower property prices offer an opportunity for those developers and individuals wanting to source affordable housing opportunities which are not far from Plettenberg Bay.

Please see Fig. 3 below for contextual Locality information.

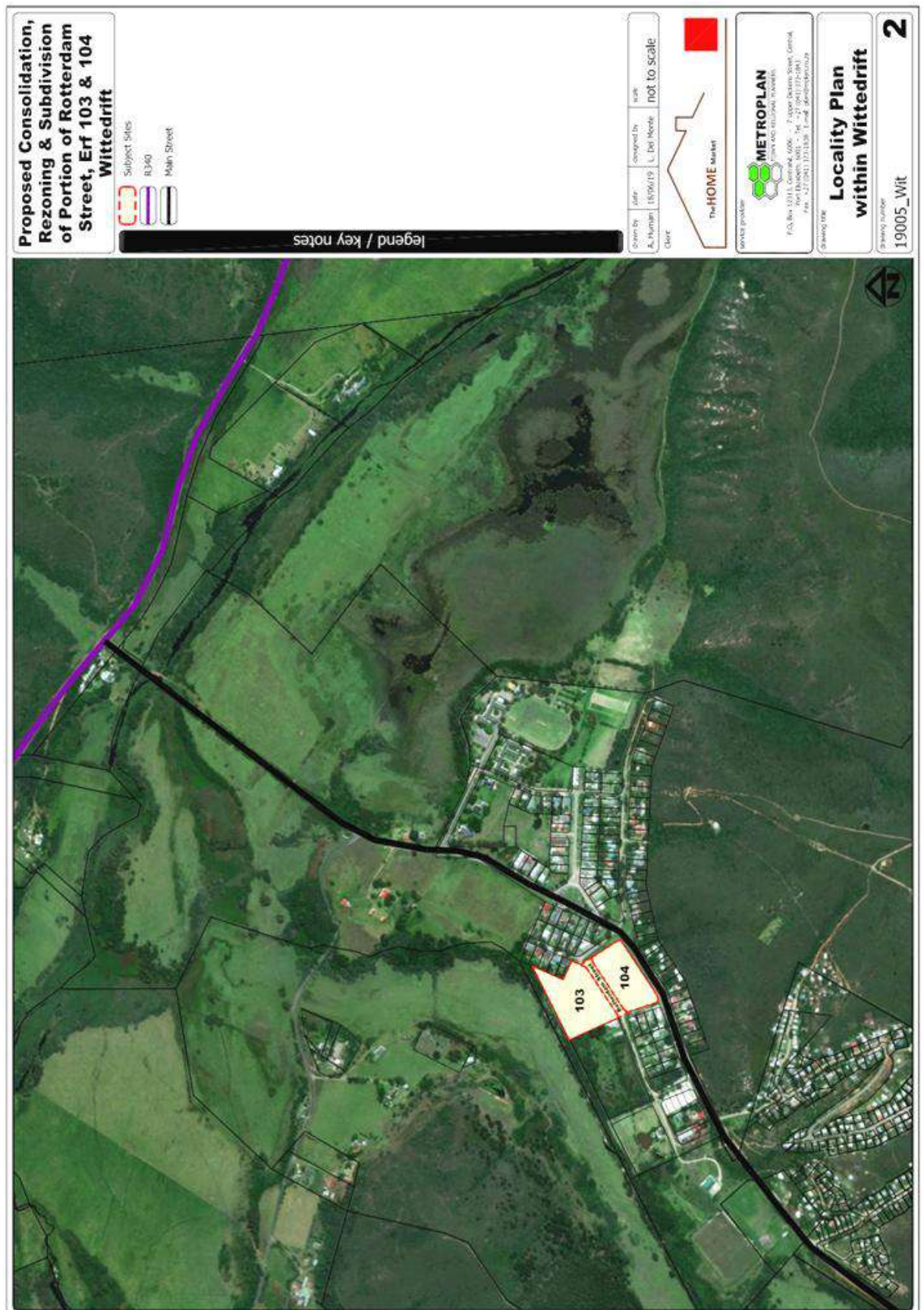


Fig. 03 – Locality Plan, Context.

3. **CONTEXT & METHODOLOGY**

- 3.1 This report analyses the site in terms of its locality, its sub regional, local, natural and built environment context and sense of place.
- 3.2 It further assesses the impact of the proposed development in terms of the cultural landscape and makes certain recommendations to protect and conserve the cultural landscape and proposals for the retirement village.
- 3.3 The analysis evaluates the proposed retirement village in terms of the need, the logical extension of the village according to the Bitou Municipality SDF, density calculations and the Market Survey undertaken by the developers. The analysis also evaluates the suitability of the architectural language, heritage principles of architecture and aesthetics on the wider landscape.
- 3.4 A site inspection and photographic survey of the proposed site and its surrounds has been undertaken to identify sensitive features and receptors.
- 3.5 A heritage study of the heritage resources in the area has also been conducted and reviewed for consideration.
- 3.6 A desktop mapping exercise has been done to analyze and evaluate the inherent visual sensitivity of the site.
- 3.7 A visual framework identifies opportunities and constraints for the proposed development.

4. **TRIGGERS OF VISUAL IMPACT**

The following characteristics (which are probable triggers) should be considered for potential visual issues in terms of heritage:

4.1 The nature of the environment.

- 4.1.1 Areas with proclaimed heritage resources. - Triggered
- 4.1.2 Areas with proclaimed scenic routes. - Triggered
- 4.1.3 Areas with a recognized special character or sense of place. - Not Triggered
- 4.1.4 Areas of important tourism or recreation value. - Triggered
- 4.1.5 Areas with important vistas or scenic corridors. – Not Triggered

4.2 The nature of the proposal.

- 4.2.1 High intensity-type projects with large-scale infrastructure. – Not Triggered
- 4.2.2 A change of land use from the prevailing land use. - Not Triggered
- 4.2.3 A use that is in conflict with an approved SDP, SDF or vision for the area. - Not Triggered
- 4.2.4 A significant change to the 'look and feel' of the area. - Not Triggered
- 4.2.5 A visual intrusion in the landscape. - Not Triggered
- 4.2.6 Obstruction of views of others in the area. - Not Triggered

4.3 Categorization of Impact (See Fig 4 below):

Type of Environment	Type of Development - Low to High Visual Category expected				
	Category 1	Category 2	Category 3	Category 4	Category 5
Protected Wild Areas of international, national or regional significance	Moderate	High	High	Very High	Very High
Areas of routes of high scenic, cultural or historic significance	Minimum	Moderate	High	High	Very High
Areas of routes of medium scenic, cultural or historic significance	Little or No	Minimal	Moderate	High	High
Areas of routes of low scenic, cultural or historic significance	Little or No Possible benefits	Little or No	Minimal	Moderate	High
Disturbed or degraded sites / run down urban areas / wasteland	Little or No Possible benefits	Little or No	Little or No	Minimal	Moderate

Fig. 04 - Category of Impact

We categorize the development proposal as an area of medium scenic, cultural or historic significance, i.e. Category 1 – Little to no Impact.

5. VISUAL INFLUENCE

5.1 Visual lines are influenced by topography, vegetation and other physical features. Visual sensitivity can be translated into:

- 5.1.1 High visual sensitivity - highly visible and potentially sensitive areas in the landscape.
- 5.1.2 Moderate visual sensitivity – moderately visible areas in the landscape.
- 5.1.3 Low visual sensitivity – minimally visible areas in the landscape.

5.2 The map (Fig 05 below) includes the following aspects:

5.2.1 Topography – Lower lying areas or valleys may disappear in the view, while higher lying areas will be more visible. Elevated platforms, hills and mountains in the view may mask views completely. Views from higher lying areas may reveal more in the landscape.

- The site is in a low lying area, therefore of low visual sensitivity.

5.2.2 Landforms – Mountains, hills, plateaus and plains are the four major land forms.

- There are no predominant land forms in the immediate area of Wittedrift, while the distant ridgeline and mountains are of a higher visual sensitivity. Therefore these Erven have low visual sensitivity

5.2.3 Slopes – Development on steep slopes are generally more visible, pending the direction of the view and the slope. Cut and fill (scarring) or terracing of properties will also have a marked effect on the visibility.

- This site slopes gently away from the town, towards the river and valley, which decreases the visual impact that it will have on the surrounds. Therefore the Erven have a low visual sensitivity.

5.2.4 Surrounding Land Uses – Mountains, rivers and valleys in a wilderness area are visually very sensitive.

Rural development like farms, pastures, agriculture, vineyards, dams, farm houses and small settlements are moderately visually sensitive.

Village rural development is much less sensitive than urban development.

- This proposed rural development is therefore less sensitive in its current context.

5.2.5 Special Features – Heritage resources provide a special scenic rural landscape character and a 'sense of place'

Scenic tourist routes and passes and scenic view sites are of importance.

Lower lying valleys may be less visible from approaching roads, as landforms may visually block views.

Indigenous trees and vegetation are extremely important in providing screening and softening of development within the landscape.

- The proposed development is situated along a rural scenic tourist route, but it will be completely screened from this route as a result of the topography and the screening of the seven Oak trees along the pavement.
- The heritage resources in the town are also not affected by the proposed development.

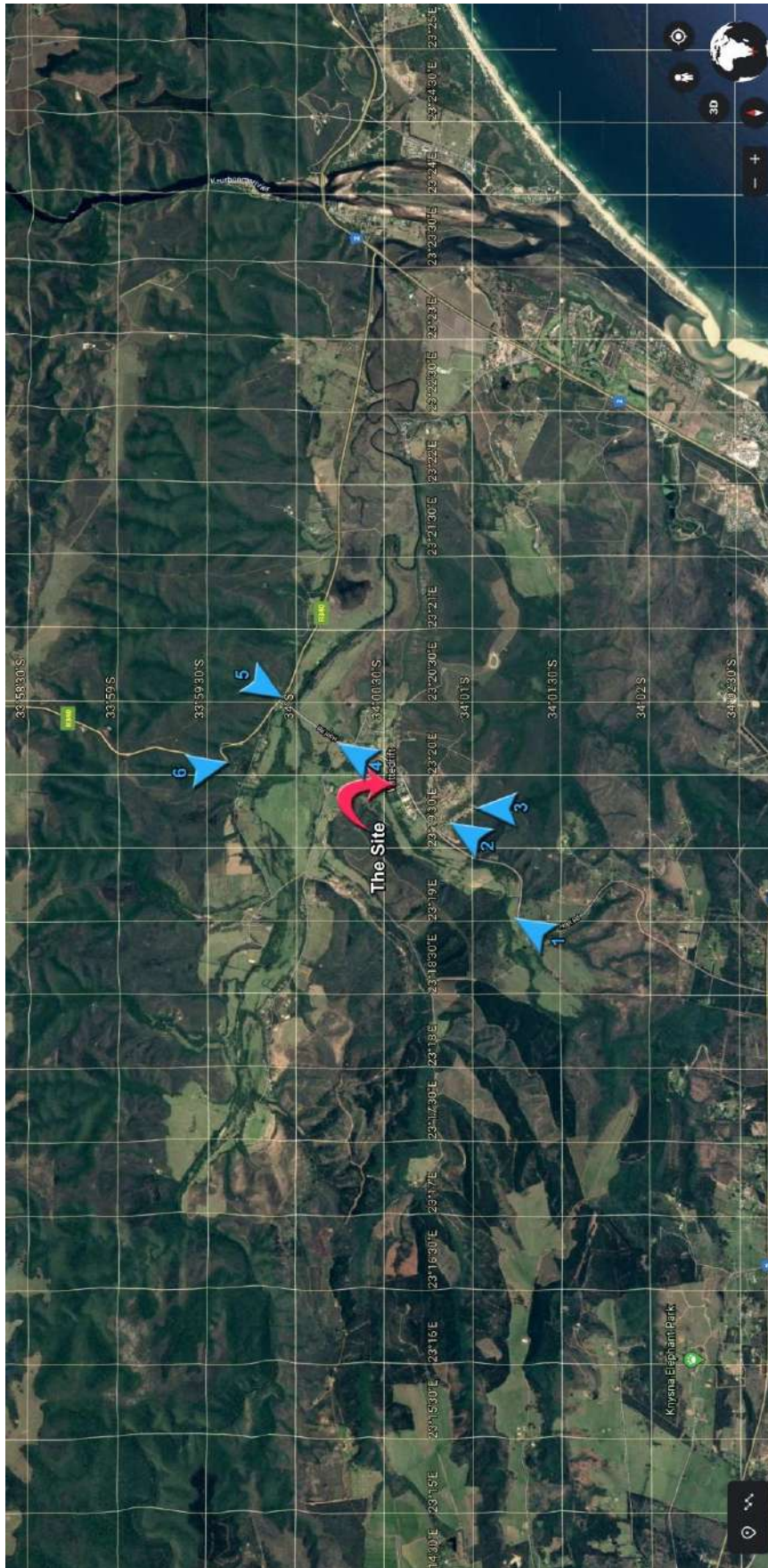


Fig. 05 – Visual Influence Map

5.3 Photos

The photos taken from the appropriate vantage points (indicated by numbered blue arrows, please see Fig 05 above, showing the direction of each photograph):

- 5.3.1 Photo 01 is taken from the Main Road linking the N2 with the R340. This sharp turn in the gravel road presents the first view of the Wittedrift area from an elevated position. The town of Wittedrift and the actual site of the project are however not visible from this position, as they are screened by the topography of the hill on the right hand side of the photograph.



Photo – 01 (See Visual Map Key)

- 5.3.2 Photo 02 is taken from the sharp bend and intersection of Hill and High Streets, which is on the South-Eastern side of the town along an arterial road feeding the township looking down on the valley. The actual site of the project is though still not visible from this position, due to the topography and the fall of the land.



Photo – 02 (See Visual Map Key)

- 5.3.3 Photo 03 is taken from the termination of High Street which is on the South-Eastern side of the town along an arterial road feeding the township looking down on the valley. The actual site of the project is though not visible from this position, as it is screened by the topography of the hill on the right hand side of the photograph.



Photo – 03 (See Visual Map Key)

- 5.3.4 Photo 04 is taken very close to the intersection of Main Road and Kamassie Street, looking towards the North-East. This is the first view of the site, approaching Wittedrift from the South. The approximately 14 houses on the South-Eastern side of the Main Road look down on to the site. The 4 houses on the Western side of Kamassie Street also have a view of the site at approximately the same contours as the site.



Photo-04 (See Visual Map Key)

- 5.3.5 Photo 05 is taken from the intersection of Main Road and the R340, looking down in a Southerly direction towards Wittedrift. The actual site is not visible from this position. The first view of if the site, approaching the town from the North, is only approximately 150m short of the actual site.



Photo – 05 (See Visual Map Key)

- 5.3.6 Photo 06 is taken from the R340, which makes its way up the hill towards the North of Wittedrift. The R340 leads to the Prince Alfred Pass. Only a few glimpses of Wittedrift are visible through the brush along the edge of the road. The actual site is not visible from this road at all, as the vegetation along the Bos River screens it from this angle. No glimpses of Wittedrift are at all revealed while traveling towards the East from the intersection of the Main Road and the R340.



Photo -06

5.4 In Conclusion - what to consider in evaluating visual influence:

- 5.4.1 The proposed development is not deemed to be highly sensitive. Nevertheless the proposal has been planned appropriately and in a sensitive / controlled fashion.
- 5.4.2 New development should be appropriate in its setting, positioning, orientation, density, massing, scale, colour, form, etc. The proposal conforms to this.
- 5.4.3 New buildings must reflect and/or compliment the heritage resources in the area. The proposal has taken this into consideration appropriately.
- 5.4.4 Appropriate and well planned development within the landscape is vitally important.
- 5.4.5 Development on visually sensitive land must enhance / compliment the scenery and not spoil it. The proposal complies with this.
- 5.4.6 Existing trees and vegetation should be assessed by a knowledgeable specialist, so that alien vegetation is eradicated in a controlled fashion. The EIA will also address this requirement.

6. **ANALYSIS**

6.1 **Cultural significance**

Cultural significance can be defined as: aesthetic, architectural, historic, scientific, social, spiritual, linguistic or technological value. The national estate includes, inter alia, places, buildings, and structures of cultural significance; historical settlements and townscapes; and landscapes and natural features of cultural significance (NHRA).

The only significance for this site can be found in its aesthetic and historic rural settlement.

6.2 **Cultural Landscape**

Wittedrift retains its integrity as a small historic rural village. It is set within a largely agricultural setting with arterial connections to the Bitou CBD and on route to various tourism destinations. *"The Bosfontein River traverses past the northern side of Erf 103. A large part of this property is located below the 1:50 year flood line and can therefore not be developed. The northern part of this property is also indicated as Critical Biodiversity Area. This is areas identified in terms of the Western Cape Biodiversity Spatial Plan ("WCBSP") "that requires safeguarding to ensure the continued existence and functioning of species and ecosystems, including the delivery of ecosystem services, across terrestrial and freshwater realms". All of the before-mentioned has a significant impact on the development potential of Erf 103. However, by consolidating Erf 103 and Erf 104 together with the Subject Portion, the bulk of required public and private open spaces can be provided on the parts of Erf 103 that is regarded as sensitive area in terms of development. This will therefore allow for a higher density development on the southern part of the proposed subdivision that is currently Erf 104 (Extract from the Appraisal Corporation Southern Cape cc) See Annexure 7 of the HIA*

The development proposal takes cognizance of this fact and includes checks and balances in its design philosophy and development strategy to enhance the cultural landscape.

7. **SUB REGIONAL CONTEXT**

- 7.1 Wittedrift lies between the N2 (National Roadway from Cape Town via Knysna and Plettenberg Bay to Durban) to the South and the R340 to the North. The R340 connects with the N2 again further to the North-East of Plettenberg Bay, but links to the Bobbejaanskloof Private Nature Reserve and the R339 (which links Knysna to Uniondale via the Prince Alfred Pass), Keurbooms River Game Trails, Outeniqua Trout Lodge, Kammanassie Nature Reserve, etc.
- 7.2 The settlement pattern is predominantly linear along the road linking the N2 with the R340, with some minor radial links into the valleys between hills.

8. LOCAL CONTEXT

8.1 Topography - The cultural landscape is dictated by:

- 8.1.1 The Main road following the constraints of the Bos River on the North-West, which is a natural boundary for development, barring the introduction of future drifts or bridges with some minor links perpendicular into the valleys.
- 8.1.2 A large area of Erf 103 is below the 1:100 year flood line
- 8.1.3 A large area is too steep to develop
- 8.1.4 A marshy area next to the Bos River in the low lying area of the site.



Fig. 06 - The Bos River.

See also Annexure H & I of the HIA.

- 8.2 The few historic buildings dotted around the area remain visually sensitive to new development. Please see Item 10 for the map of the historic buildings (Fig. 11 on page 23) below. Please see the HIA for the photographs of the identified Heritage Resources.
- 8.3 The existing infrastructure of the town includes private properties, vacant Erven, the church, schools, community centre, industrial Erven, business Erven, farms, Agriculture, Forestry, public open spaces, rivers, mountains, etc. These all present certain constraints to the organic growth of the settlement from the core outwards.
- 8.4 Fig 07 below refers to the Local Topography and drainage of the site. The site slopes towards the Bos River and turns its back aesthetically to the core of the town.

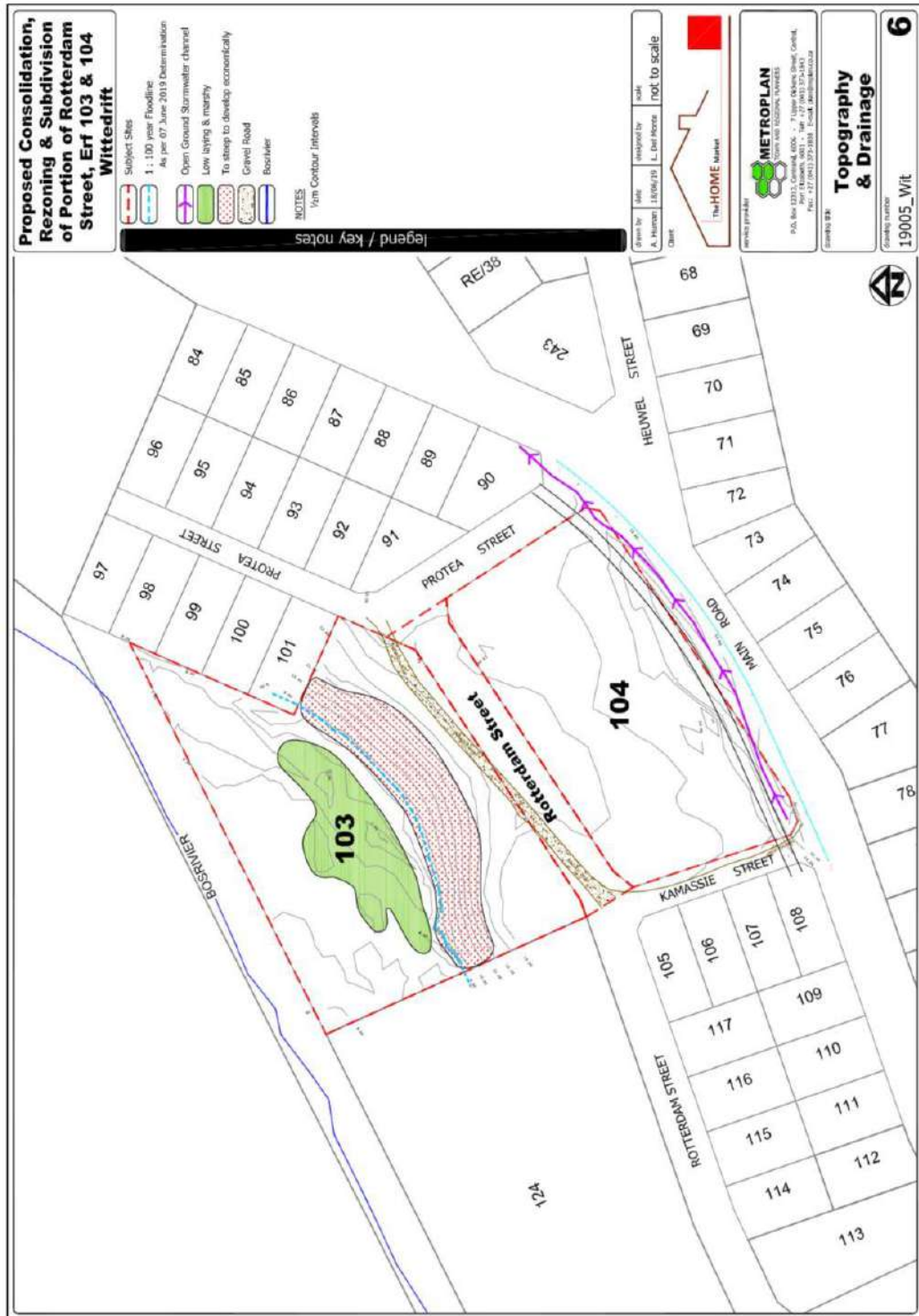


Fig. 07 - Topography & Drainage

9. NATURAL ENVIRONMENT INFORMANTS AND SITE VIEWS

9.1 Erf 104 is mostly covered in Kikuyu grass with seven mature European Oak trees situated adjacent to the Main Road on its southern boundary. A copse of young Poplar trees is to be found on the south western side of this Erf. See Fig 08 & 09 below. All the below are exotic plant species.



Fig. 08 – Vegetation Status



Fig. 09 – View of the Site from the corner of Main Road & Kamassie Streets.

- 9.2 The highly invasive Black Wattle and Bramble Bush predominate in the lower northern part of Erf 103 and overpower the few indigenous trees and shrubs that are present. In the moist depressions reeds and tall grasses predominate. The south-eastern part of the site is characterized by low bush and Kikuyu grass. (See Fig 10)



Fig. 10 View across Erf 103 towards the West

Please also see Appendix H & I from the HIA for further detailed information.

10. BUILT ENVIRONMENT INFORMANTS

- 10.1 The historic buildings in Wittedrift are not within the direct proximity of the proposed development, however indirectly there is still some significance in the role that they play in the overall character of the village. Please see fig 11 on page 23 for the location of the various heritage resources. The photographs relating to this map can be found in the HIA.
- 10.2 The predominantly linear development alongside the main road between the N2 and the R340 will be playing an important role in the future organic growth and incremental development of Wittedrift.
- 10.3 The development pattern and the relationship of buildings one to another is fairly informal yet linear and orientated towards the roads, as custom would have it.
- 10.4 Roads are defined according to the alignment of the river, flood plains, hills and valleys.

10.5 Site Photos:



Fig. 12 Key Above (Purple inserts on the Vegetation Status Map):



Photo 1 Looking up and down Heuvel Street, as a panorama.



Photo 2 From the corner of Heuvel & Kammassie Streets, as a panorama.



Photo 3 The trees and bush next to the River screen the view of the site completely.



Photo 4 From the corner of Rotterdam & Kammassie Streets, as a panorama.

11. SENSE OF PLACE

11.1 Natural Elements:

- 11.1.1 The natural and rural characteristics of Wittedrift make it special and unique.
- 11.1.2 The natural and wilderness qualities make up much of the overall landscape.
- 11.1.3 The natural features like rivers, flood plains and mountains add to the wilderness quality of life.

11.2 Man-made Elements:

- 11.2.1 Agriculture and forestry played an important role in shaping the rustic appearance of the village.
- 11.2.2 Roads, farming, dams and field patterns are also evident in the landscape, adding to the rural agricultural appearance.
- 11.2.3 Rectangular building plan shapes, double pitched roofs and traditional building materials are at the order of the day, with overtones of a vernacular architecture with some historic anchors, openness and informality.
- 11.2.4 Much of the envisaged future housing has already been planned in the SDF, which follows the pattern of contemporary design principles. Erven 103 and 104 are part of this planning process.

12. PROPOSED HOUSING LAYOUT

- 12.1 The density of the proposal is based on the town planning parameters in place, which is one of the key factors in assuring affordable housing.
- 12.2 One of the dominating features of the proposal is the vernacular style of architectural language, namely double pitched roofs, gables, verandas, traditional building materials and natural colours.



Fig. 13 – Architectural Language

- 12.3 The planning and placement of the housing units make provision for the exclusive green areas, planned in the areas where development would not be possible. The North-West side of the development has meander paths and gazebos to provide an outlet into the natural green belt along the river edge. (Please see the SDP – Fig. 14 below and also the HIA)



Fig. 14 - Site Development Plan

13. VISUAL IMPACT AND MITIGATION RECOMMENDATIONS

13.1 The following indicators should be considered:

- Visual and spatial intrusion on 'sense of place', inclusive of zoning, scale, density, setting, vegetation, orientation, materials, colours, architectural language, etc.
- Visual impact on other heritage resources

13.2 Principles:

- Appropriate zoning, scale, density, setting, vegetation, orientation, materials, colours, architectural language, alignment with contours, avoiding development on steep slopes, introducing green areas for venting compact and dense development, etc.
- Screening of intrusive development by way of trees and other vegetation, berms, appropriate permeable boundary fence treatment, appropriate pavement widths, appropriate road surfaces and kerbing.

13.3 Impacts identified and addressed:

- There is very minimal visual impact on the heritage resources. The site is visually screened from all the surrounding developed areas, due to the unique fall of the land, vegetation and topography.
- The site is also screened from the tourism route R340 and all other elevated vantage points in the area, short from the view directly across Main Road.

- The proposed development is for single storey structures only – the visual impact would therefore be less than allowed.
- There are no heritage resources in the immediate area that could be negatively impacted upon by the proposed development. Heritage resources R & S as identified in the heritage resources map above (Fig. 11 on Page 23), are the only heritage sites that will have a partial view of the proposed development. Photographs of these buildings are posted in the HIA.
- The proposed development has taken cognizance of the existing heritage resources in the area, as well as the architectural 'look and feel' of the historic heritage resources, by matching materials, colour schemes, building shapes and scale.
- The architects have developed Architectural Guidelines (Appendix – F in the HIA) for the proposed development, which are based on sound heritage principles.
- The proposed high 'density development' is according to the SDF zoned for the area, and is therefore not inappropriate. (See Fig. 15 below)

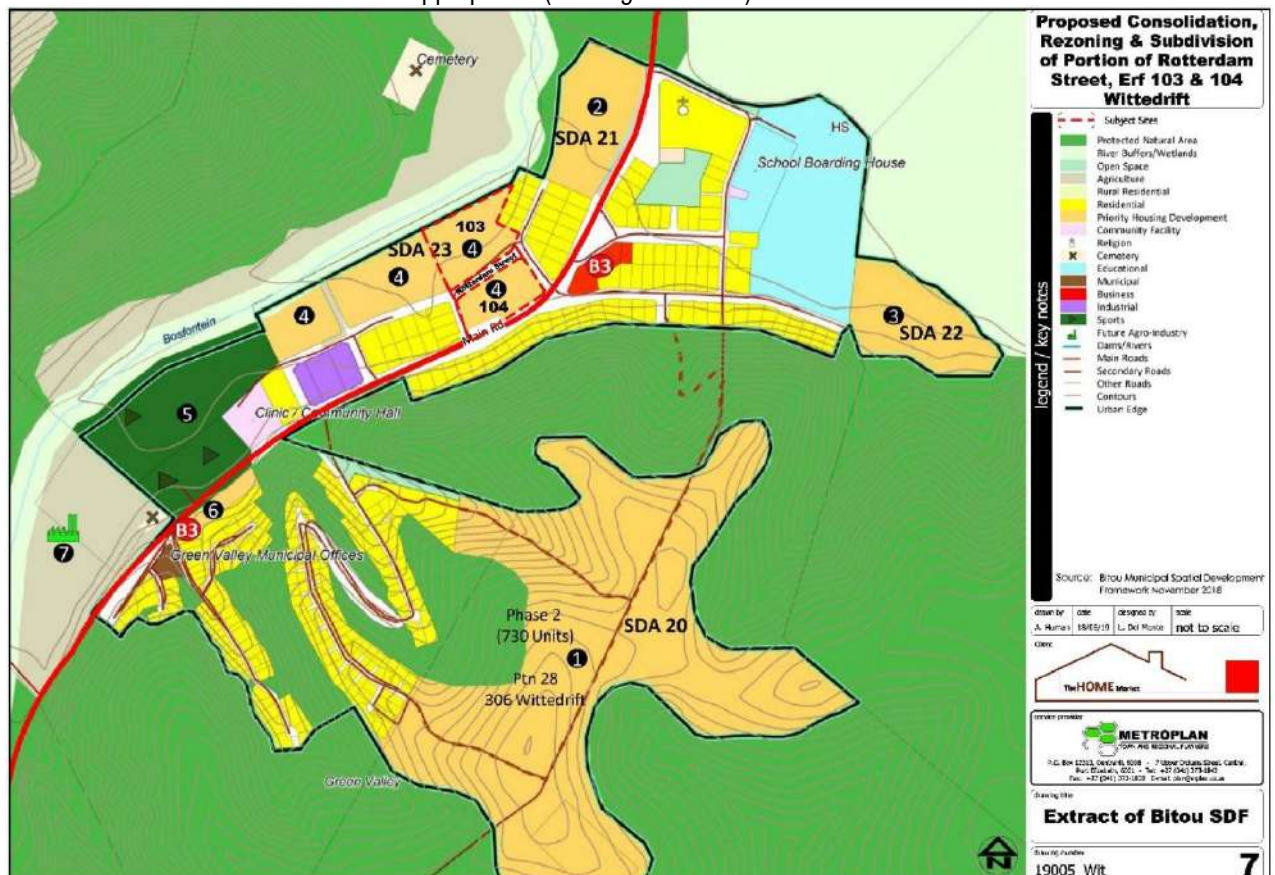


Fig. 15 – Extract of Bitou Municipality SDF

- The 5m street and 3m side building lines for this zoning have been adhered to.
- The seven existing mature European Oak trees along the street boundary have been retained, thereby softening the visual impact of the proposed development.
- A large portion of the site has been set aside for a green belt allowing space for outdoor living from the higher density area.
- Circulation - The entrance to the site has been planned from Protea Street, which takes pressure off the main road. (See Fig. 16, an extract from the SDP below).



Fig. 16 - Extract from the SDP - Site Development Plan

13.4 Mitigation Recommendations:

It is hereby confirmed that the developers and their consultants have done a great effort in complying with all the heritage principles and in mitigating the visual impact on the existing heritage resources.

The following mitigation recommendations from the heritage consultant have been adopted into the development proposal by the developers and their architects:

- 13.4.1 An appropriate coordinated colour scheme has been developed.
- 13.4.2 The face brick plinths have been changed to plastered plinths.
- 13.4.3 The plaster finishes have been limited to smooth and scratch plaster.
- 13.4.4 The colour scheme of the pavers have been pinned down and standardized to a design of gray and red.

- 13.4.5 The Vibacrete internal walls have been replaced with plastered brick walls.
- 13.4.6 Fencing options have been narrowed down to picket fencing on plinth walls.
- 13.4.7 An appropriate standard design for balustrades has been developed by the architects, and not left open ended.
- 13.4.8 An appropriate boundary wall, as well as an entrance and fence detail design has been developed by the architects, and not left open ended.
- 13.4.9 The geysers placed on flat roof slabs have been changed and are now accommodated in the roof spaces.

The impact of this development proposal has therefore been sensitively integrated into the built environment.

It is further recommended that no further mitigation recommendations are necessary.

14. **CONCLUSION AND RECOMMENDATIONS**

The report indicates that the proposed retirement village has been well considered within the context of Wittedrift. The proposed development has little to no negative Visual Impact on the wider cultural landscape. No additional mitigation measures are required.

I hereby recommend that HWC supports this 'Visual Impact on the Cultural Landscape Report', towards the HIA.



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to be the best together

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File Ref: 18/103&104/WD/Seven Oaks Retirement HIA

10 November 2020

Attention: Mr André Vercueil

André Vercueil Consulting Architect cc

Tel:

082 565 4618

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andre@architectsetc.com

Dear Sir

COMMENT ON DRAFT HERITAGE IMPACT ASSESSMENT REPORT IN TERMS OF SECTION 38(8) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999) FOR THE PROPOSED 'SEVEN OAKS' RETIEREMENT VILLAGE ON ERVEN 103, 104 AND A SECTION OF ROTTERDAM SREET, WITTEDRIFT, PLETTENBERG BAY

HWC Case Number: 19090401AS0927E

Consultant Reference: 2020-03_Wittedrift HIA-01

Bitou Local Municipality would like to thank you for the opportunity to review and comment on the Draft Heritage Impact Assessment.

Please note that these comments have been drafted by the Town Planning department within the Economic Development and Planning directorate. Additional comments may be required from other relevant departments within the municipality.

The following information was taken from the supplied report and summarises the proposed activities.

DESCRIPTION OF ACTIVITY

The project proposal entails the development of an affordable retirement village in Wittedrift comprising of compact single storey units, a community centre and an assisted living facility.

LOCATION

The retirement village is to be constructed on Erf 103, Erf 104 and a portion of Rotterdam Street road reserve in Wittedrift, Bitou Municipal Area.

Following a review of the documentation and appendices the following comments are made:

1. The Municipality is satisfied that the proposed development will not negatively impact upon the surrounding heritage resources of the Wittedrift area.
2. Besides the remaining Oaks which are to be maintained it is suggested that a planting and landscaping list be included in the architectural guideline/ EMP which promotes the planting of indigenous vegetation and gives a list of recommended species to be utilised throughout the development.
3. In terms of the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004), Alien and Invasive Species Regulations, 2014, specific alien plant species are prohibited and should be removed. It is recommended that an Alien Invasive Management Plan be drafted and submitted.

4. Buildings at the community centre should be set back 10m from the floodline as mentioned in the architectural guideline. The Municipality will not take any responsible for any damage caused by flood events.
5. As threats from Climate Change become more frequent it is suggested that various renewable energy and climate change adaptation strategies be incorporated within the design of the development. Consideration should be given to the installation of solar water heaters, low energy lightbulbs (LED technology), planting of fruit trees, vegetable gardens to promote food security and indigenous landscaping to reduce alien infestation and reduce water requirements.

The Bitou Municipality reserves the right to revise initial comments and request further information based on any additional information that might be received.

Should you require any additional information please do not hesitate to contact this office.

Yours faithfully,



Anjé Taljaard
Environmental Management Officer
Economic Development and Planning: Town Planning
Bitou Municipality