CAPE INFANTA: WESTERN CAPE

(Portion of Erf 134)

Notification of Intent to Develop (NID)

Application in terms of Section 38(8)

of the National Heritage Resources Act (No. 25 of 1999)



Prepared for Mark de Agrella

by

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with

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September 2010

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SECTION A: BACKGROUND DOCUMENT

SECTION B: NID APPLICATION FORM

APPENDICES

A. Historical background information document (Harriet Clift)
B. Phase One Archaeological Assessment (ACO, UCT)
C. Heritage Criteria
D. Terms of Reference (Doug Jeffery Environmental Consultants)

INFANTA DEVELOPMENT PROPOSAL

EXECUTIVE SUMMARY

The site is located between two existing residential areas at Cape Infanta in the Western Cape. The main access route forms the western boundary and the coastline the eastern boundary. The site is approximately 30.2 ha in extent and is zoned Agriculture 1. In terms of the Infanta Spatial Development Framework it falls within the urban edge. The proposal is for either 24 or 29 single residential erven.

The site is predominantly vacant. There are no built structures of any heritage significance nor can the broader cultural landscape be regarded as having any heritage significance. Apart from the natural, relatively undisturbed nature of the site, the only heritage significance relates to its potential archaeological significance. Limited archaeological testing in the areas identified is recommended. No further heritage analysis in terms of either the built environment or the broader visual spatial environment is required.

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SECTION A: BACKGROUND DOCUMENT
HERITAGE ASSESSMENT OF PROPOSED RESIDENTIAL DEVELOPMENT ON ERF 134, CAPE INFANTA

1. INTRODUCTION

1.1 The Brief

Nicolas Baumann, Heritage Management Consultant, was appointed by Mark de Agrella of Westhelling Investments cc to conduct a heritage assessment for a proposed residential development on a portion of open land, a portion of erf 134, at Cape Infanta in the Western Cape. This document contains the first phase of the assessment process, namely the submission of a Notification of Intent (NID) to Heritage Western Cape. It makes recommendations related to what further heritage analysis, if any, is required. Due to the location of the site on the coastline, it was regarded as advisable to conduct an archaeological assessment to determine the possibility of archaeological deposits being located on the site, and the extent to which this might impact on the development potential. To this end the Archaeological Contracts Office at UCT was appointed to conduct such an assessment. The report is attached to this document.

This study forms part of an Environmental Impact Assessment process (EIA) and the report is thus submitted in terms of Section 38(8) of the National Heritage Resources Act (NHR Act No. 25 of 1999).

1.2 Site Location

The site is located between the two residential precincts that comprise Cape Infanta and directly to the east of the main approach road. The ocean frames the eastern boundary of the site (Figure x).

1.3 Site Description

The site is predominantly vacant apart from the existing face-brick dwelling and a garage. The land slopes gently towards the sea from the main access route and is bisected by a natural drainage feature. It is approximately 32 ha in extent. Most of the site is covered by indigenous coastal vegetation traversed by pathways and occasional blowouts. Introduced grass surrounds the main house. The highest point of the site is in the south west corner where it abuts the existing Infanta residential development.

1.4 Planning Framework

The Infanta and environs Local Spatial Development Framework (SDF) dated February 2006, identifies the area as falling within the urban edge and as an urban extension area, the scale and form of which is to be determined by Integrated Environmental Management (IEM) processes (Figure X). A public access road and a parking area is indicated immediately to the north of the site, adjacent to its northern boundary. The area abutting the natural drainage feature is identified as a formalised public open space area.

1.5 Legal Requirements

The scale of the development and the nature of the site triggers the National Environmental Management Act (NEMA) (Act No. 107 of 1998) and the EIA Regulations promulgated in terms of Section 24 of the Act apply. Section 38 of the National Heritage Resources Act (NHRA), Act No. 25 of 1999, does not apply to the

categories of development specified in the Act if the impact of such development on heritage resources will be assessed in terms of other legislation, in this instance NEMA. The NHRA rather requires that the heritage authority, HWC, must ensure that the assessment fulfils the requirements of the heritage authority and that the comments and recommendations of the heritage authority, in this instance the Department of Environmental Affairs and Development Planning (DEA&DP). HWC is thus the commenting body and DEA&P is the authorising authority.

1.6 The Development Proposal

The accompanying figures, Figure X, indicates a residential development of alternatively 24 and 29 units and the retention of the existing dwelling. In the northern portion the units are grouped around an internal loop road. In the southern portion units are accessed off a cul-de-sac. The natural drainage feature separates the two portions. No indication is provided regarding the nature of this feature, including the nature and degree of public access. Similarly there is no indication as to whether the development will be a private gated development or not.

1.7 Scope of Work

The scope of work required the identification of any heritage resources on the site that might be impacted on by the proposed development. The extent to which any potential impact could be mitigated needed to be identified and framed accordingly in a recommendation to HWC.

1.8 Methodology

The methodology used in compiling this phase of the study included the following:

- A site visit to Infanta.
- The scrutiny of secondary resources to identify any historical information related to the evolution of the site.
- The appointment of a cultural historian, Harriet Clift, to compile a study on the transfer history of the site to identify any potential social significance and to assembly historical maps and aerial photographs to establish the settlement pattern evident in the area and the extent to which this might influence heritage significance.
- The appointment of archaeologists, the Archaeological Contracts Office from UCT, to determine the archaeological sensitivity of the site, to establish whether there are any archaeological deposits on the site, and if so, to clarify the way forward in obtaining the necessary approval from HWC.
- The compilation of the NID application form and its submission to HWC with the recommendation as to whether any further heritage analysis was required, whether development could proceed or not, and, what conditions should apply, if any.

2. HERITAGE OVERVIEW

A background information document related to the historical development of Infanta is included as an appendix to this document.

Included below is an abbreviated summary.

Infanta is situated on a portion of the Potteberg Estate which consisted of a number of farms which were acquired by Anders Ohlsson in the early 1900s. Many of the farms comprising the Potteberg Estate were loan farms and were surveyed in 1837/1838 and granted in quitrent. The whole estate extended for about 48 kms along the Breede River and included 30 kms of coast line. The portion (Erf 107) on

which Infanta appears to have been established is Rietfontein, and was subdivided from the Potteberg Estate in 1927. Plans were submitted in 1949 by Infanta Pty Ltd for a coastal village with a hotel and school. Proposals to develop the area into a holiday resort were, however, hampered by the lack of water. The village has thus remained predominantly a seasonal holiday destination. The proposed expansion of the area in the late 1950s was limited to the White group in terms of the apartheid legislation of the time.

3. HERITAGE CRITERIA

Heritage criteria are identified in terms of Section 3(3) of the NHR Act. The HWC document A Short Guide to Grading (Version 5) further elaborates on the methodology for determining and assessing the nature and degree of significance. Heritage criteria and the approach used for defining significance is included in the Appendix attached to this report.

4. NATURE OF HERITAGE SIGNIFICANCE

4.1 Built Environment

There are only two structures built on the property, a modern house with a dominant central lantern, and an unattached garage. There are thus no built structures on the site which could be considered to have heritage significance.

The immediate context is typical of 1950s coastal holiday architecture, and, apart from a relative consistency in massing and form, and what in most instances could be regarded as an appropriate built form response to a coastal setting, could not be considered to have heritage significance.

4.2 Cultural Landscape

As indicated above the settlement pattern dates from the 1950s and is built in two distinct portions, the earlier portion in the form of an orthogonal grid adjacent to the coastline, and a slightly later suburban development built inland to the west of the main approach road. The only distinctive natural feature in an otherwise flat and sloping landscape is the relatively shallow natural drainage feature which bisects the two land parcels.

The social focus and central point of gravity of the village is an open space system, in the form of a village green, located adjacent to the slipway in the centre of the older village.

The only aspect of heritage significance related to the site and its immediate environs is the relatively open, natural and undisturbed nature of the site and the sensitivity of the coastal zone.

4.3 Archaeology

Due to the sensitive nature of undisturbed coastal location the Archaeological Contracts Office at UCT was appointed to conduct an archaeological survey and to determine whether any archaeological resources were evident on the site. The Archaeological Report is included as an Appendix to this report.

Marine shell deposits were evident across the site but represented very ephemeral sites with little or no significance. Three localities did, however, reveal denser surface accumulations of shellfish and artefactual material which appeared to mark sites of more frequent activity and occupation.

The archaeological report further states that due to the prevailing sandy conditions and the pre-colonial signature on the landscape there is the possibility that pre-colonial burials could be located within the development footprint. The report thus recommends that shovel testing be undertaken to evaluate the content, depth and extent of the three accumulations identified in order to assess if mitigation or conservation is required and/or to determine to what extent planning could be modified to avoid impacting the material. As burials may be present, the necessary protocols should be in place for dealing with the remains, particularly during the construction phase of the project.

5. FORMULATION OF HERITAGE INDICATORS

As indicated above, heritage significance relates to the largely undisturbed and natural quality of the site, apart from the limited existing development footprint, and the relatively sensitive nature of the edges, immediately adjacent to the main entrance to the town and along the coastal edge.

The following heritage indicators are thus proposed:

5.1 Landscaped strip adjacent to main entrance road.

The provision of an appropriately landscaped strip of land adjacent to the main access road of approximately 8 metres, with guidelines to ensure appropriate boundary walls and to ensure that the immediately adjacent erven do not present their rear elevations to the main access road into the village. An aspect of this landscaped strip should be the retention of the high point of the site, at the southern tip and immediately adjacent to the existing residential area to the south-east as a natural green area. Similarly sufficient set-back lines should be established along the natural drainage feature to ensure sufficient views across the site to the sea.

5.2 The retention of a natural band of green vegetation as a buffer between the residential development and the coastal zone.

The band of green space in front of the existing village should be used as a guide to the establishment of this proposed set-back line.

5.3 The need for the layout to respond to any findings that might emanate from the proposed shovel testing recommended for the three sites identified in the archaeological study.

6. HERITAGE IMPACT ASSESSMENT

The nature of heritage significance of the site in terms of the criteria contained in the NHR Act is relatively low and the nature of heritage impacts related to the proposed residential development is thus also likely to be low. This excludes the archaeological issues and recommendations made in the Phase One Archaeological Assessment. In terms of the indicators identified above the following assessment is provided.

6.1 Impact of development on the main access route into the village.

While residential units are set back from the route at either end, i.e. to the north-west and the south-east, the units in the middle located immediately adjacent to the boundary wall and could result in a negative visual impact. A sufficient landscaped strip, with the use of local indigenous plant material, could mitigate some of the potential negative impacts. Particular concern is expressed, however, at the relative

tightness of the views across the site towards the sea between units 14 and 24, particularly in the 29 unit layout. The openness of the terrain and the positive response to the natural drainage feature will thus be compromised by the relatively narrow open space between these units.

The retention of open space at the high point of the site, adjacent to the existing village is a positive feature of the development.

6.2 Impact on coastal strip

The green planted buffer strip between the coastal zone and the residential development appears to have the same dimension as that of the existing residential development to the south and there are thus unlikely to be any substantial heritage impacts. The issue of the nature of the setback line should be the subject of a detailed coastal zone management study and is well beyond the scope of this report.

6.3 Impact on archaeological resources

The Phase One Archaeological Assessment has recommended shovel testing on three sites. The findings of the proposed second phase, and its implications in terms of either conservation or mitigation would have to be assessed in a separate archaeological assessment.

In summary, in terms of the criteria drawn from the EIA Regulations published by the Department of Environmental Affairs and Tourism (April 1998) in terms of the Environmental Conservation Act 73 of 1989:

Nature of Impact

Nature of impacts are likely to be visual and archaeological. Visual impacts relate to views across the presently predominantly vacant site to the sea from the main approach road to Infanta.

Extent of Impact

The impacts are likely to be experienced on a local scale, affecting only the site itself and its immediate surroundings. By in effect linking the two residential developments that comprise Infanta, the existing sense of place evident in the area will change.

Duration of Impact

The duration of the impact is likely to be permanent.

Intensity

The intensity of the impact is likely to be medium-low to low-negative due to the consistency in terms of land use, and in terms of massing, scale and form.

Probability of occurrence

Due to the lack of detail provided in the sketch layouts the probability of occurrence is regarded as probable (distinctly possible).

Status of impact

The status of the impact is likely to be neutral/negative depending on the mitigation measures implemented i.e. the appropriate treatment of the interface with the main access route.

Accumulative impact
Due to the isolated nature of Infanta and the location of the site between two existing residential developments the accumulative impacts are likely to be negligible.

Degree of confidence in predictions
Based on the limited nature of information on the project the degree of confidence is regarded as being medium.

Level of significance
Based on the above the development is likely to have a moderate low to low impact on the environment. If the mitigation measures identified in the section above are implemented, the impacts are likely to be low.

It is emphasized that the above assessments relate only to the built environment, and the cultural, predominantly visual, environment. Archaeological impacts are to be assessed in a different forum.

7. CONCLUSIONS AND RECOMMENDATIONS

Based on the available information it is concluded that the heritage significance of the site, apart from potential archaeological resources, is low and the impacts on identified resources, predominantly the view from the main access road is also likely to be low.

It is recommended that HWC recommend to DEA&DP that no further heritage studies related to the built environment or the cultural, predominantly visual, landscape are required. The mitigation measures identified in this report should be considered to mitigate potential negative impacts.

It is thus proposed that approval in principle be recommended by HWC with the understanding that excavation and mitigation as proposed by the AIA be part of the Environmental Management Programme (EMP) for the site.

Nicolas Baumann
6 September 2010

TABLE 1: INFANTA PIN ERF 134: ASSESSMENT TABLE

Summary of impacts during the construction phase:

Alternative	Nature of impact	Extent of impact	Duration of impact	Intensity	Probability of occurrence	Status of the impact	Degree of confidence	Level of significance	Significance after mitigation
1 (29 units)	• Visual • Archaeological	Local	Short term	Low	Probable	Negative	Medium	Moderate Low	Moderate Low
2 (24 units)	• Visual • Archaeological	Local	Short term	Low	Probable	Negative	Medium	Moderate Low	Moderate Low

Summary of impacts during the operational phase:

Alternative	Nature of impact	Extent of impact	Duration of impact	Intensity	Probability of occurrenc	Status of the impact	Degree of confidence	Level of significance	Significance after mitigation
1 (29 units)	• Visual • "Sense of place"	Local	Permanent	Medium Low to Low	Probable	Neutral negative	Medium	Moderate Low	Low
2 (24 units)	• Visual • "Sense of place"	Local	Permanent	Medium Low to Low	Probable	Neutral negative	Medium	Low	Low

Mitigation measures:

- A landscaped buffer strip adjacent to the main access road with appropriate boundary wall treatment.
- The siting and orientation of units adjacent to the main access route to ensure that rear elevations are not presented to the main access road.
- The widening of the gap between units 14 and 24 in the 29 unit layout to retain a sufficient visual corridor from the main access road to the sea.



Figure 1: Site Location



Figure 2: Aerial photo of site

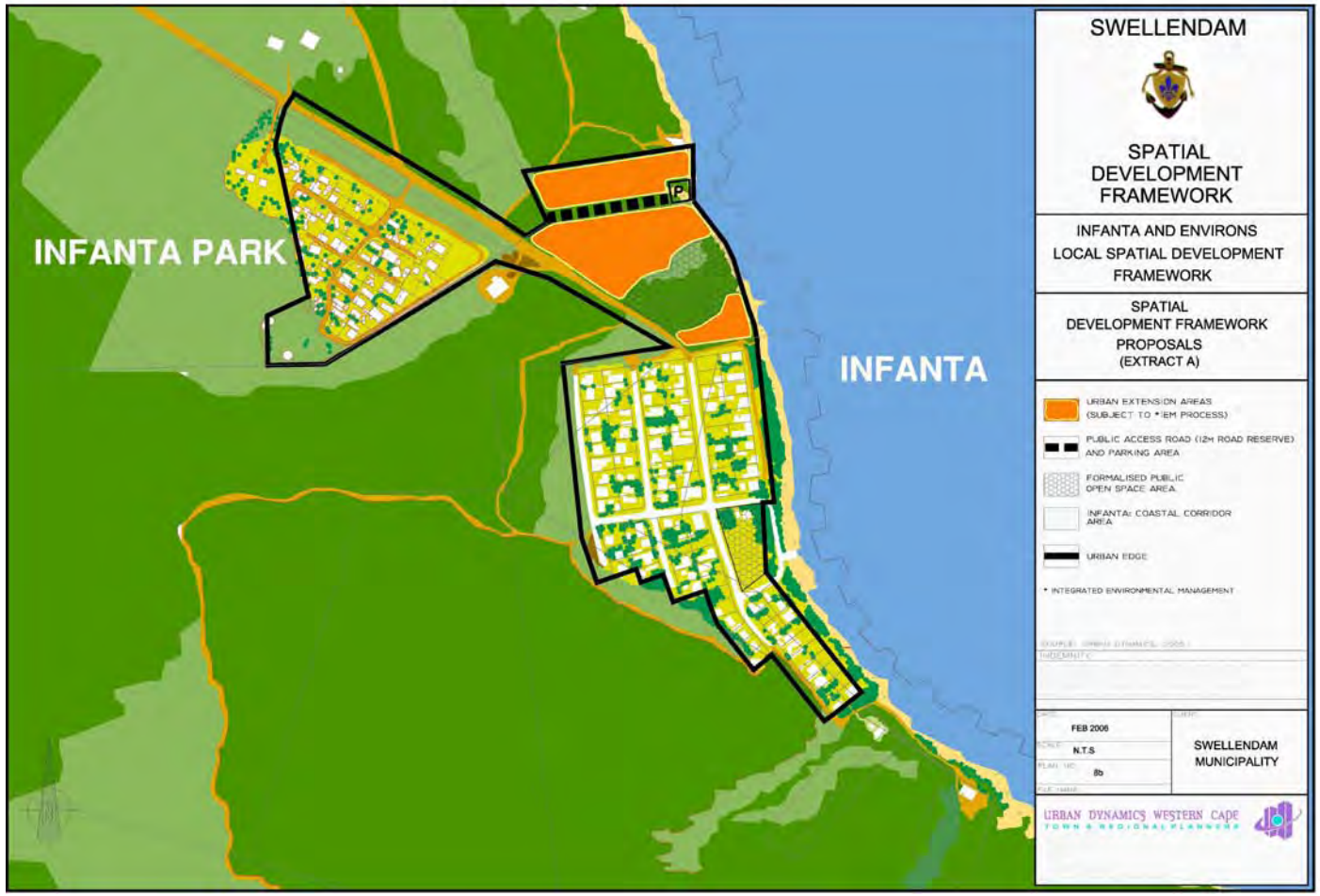


Figure 3: Spatial Development Framework



Figure 4: Development Proposal 24 Erven



Figure 5: Development Proposal 29 Erven



Adjacent development



Looking east from approach road over site

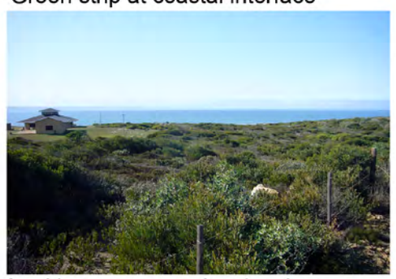


Looking south-east along approach road - note landscaped strip

1. Set back development from watercourse.
2. Maintain green setback from road - recommend development set back from road at least half that of set back at existing settlement.
3. Maintain grain and massing of adjacent fabric.
4. Conditions for units set along approach road:
   - sufficient landscaping at interface with the street,
   - all service infrastructure to be internal.



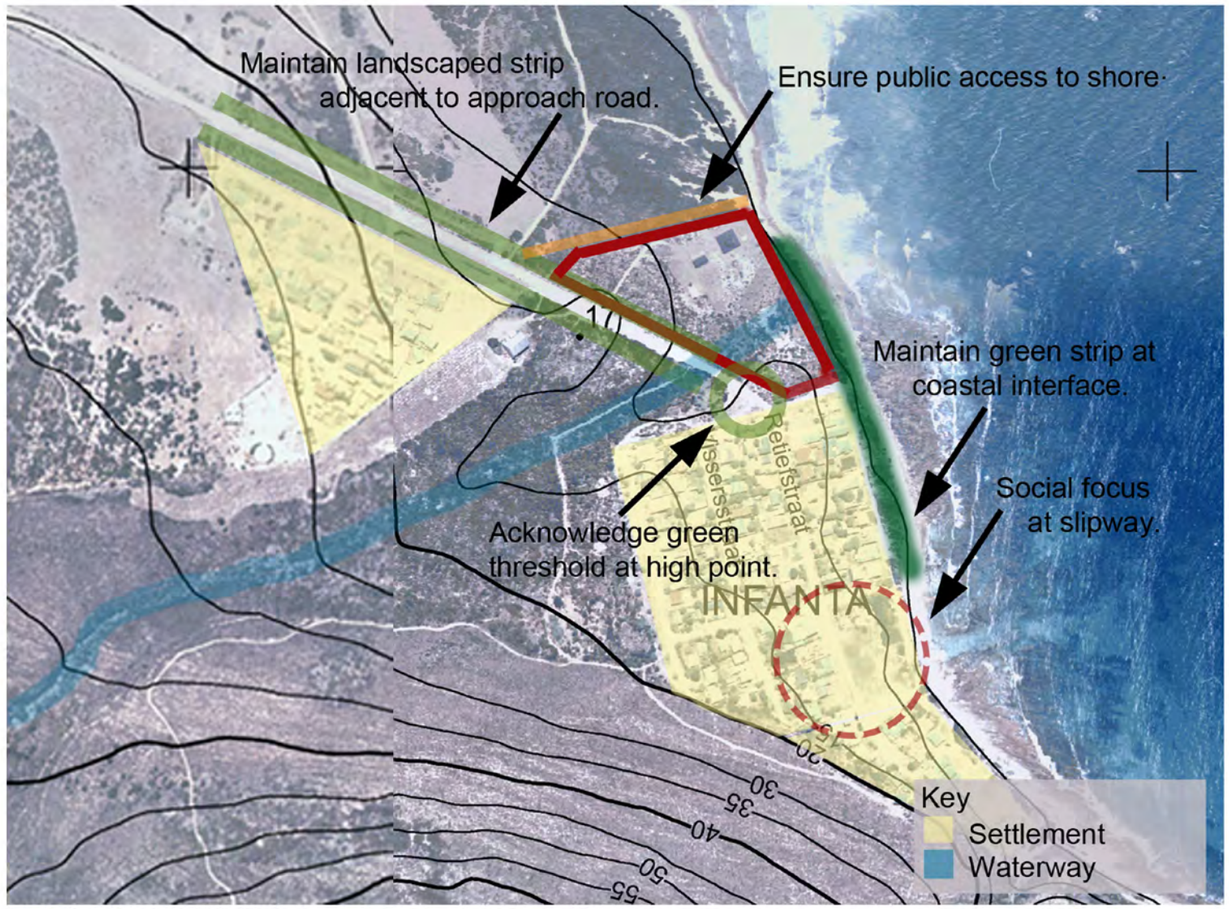
Green strip at coastal interface



Looking east over site showing existing building



Looking north over site from adjacent settlement



Development Indicators



Looking north west along approach road to existing settlement



Existing buildings on site

Figure 6: Development indicators and site photographs

Heritage Western Cape

Notification of Intent to Develop

Section 38 of the National Heritage Resources Act (Act No. 25, 1999)

Section 38 of the National Heritage Resources Act requires that any person who intends to undertake certain categories of development in the Western Cape (see Part 1) must notify Heritage Western Cape at the very earliest stage of initiating such a development and must furnish details of the location, nature and extent of the proposed development.

This form is designed to assist the developer to provide the necessary information to enable Heritage Western Cape to decide whether a Heritage Impact Assessment (HIA) will be required, and to establish the appropriate scope of and range of skills required for the HIA.

Note: This form must be completed when the proposed development does not fulfil the criteria for Environmental Impact Assessment as set out in the EIA regulations.

Its completion is recommended as part of the EIA process to assist in establishing the requirements of Heritage Western Cape with respect to the heritage component of the EIA.

1. **It is recommended that the form be completed by a professional familiar with heritage conservation issues.**
2. **The completion of Section 7 by heritage specialists is not mandatory, but is recommended in order to expedite decision-making at notification stage. If Section 7 is completed:**
   - **Section 7.1 must be completed by a professional heritage practitioner with skills and experience appropriate to the nature of the property and the development proposals.**
   - **Section 7.2 must be completed by a professional archaeologist or palaeontologist.**
   - **Each page of the form must be signed by the heritage practitioner and archaeologist/ palaeontologist.**
3. **Additional information may be provided on separate sheets.**
4. **This form is available in electronic format so that it can be completed on computer.**

OFFICIAL USE	
Date received:	**Response date:**

PART 1: BASE INFORMATION

1.1 PROPERTY	
Name of property	PTN OF ERF 134, CAPE INFANTA, WEST CAPE
Street address or location *(e.g. off R44)*	OFF MAIN ACCESS ROUTE, N2 TO INFANTA
Erf or farm number/s	PTN OF ERF 134
Town or District	WESTERN CAPE
Responsible Local Authority	SWELLENDAM
Magisterial District	SWELLENDAM
Current use	SINGLE RESIDENTIAL/VACANT
Current zoning	AGRICULTURE 1
Predominant land use of surrounding properties	SINGLE RESIDENTIAL
Extent of the property	APPROX. 30.2 ha

1.2 CATEGORY OF DEVELOPMENT (S. 38 (1))	X	*Brief description of the nature and extent of the proposed development or activity (See also Part 3.1)*
1. Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length		The development proposal is for either 29 or 24 freehold residential units on the vacant portion of land. A single dwelling unit and garage is located on the property at present.
2. Construction of a bridge or similar structure exceeding 50 m in length		
3. Any development or activity that will change the character of a site–		
a) exceeding 5 000 m^2 in extent	X	
b) involving three or more existing erven or subdivisions thereof		
c) involving three or more erven or divisions thereof which have been consolidated within the past five years		
4. Rezoning of a site exceeding 10 000 m^2		
5. Other (state)		

1.3 INITIATION STAGE OF PROPOSED DEVELOPMENT		
Exploratory (e.g. viability study)		*Notes:*
Conceptual		
Outline proposals	X	
Draft / Sketch plans		
Other (state)		

PART 2: HERITAGE ISSUES

2.1 CONTEXT		
X	*(check box of all relevant categories)*	*Brief description/explanation*
X	Urban environmental context	The site is located between two existing residential developments.
	Rural environmental context	
	Natural environmental context	
Formal protection (NHRA)		
	Is the property part of a protected area (S. 28)?	No.
	Is the property part of a heritage area (S. 31)?	No.
Other		
	Is the property near to or visible from any protected heritage sites?	No.
	Is the property part of a conservation area or special area in terms of the Zoning Scheme?	No.
	Does the site form part of an historical settlement or townscape?	No.
	Does the site form part of a rural cultural landscape?	No.
	Does the site form part of a natural landscape of cultural significance?	No.
	Is the site within or adjacent to a scenic route?	No. Adjacent to main access route to Infanta.
	Is the property within or adjacent to any other area which has special environmental or heritage protection?	No.
	Do the general context or any adjoining properties have cultural significance[i]?	No.

2.2 PROPERTY FEATURES AND CHARACTERISTICS		
X	*(check box if YES)*	*Brief description*
X	Has the site been previously cultivated or developed?	Partly developed with dwelling unit and garages.
	Are there any significant landscape features on the property?	No.
	Are there any sites or features of geological significance on the property?	No.
	Does the property have any rocky outcrops on it?	No.
	Does the property have any fresh water sources (springs, streams, rivers) on or alongside it?	A natural drainage course bisects the site.
X	Does the property have any sea frontage?	The eastern edge is bound by the coastal zone.
	Does the property form part of a coastal dune system?	No.
X	Are there any marine shell heaps or scatters on the property?	Yes. Refer Archaeological study.
	Is the property or part thereof on land reclaimed from the sea?	No.

2.3 HERITAGE RESOURCES[ii] ON THE PROPERTY		
X	*(check box if present on the property)*	*Name / List / Brief description*
Formal protections (NHRA)		
	National heritage site (S. 27)	N.A.
	Provincial heritage site (S. 27)	N.A.
	Provisional protection (s.29)	N.A.
	Place listed in heritage register (S. 30)	N.A.
General protections (NHRA)		
	structures older than 60 years (S. 34)	N.A.
X	archaeological[iii] site or material (S. 35)	Yes. Refer Archaeological study.
	palaeontological[iv] site or material (S. 35)	N.A.
X	graves or burial grounds (S. 36)	Grave site adjacent to house; not affected by proposed development
	public monuments or memorials[v] (S. 37)	N.A.

Other		
	Any heritage resource identified in a heritage survey (state author and date of survey and survey grading/s)	N.A.
	Any other heritage resources (describe)	

2.4	**PROPERTY HISTORY AND ASSOCIATIONS**	
X	*(check box if YES)*	*Brief description/explanation*
	Provide a brief history of the property (e.g. when granted, previous owners and uses).	The site was originally part of the Potteberg Estate which consisted of a number of farms which were acquired by Anders Ohlsson in the early 1900s. The portion on which the site is located is Rietfontein which was subdivided from Potteberg in 1927. Plans for the village layout were submitted in 1949.
	Is the property associated with any important persons or groups?	No.
	Is the property associated with any important events, activities or public memory?	No.
	Does the property have any direct association with the history of slavery?	No.
	Is the property associated with or used for living heritage[vi]?	No.
	Are there any oral traditions attached to the property?	No.

2.6	**SUMMARY OF CULTURAL SIGNIFICANCE OF THE PROPERTY (OR ANY PART OF THE PROPERTY) (S. 3(3))**	
X	*(check box of all relevant categories)*	*Brief description/explanation*
	Important in the community or **pattern of South Africa's (or Western Cape's, or local) history.**	N.A.
	Associated with the life or work of a **person, group or organisation** of importance in history.	N.A.
	Associated with the history of **slavery**.	N.A.
	Strong or special association with a particular community or cultural group for **social, cultural or spiritual** reasons	N.A.
	Exhibits particular **aesthetic** characteristics valued by a community or cultural group	N.A.

	Demonstrates a high degree of **creative or technical achievement** at a particular period	N.A.
	Has **potential to yield information** that will contribute to an understanding of natural or cultural heritage	Some archaeological significance.
	Typical: Demonstrates the principal characteristics of a particular class of natural or cultural places	N.A.
	Rare: Possesses uncommon, rare or endangered aspects of natural or cultural heritage	N.A.
Please provide a brief **statement of significance**		
The site has some visual significance, largely due to its natural undisturbed status and strategic location between the main access route to Infanta and the coastline. Archaeological significance has to be established.		

PART 3: POTENTIAL IMPACT OF DEVELOPMENT

3.1 PROPOSED DEVELOPMENT	
Brief description of proposed development	24 or 29 single residential units and private open space.
Monetary value	Not known.
Anticipated starting date	Not known.
Anticipated duration of work	Not known.
Does it involve change in land use?	Extension of existing residential use.
Extent of land coverage of the proposed development	Approx. 3 ha.
Does it require the provision of additional services? (e.g. roads, sewerage, water, electricity)	Yes.
Does it involve excavation or earth moving?	Yes.
Does it involve landscaping?	Yes.
Does it involve construction work?	Yes.
What is the total floor area?	Not known. 23 units @ approx. 200m²/units.
How many storeys including parking?	Single storey.
What is the maximum height above natural ground level?	Not known.

3.2 POTENTIAL IMPACT	
What impact will the proposed development have on the heritage values of the context of the property? (e.g. visibility, change in character)	There will be a change in character as the site is largely vacant. There will be some visual impact in terms of the views from the main access road to the sea.
Are any heritage resources listed in Part 2 affected by the proposed development? If so, how?	There are no heritage resources on the site apart from potential archaeological resources.
Please summarise any public/social benefits of the proposed development.	
Public benefits will result from increased residential opportunities in a coastal location within the urban edge and an increase in the local rates base.	

PART 4: POLICY, PLANNING AND LEGAL CONTEXT

X	*(check box if YES)*	*Details/explanation*
X	Does the proposed development conform with approved regional and local planning policies? (e.g. SDF, Sectoral Plans)	Yes. Congruent with Infanta and Environs SDF.
	Does the development require any departures or consent use in terms of the Zoning Scheme?	No.
	Has an application been submitted to the planning authority?	No.
	Has their comment or approval been obtained? (attach copy)	No.
X	Is planning permission required for any subdivision or consolidation?	Yes.
	Has an application been submitted to the planning authority?	No.
	Has their comment or approval been obtained? (attach copy)	No.
	Are there title deed restrictions linked to the property?	Not known.
	Does the property have any special conservation status?	No.
	Are there any other restrictions on the property?	No.
	Is the proposed development subject to the EIA regulations of the Environment Conservation Act (Act 73 of 1989)?	Yes.
	Has an application (or environmental checkist) been submitted to DEA&DP What are the requirements of DEA&DP?	Yes.
	At what stage in the IEM process is the application (scoping phase, EIA etc.)	Scoping Phase.

	Has any assessment of the heritage impact of the proposed development been undertaken in terms of the EIA or planning process?	This report form such as assessment.
	Are any such studies currently being undertaken?	Part of an EIA process, including botanical, hydrological and coastal zone studies.
	Is approval from any other authority required?	DEA&DP.
	Has permission for similar development on this site been refused by any authority in the past?	Not known.
	Have interested and affected bodies have been consulted? Please list them and attach any responses.	No.

PART 5: APPLICANT DETAILS

REGISTERED PROPERTY OWNER			
Name	Mark de Agrella.		
Address	Westhelling Investments cc P O Box 10071, The Falls, Northmead, Benoni		
Telephone	011) 849-1083 / 082 717 9249		
Fax			
E-mail	agrella@absamail.co.za		
Signature		Date	

DEVELOPER			
Name	Mark de Agrella		
Address	Westhelling Investments cc P O Box 10071, The Falls, Northmead, Benoni		
Telephone	011) 849-1083 / 082 717 9249		
Fax			
E-mail	agrella@absamail.co.za		
Signature		Date	

PERSON RESPONSIBLE FOR COMPLETING THE FORM

Name	Nicolas Baumann		
Address	43 Glen Crescent, Higgovale, Cape Town, 8001		
Telephone	021 423-6743		
Fax	021 423-5713		
E-mail	urbancon@iafrica.com		
Field of expertise & qualifications	BA, MCRP, MSc, D.Phil (Conservation Studies) 20 years experience in heritage resource management.		
Signature		Date	8 September 2010

PART 6: ATTACHMENTS

√	Plan, aerial photo and/or orthophoto clearly showing location and context of property.
√	Site plan or aerial photograph clearly indicating the position of all heritage resources and features.
√	Photographs of the site, showing its characteristics and heritage resources.
√	Relevant sketch proposals, development plans, architectural and engineering drawings and landscaping plans.
	Responses from other authorities.
	Responses from any interested and affected parties.
√	Any archaeological reports or other reports that may have been carried out on the property or properties within the immediate area.
	Any other pertinent information to assist with decision-making.

PART 7. RECOMMENDATIONS BY HERITAGE SPECIALISTS

7.1 RECOMMENDATIONS OF GENERALIST HERITAGE PRACTITIONER		
Further investigation required	*Yes/No*	*Describe issues and concerns*
Existing Conservation and Planning Documentation	No.	
Planning	No.	
Urban Design	No.	
Built Environment	No.	
Architecture/building fabric	No.	

Cultural Landscape	No.	
Visual Impact	No.	
History		
Published Information	No.	
Title Deeds Survey	No.	
Archival	No.	
Oral History	No.	
Social History	No.	
Other specialist study (specify)	Yes	Phase Two Archaeological study.
3 Public Consultation	No.	
Specialist Groups		
Neighbours		
Open House		
Public Meeting		
Public Advertisement		
Other (specify)		
No further specialist conservation studies required	Yes.	No further heritage studies required.
Alternative development options and mitigation measures		Landscaped strip adjacent to access route. Increased gap between units 12 and 19.
No development option		
Heritage Impact Assessment required, co-ordinated by a generalist heritage practitioner	No.	No further heritage analysis required.
Development inappropriate and should not be permitted. **Further HIA not required.**	N.A.	
Other recommendations (use additional pages if necessary)		

I have reviewed the property and the proposed development and this completed form and make the recommendations above.

Name of Heritage Practitioner Dr N.E. Baumann

.....

Qualifications, field of expertise BA, MCRP, MSc, D.Phil (Conservation Studies)

……

Signature.....Date…8 September 2010.....…..

7.2 RECOMMENDATIONS OF ARCHAEOLOGIST/PALAEONTOLOGIST

Further investigation required	*Yes/No*	*Describe issues and concerns*
Palaeontology		
Pre-colonial archaeology		
Historical archaeology		
Industrial archaeology		
No further archaeological or palaeontological investigation		
Other recommendations (use additional pages if necessary)		

I have reviewed the property and the proposed development and this completed form and make the recommendations above.

Name of Archaeologist/Palaeontologist

…….....

Qualifications, field of expertise

…….....

Signature.....Date…….....……..

Notes:

[i] Cultural significance means aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value or significance.

[ii] Heritage resource means any place or object of cultural significance.

"Place" includes –

(a) a site, area or region;

(b) a building or other structure which may include equipment, furniture, fittings and other articles associated with or connected with such building or other structure;

(c) a group of buildings or other structures [and associated equipment, fittings, etc];

(d) an open space, including a public square, street or park; and

(e) in relation to the management of a place, includes the immediate surroundings.

[iii] Archaeological means –-

(a) material remains resulting from human activity which are in a state of disuse and are in or on land and which are older than 100 years, including artefacts, human and hominid remains and artificial features and structures;

(b) rock art, being any form of painting, engraving or other graphic representation on a fixed rock surface or loose rock or stone, which was executed by human agency and which is older than 100 years, including any area within 10m of such representation;

(c) wrecks, being any vessel or aircraft, or any part thereof, which was wrecked in South Africa or in the maritime zone of the Republic, any cargo, debris or artefacts found or associated therewith, which is older than 60 years or which Heritage Western Cape considers to be worthy of conservation; and

(d) features, structures and artefacts associated with military history which are older than 75 years and the site on which they are found.

[iv] Palaeontological means any fossilised remains or fossil trace of animals or plants which lived in the geological past, other than fossil fuels or fossiliferous rock intended for industrial use, and any site which contains such fossilised remains or trace.

[v] Public monuments and memorials means all monuments and memorials –

(a) erected on land belonging to any branch of … government or on land belonging to any organisation funded by or established in terms of the legislation of such a branch of government; or

(b) which were paid for by public subscription, government funds, or a public-spirited or military organisation, and are on land belonging to any private individual.

[vi] Living heritage means the intangible aspects of inherited culture, and may include cultural tradition, oral history, performance, ritual, popular memory, skills and techniques, indigenous knowledge systems and the holistic approach to nature, society and social relationships.

Our Ref: HM/EDEN/HESSEQUA/CAPE INFANTA/ERF 134

Enquiries Jenna Lavin
Tel: 0214839685
Email: jlavin@pgwc.gov.za

Tracking:
Unique ID: ***1224***
Unique Case ID: ***1274***

iLifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

Case Status: Final Comment

02 December 2010

Dr Nicolas Baumann

AIA: PROPOSED DEVELOPMENT ON ERF 134, CAPE INFANTA, HESSEQUA, EDEN

The above matter was discussed at the Heritage Western Cape Impact Assessment Review Committee (IARCOM) meeting held on 02/12/2010. In terms of section 38(8) of the National Heritage Resources Act (Act 25 of 1999):

It was noted that:

1. This is part of an EIA, presently in the scoping phase.
2. A Heritage Statement and Archaeological Impact Assessment have been submitted.
3. The APM accepted the recommendations in the Phase 1 AIA that a Phase 2 AIA be conducted, but recommends in addition, that all bulk earthworks will need to be monitored.
4. The proposal involves a residential development measuring 32 hectares situated within the urban edge.
5. The development plan needs to respond to the heritage indicators and the AIA recommendations.

It was agreed that:

1. The Committee endorses the findings and recommendations as contained in the HIA and AIA reports
2. The Committee further endorses the APM's recommendation that all bulk earth-works be monitored and a monitoring report is to be submitted to HWC upon completion of the project.
3. The development may proceed.

1. This comment does not exonerate the applicant from obtaining local authority approval or any other approval for the proposed work.
2. If any heritage resources, including graves or human remains, are encountered they must be reported to Heritage Western Cape immediately.

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • **Postal Address:** Private Bag X9067, Cape Town, 8001 • **Fax:** +27 (0)21 483 9842 • **E-mail:** hwc@pgwc.gov.za

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Our Ref: **HM/EDEN/HESSEQUA/CAPE INFANTA/ERF 134**

Enquiries Jenna Lavin
Tel: 0214839685
Email: jlavin@pgwc.gov.za

Tracking:
Unique ID: ***1224***
Unique Case ID: ***1274***

iLifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

Yours faithfully



Jenna Lavin
Heritage Officer : Archaeology
For: Accounting Authority: Heritage Resources Management Services.
Pp Heritage Western Cape

1. This comment does not exonerate the applicant from obtaining local authority approval or any other approval for the proposed work.
2. If any heritage resources, including graves or human remains, are encountered they must be reported to Heritage Western Cape immediately.

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NICOLAS BAUMANN
URBAN CONSERVATION AND PLANNING

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NB15.05.13.C.kb
15th May 2013

Heritage Western Cape

Attention: Andrew Hall

Dear Andrew

ERF 134 CAPE INFANTA HESSEQUA, EDEN,: DEVIATION FROM APPROVED LAYOUT (CASE NO.: 120328JL34)

HWC approved the layout for 24 even at the entrance to Infanta in a ROD dated 2 December 2010. The ROD requested further archaeological analysis which was subsequently conducted by David Halkett. A second ROD, dated 13 June 2012, stated that the development could proceed.

Since that time there has been a slight adjustment in the layout. In an email to the environmental consultants, dated 18 May 2012, Jenna Lavin, Heritage Officer (Archaeology) stated that HWC requires that for any changes to an application, a submission must be made to HWC. The email recommended a covering letter to HWC indicating the changes in the proposal and how these changes take the recommendations of the heritage consultant into account, as well as copies of the original and revised site layouts. This letter is submitted to this end.

The original layout, (Drawing CS102 dated 2010), made provision for 24 even, ranging in size from approximately 600m² to 800m².

The revised proposal (Drawing 12, Revision H, dated 13 March 2013) makes provision for 21 even, varying in size from approximately 450m² to 650m². A major variation is the provision of a substantial no-build conservation area adjacent to the entry road into Infanta.

The original assessment, dated 6 September 2010, concluded that the heritage significance of the site, apart from potential archaeological resources is low and the impacts on identified resources, predominantly the view from the main access road is also likely to be low. The assessment recommended that HWC recommend to DEA&DP that no farther heritage studies related to the built environment or the cultural, predominantly visual landscape are required. The mitigation measures identified in the report were considered to mitigate any potential negative impacts. These mitigation measures included:

- The provision of a landscaped strip adjacent to the main access road of approximately 8m with guidelines to ensure appropriate boundary wall treatment and to ensure that the immediately adjacent even do not present their rear elevations to the main access road to the village.

- An aspect of this landscaped strip should be the retention of the high point of the site at the southern tip and immediately adjacent to the existing residential area to the south-east as a natural green area.

- Sufficient set-back lines should be established along the natural drainage feature to ensure sufficient views across the site to the sea.

- The band of green space in front of the existing village should be used as a guide to the establishment of the set-back line.

- The need for the layout to respond to any findings that might emanate from the proposed shovel testing recommended for the three sites identified in the archaeological study.

These recommendations were endorsed in the ROD from HWC dated 2 December 2010. In a subsequent letter from HWC dated 13 June 2012, no adjustment to the layout was required and it was stated that the development may proceed.

The revised proposal, Drawing 12 Revision H, dated 13 March 2013, is a substantial improvement on the earlier layout. A no-build conservation area of approximately 6000m² is located at the point of entry into the village, replacing the original proposal of some 8 residential even. A 40m wide visual corridor along the dramatic course, linking the access road to the sea has been provided.

The 8m set-back line recommended in the heritage assessment has been adhered to. The band of green space in front of the existing village has been used as the guide to the establishment of the set-back line for the development adjacent to the coastline.

All the mitigation measures have thus been adhered to. The revised proposal is a substantial improvement on the original layout. No heritage resources will be affected.

It is thus recommended that HWC comment to DEA&DP that no further heritage analysis is required and that the development may proceed.

Please contact me should you require further information or elaboration.

Kind regards

Nicolas Baumann

Attachments
1. Original Layout (CS102 2010).
2. Revised layout (Drawing 12 Rev. H, 13 March 2013 and Landscape Plan Drawing 8008).
3. ROD, Final Comment, from HWC dated 2 December 2010.
4. Letter from HWC, dated 13 June 2012.
5. Heritage Assessment, dated 6 December 2010.
6. Heritage Impact Assessment tables.
7. Architectural Guidelines.



24 Erven - Plot Areas 1:1000

TOTAL AREAS	
ERF 134 = 80h (OVERALL)	
PORTION OF ERF TO BE REZONED = 30,227h	
% of OVERALL = 37,78%	
TRANSPORT ZONE 2 12m ROAD ZONE (PUBLIC STREET)	3 148,42 m²
PRIVATE ROADS	2 542,26 m²
PRIVATE OPEN SPACES	3 458,63 m²
RESIDENTIAL 1	21 077,59 m²

KEY	
TRANSPORT ZONE 2 12m ROAD ZONE (PUBLIC STREET)	
PRIVATE ROADS	
PRIVATE OPEN SPACES	
RESIDENTIAL 1	

COVERAGE	
PLOTS 600m²- 650m²	6 767,20 m ²
COVERAGE 40%	2 706,88 m²

COVERAGE	
PLOTS 650m²- 2450m²	12 466,29 m
COVERAGE 35%	4 363,20 m²

ERF 6 (EXISTING DWELLING)	
PLOT 6	1 844,10m²

BUILDING LINES	
FRONT AND REAR BOUNDARIES	2, 500 m
SIDE BOUNDARIES	1, 000 m

SYMBOL	
DOUBLE STOREY DWELLING	DS
SINGLE STOREY DWELLING	SS

Istvan Gosztola Architects
404 Premier Centre
451 Main Road
Observatory
7925
Tel: 021 448 6971
021 448 6476
Fax: 021 448 2667
studio@igarchitects.co.za

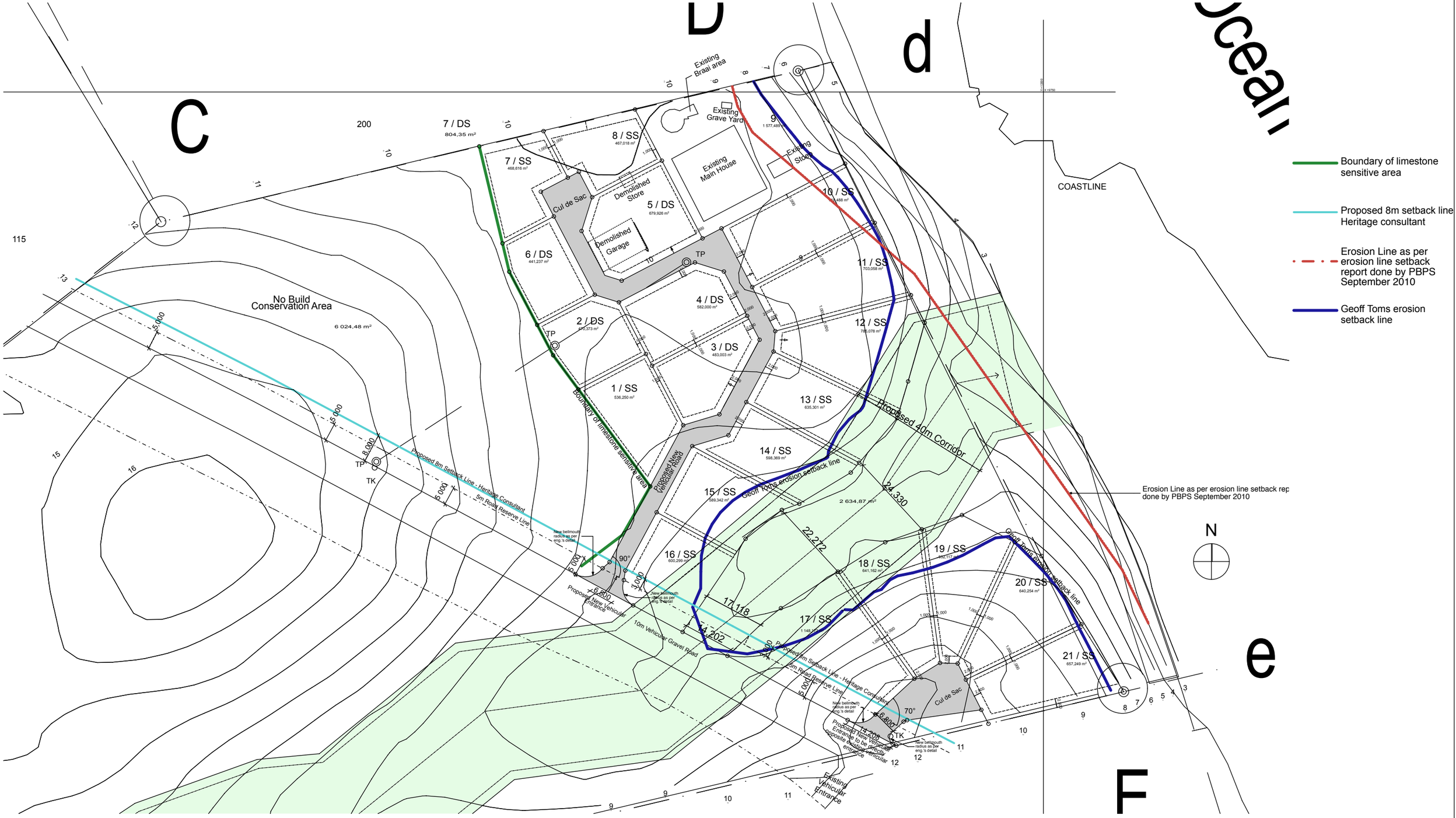
PROJECT:
CAPE INFANTA - HOUSING SCHEME
PORTION OF ERF 134
SITUATED AT CAPE INFANTA

DESCRIPTION
24 ERVEN - PLOT AREAS

PURPOSE:
Information

JOB NO: **5005**
DRAWN: S.S./H.B.
CHECKED: I.G.
SCALE: 1:1000
DATE PRINTED: 8/18/10

DWG NO: **CS102**
REVISION: **CS01**



ig architects 404 Premier Centre 451 Main Road Observatory 7925 Tel: 021 448 6971 021 448 6476 Fax: 021 448 2667 studio@igarchitects.co.za	**TOWN PLANNER:** davesaunders planner CC dave saunders BSoc Sci MCRP (uct) cell : 083 289 2967 ¦ fax : 021 686 6482 e-mail : davesaunders@telkomsa.net	PROJECT: **Cape Infanta** **New Housing Development** Portion of Erf 134 Situated at Cape Infanta	DESCRIPTION **Proposed Sub-Division Final Draft** PURPOSE: **Information**	JOB NO: **5005** DRAWN: SS CHECKED: SS SCALE: N.T.S. DATE PRINTED: 2013/03/13	DWG NO: **Dwg 12** REVISION: **H**

Our Ref: HM/EDEN/HESSEQUA/CAPE INFANTA/ERF 134

iLifa leMveli leNtshona Kolony
Erfenis Wes-Kaap
Heritage Western Cape

Enquiries Jenna Lavin
Tel: 0214839685
Email: jenna.lavin@pgwc.gov.za

Date: 13 June 2012
Case No: 120328JL34
Auto IDs: 1274 - 1874

LETTER
In terms of section 35(4) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003

Attention: Mr Jayson Orton
Archaeology Contracts Office
Department of Archaeology
University of Cape Town, Private Bag x3
Rondebosch, 7700

CASE NUMBER: 120328JL34
EXCAVATION REPORT: PROPOSED DEVELOPMENT ON ERF 134, CAPE INFANTA, HESSEQUA, EDEN

The matter above has reference.

Heritage Western Cape is in receipt of your correspondence on the above matter, dated 18 May 2012.

1. Three sites were excavated.
2. The stone assemblages were dominated by quartz.
3. The material recovered was mostly marine shells with one Ostrich Egg Shell bead.
4. This heritage seems different to other sites in the Cape Infanta region.
5. The consultant recommends that 2 of the sites should be carbon-dated (CI03 and CI18).
6. The consultant recommends archaeological monitoring as per original comment, to protect and rescue pre-colonial burials and to rescue any buried archaeological sites that may be impacted

Decision

1. Radiocarbon dating is required for the material from CI03 and CI18
2. All bulk earth-works must be monitored and a monitoring report is to be submitted to HWC upon completion of the project.
3. The development may proceed.

Terms and Conditions:

1. This approval does not exonerate the applicant from obtaining local authority approval or any other necessary approval for the proposed work.
2. If any heritage resources, including archaeological material, palaeontological material, graves or human remains, are encountered work must cease and they must be reported to Heritage Western Cape immediately.
3. Heritage Western Cape reserves the right to request additional information as required.

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

Yours faithfully

A. B. Hall

Andrew B Hall
Chief Executive Officer
Heritage Western Cape

www.capegateway.gov.za/culture_sport

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Our Ref: HM/EDEN/HESSEQUA/CAPE INFANTA/ERF 134

Enquiries Jenna Lavin
Tel: 0214839685
Email: jenna.lavin@pgwc.gov.za

Date: 12 December 2012
Case No: 120328JL34
Auto IDs: 1274 - 2238

iLifa leMveli leNtshona Kolony
Erfenis Wes-Kaap
Heritage Western Cape

LETTER
In terms of section 35(4) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003

Attention: Mr Jayson Orton
ACO Associates cc
8 Jacobs Ladder
St James
7945

CASE NUMBER: 120328JL34
FINAL EXCAVATION REPORT: PROPOSED DEVELOPMENT ON ERF 134, CAPE INFANTA, HESSEQUA, EDEN

The matter above has reference.

Heritage Western Cape is in receipt of your correspondence on the above matter, dated 2 October 2012 and received on 14 November 2012.

1. HWC requested that test and mitigation excavations be conducted for the LSA sites identified on erf 134, Cape Infanta
2. The property is to be subdivided for residential development
3. Three sites were tested by excavation and sieving for content, their content was limited and thus the excavations were not extensive
4. 15m², 7m² and 9m² were excavated from CI03, CI16 and CI18 respectively
5. All three stone assemblages were quartz dominated, then silcrete. A single OES bead was found. Shellfish were dominated by limpet and bone was almost completely absent
6. Patterns show similarities and dissimilarities from other sites in the area

Decision

1. No further studies are required
2. This concludes the mitigation requirements for the development on erf 134, subject to the monitoring required as per the letter dated 2 December 2010.
3. A monitoring report must be submitted to HWC.

www.capegateway.gov.za/culture_sport

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Our Ref: HM/EDEN/HESSEQUA/CAPE INFANTA/ERF 134

iLifa leMveli leNtshona Kolony
Erfenis Wes-Kaap
Heritage Western Cape

Enquiries Jenna Lavin
Tel: 0214839685
Email: jenna.lavin@pgwc.gov.za

Date: 12 December 2012
Case No: 120328JL34
Auto IDs: 1274 - 2238

Terms and Conditions:

1. This approval does not exonerate the applicant from obtaining local authority approval or any other necessary approval for the proposed work.
2. If any heritage resources, including archaeological material, palaeontological material, graves or human remains, are encountered work must cease and they must be reported to Heritage Western Cape immediately.
3. Heritage Western Cape reserves the right to request additional information as required.

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

Yours faithfully

A. B. Hall

Andrew B Hall
Chief Executive Officer
Heritage Western Cape

www.capegateway.gov.za/culture_sport

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NICOLAS BAUMANN
URBAN CONSERVATION AND PLANNING

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TELEPHONE:+27 (0)21 423 6743 | FAX: +27 (0)21 423 5713 | CELL: 083 308 3900

7 December 2016

Heritage Western Cape

Attention: Collette Scheermeyer

Zwelibanzi Shizel

Dear Collette, Zwelibanzi

ERF 134 CAPE INFANTA HESSEQUA EDEN MUNICIPALITY: DEVIATION FROM APPROVEED LAYOUT (CASE NUMBER 1203 28 JL 34)

The purpose of this letter is to inform HWC of a slight deviation in the HWC approved layout and access arrangents for erf 134, Cape Infanta. The deviations will have no heritage impacts and will not affect the recommendations contained within the heritage statement that the development could proceed.

This recommendation was endorsed by HWC.

HWC approved the layout for 24 erven at the entrance to Infanta in a ROD dated 2 December 2010, (attached). The ROD requested further archaeological analysis which was subsequently conducted by David Halkett of ACO Associates. A second ROD, dated 13 June 2012, stated that the development could proceed, (attached).

Since that time there have been a number of slight adjustments to the layout. In an email to the environmental consultants dated 18 May 2012, Jenna Lavin, (Heritage Officer, Archaeology) stated that HWC requires that for any change to an application, a submission must be made to HWC. The email recommended a covering letter to HWC indicating the changes in the proposal and how these changes might impact on the recommendations of the heritage consultant which were endorsed by HWC in the ROD referred to. The submission should contain copies of the original submission and the revised layout. This letter is submitted to address the requirements referred to above.

The original layout, (Drawing CS102 dated 2010) and approved in terms of the HWC ROD dated December 2010) made provision for 24 erven, ranging in size from approximately 600 m^2 to 800 m^2.

The revised diagram (Diagram 9, Rev. A dated 25 May 2016), (attached) makes provision for 21 erven, ranging in size from approximately 400m^2 to 900 m^2. There are minor changes to the access arrangements. The setbacks along the main access road to Infanta and along the coastline are maintained. A 1.5m pedestrian path is located along the interface with the coastline.

The original assessment, dated 6 September 2010, concluded that heritage significance, apart from potential archaeological resources, is low and that the impacts on identified resources, predominantly from the view from the main access road, is low. The assessment recommended that HWC recommend to DEA&DP that no further heritage studies related to the built environment or the cultural, predominantly visual landscape, are required. The mitigation measures identified in the report were considered to mitigate any potential negative impacts. These mitigation measures included:

- The provision of a landscaped strip adjacent to the main access road of approximately 8m with guidelines to ensure that the immediately adjacent erven do not present their rear elevations to the main access road to the village.

- An aspect of this landscaped strip should be the retention of the high point of the site at the southern tip and immediately adjacent to the existing residential area to the south-east as a natural green area.

- Sufficient set-back lines should be established along the drainage feature to ensure sufficient views across the site to the sea.

- The band of green space in front of the existing village should be used as a guide to the establishment of the set-back line.

- The layout should respond to any findings that might emanate from the proposed shovel testing recommended for the three sites identified in the archaeological study.

These recommendations were endorsed in the ROD from HWC dated 2 December 2010. In a subsequent letter from HWC related to the archaeolocal analysis, dated 13 June 2012, no adjustment to the layout was required and it was stated that the development could proceed.

The revised proposal, Diagram 9 dated 25 May 2016, positively addresses all the recommendations contained in the heritage Statement and the mitigation measures referred to above. No heritage resources will be affected.

As it is understood that the ROD dated 2 December 2010 does not expire, it is further understood that the HWC recommendation to DEA&DP that no further heritage studies are required and that the development may proceed is still applicable.

It is requested that HWC respond to this submission by noting the contents and conclusions

Please contact me should you require further clarification or information.

Kind regards,

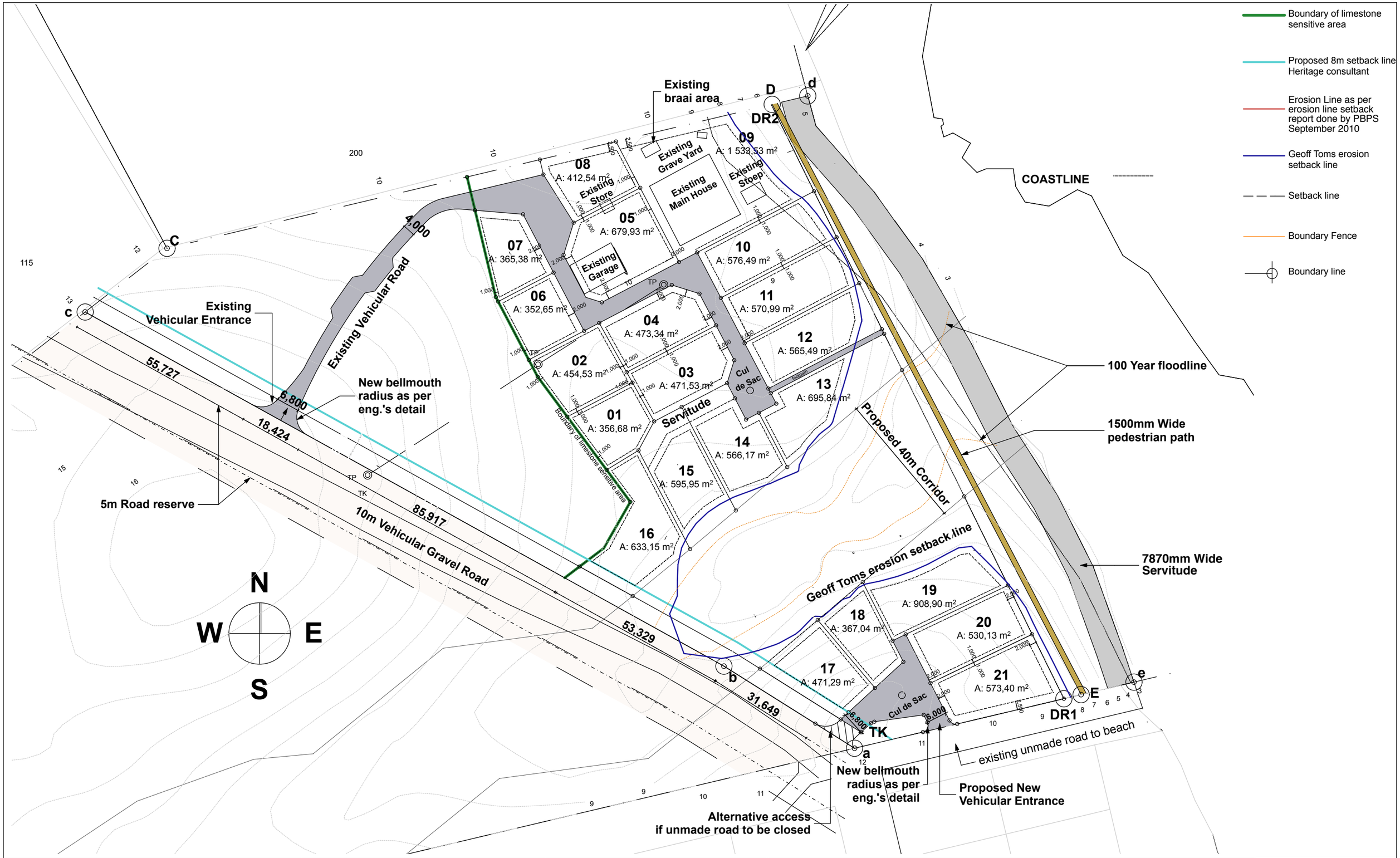
Nicolas Bauma

Nicolas Baumann
BA MCRP(UCT) . MSc(dist)(OxBr) . DPhil(York) . TRP (SA) . MSAPI . MRTPI . APHP

ATTACHMENTS

A. THE ORIGINAL SUBMISSION , 2010
   1. The HWC ROD containing the Final Comment, dated 2 December 201
   2. The letter from HWC (APM) , dated 13 June, 2012
   3. The Heritage statement containing the original layout, 2010

B. THE REVISED LAYOUT, 2016 (DIAGRAM 9)



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architecture I urban design I environmental management I landscape architecture

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e-mail : davesaunders@telkomsa.net

PROJECT:
Cape Infanta
New Housing Development
Portion of Erf 134
Situated at Cape Infanta

TITLE
Proposed Plan of Sub-Division

PURPOSE:
Information

JOB NO: **5005**

DRAWN:	CHECKED:
SS	SS
SCALE: 1:1000	DATE PRINTED: 2016/05/25

DWG NO: **Diagram 9**

REVISION: **A**

ILifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

Our Ref: **HM\EDEN/HESSEQUA/CAPE INFANTA/ERF 134**

Enquiries: Colette Scheermeyer
Tel: 021 483 9682
E-mail: colette.scheermeyer@westerncape.gov.za

Nicolas Baumann
Urban Conservation and Planning
43 Glen Crescent
Higgovale
Cape Town
8001

21 April 2017

Dear Mr Baumann,

RE: ERF 134 CAPE INFANTA HESSEQUA EDEN MUNICIPALITY: DEVIATION FROM APPROVED LAYOUT (CASE NUMBER 1203 28 JL 34)

Your letter to Heritage Western Cape (HWC) dated 7 December 2016 bears reference.

The substance of your letter to HWC, namely the proposed deviation from the approved development layout has been noted as follows:

- the slightly reduced number of erven (from 24 to 21) with a slight increase in the range of erf sizes from 400m² to 900m².
- minor changes to access arrangements as noted on diagram 9 of your submission.

Having considered the information provided, the following is noted;

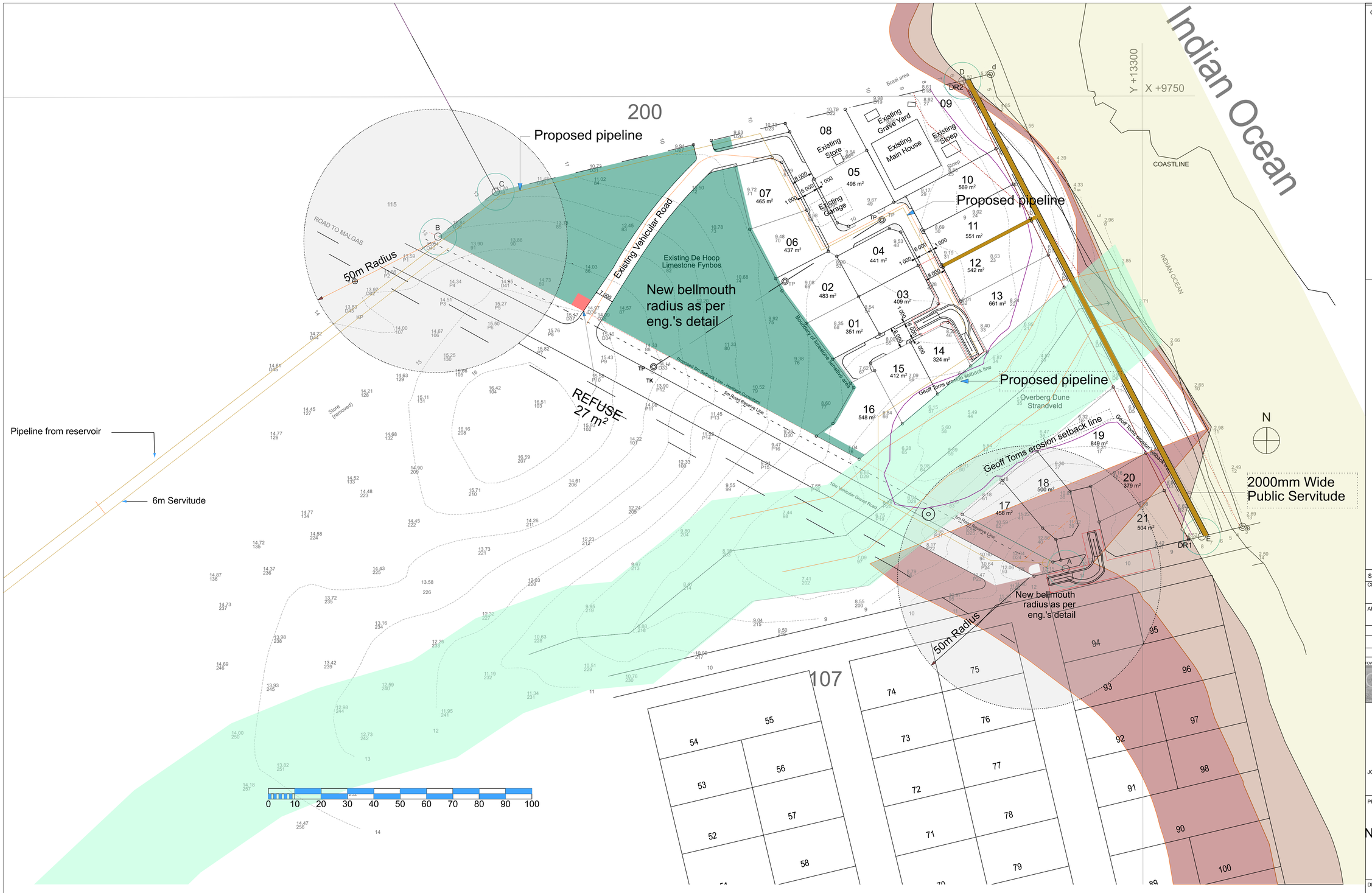
- HWC confirms the ROD dated 2 December 2010 still applies.
- The section 35(4) letter from HWC dated 13 June 2012 in regard to archaeological requirements supported the development with two conditions:
    - Radiocarbon dating is required for the material from CI03 and CI18
    - all bulk earth-works must be monitored and require a monitoring report to be submitted to HWC upon completion of the project.

In light of the above, the proposed minor deviations will have no heritage impacts and do not affect the previous recommendations of HWC, therefore the development may continue.

Sincerely,

Mrs C. Scheermeyer

Deputy Director: Heritage Resource Management Services
Heritage Western Cape
Tel: 021 483 9682
colette.scheermeyer@westerncape.gov.za



SITE DEVELOPMENT PLAN
Scale 1:500

- Coastal Low Risk Zone
- Coastal Medium Risk Zone
- Coastal High Risk Zone
- Limestone Fynbos Conservation area (no - go area)
- 40m Ecological corridor (no-go area)
- Boundary line
- Proposed Pipeline
- Existing Borehole & Pipeline
- 8m Heritage Setback Line
- Coastal Management Line

GENERAL NOTES:

1. The design of the drawing is copyright and remains the property of IG Architects.
2. All work is to be carried out strictly in accordance with the National Building Regulations and Municipal Regulations.
3. Only figured dimensions to be used, do not scale.
4. The contractor and sub-contractors are to check all relevant details, levels and dimensions on site and in the contract documents prior to commencement of work on site or manufacture of any components. Any queries or discrepancies are to be reported timeously to Architects, in writing.
5. Setting out positions as per architects' drawings to be certified by a registered land surveyor prior to the commencement of any works .
6. Any materials, fittings, furnishings, etc. described under a tradename, catalogue number or reference are to be either exactly as described or are to be, in the Architects sole opinion, of equal quality and specification in all respects, as those described. The Architects' approval must be obtained in writing for departure from the original description before submission of tenders, or before manufacturing and/or building in.
7. All materials are to be laid, lapped, sealed, fixed, etc. in strict accordance with the manufacturer's instructions. All sealing, cements, glues, fasteners, etc. are to be those supplied or recommended by the manufacturers' of the particular material.
8. All jobbing before and after all other trades to be performed neatly and with care, leaving all perfect.
9. Clean and/or wash all floors and surfaces upon completion. Clean out all shavings, cuttings and other rubbish before handing over.
10. Service all doors and moving parts before handing over.
11. All dimensions and levels to be checked on site prior to commencement of work. Any queries to be forwarded timeously to the architect.

SIGNATURE: DATE:

CLIENT:

ARCHITECT:

DESCRIPTION:	DATE:	REV:

TOWN PLANNER:
davesaunders planner CC
dave saunders BSoc Sci MCRP (uct)
cell : 083 289 2967 | fax : 021 686 6482
e-mail : dave@davesaunders.co.za

GOSZTOLA ARCHITECTS

JOB NO: 5005

PROJECT:
Cape Infanta
New Housing Development
Portion of Erf 134
Situated at Cape Infanta

DESCRIPTION
Proposed Sub-division layout

SCALES: 1:750

PURPOSE: Information

DRAWN:	CHECKED:
KH	IG

DATE CREATED: 2021/08/11

DATE PLOT: 2022/07/01

ISSUED: 2022/07/01

DWG NO: Diagram 29

REVISION:

Our Ref: HM / GARDEN ROUTE / HESSEQUA / CAPE INFANTA / ERF 134
Case No.: 120328JL34
Enquiries: Emily-Jane Vowles
E-mail: emily.vowles@westerncape.gov.za
Tel: 021 829 3324

ILifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

Amanda Fritz-Whyte
amanda@phsconsulting.co.za

PROPOSED RESIDENTIAL DEVELOPMENT ON ERF 124, CAPE INFANTA SUBMITTED IN TERMS OF SECTION 38 OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999).

Heritage Western Cape is in receipt of the revised Site Development Plan (SDP) for the aforementioned development.

COMMENT
The SDP amendment as illustrated on drawing "Diagram 29" dated July 2022 prepared by Gosztola Architects is substantially in accordance with the previous approvals dated 2 December 2010, 13 June 2012, and 21 April 2017 issued under case number 120328JL34. No further action in terms of s38 of the NHRA is therefore required at this time on condition that:

1. Radiocarbon dating is required for the material from CI03 and CI18
2. All bulk earth-works must be monitored and a monitoring report is to be submitted to HWC upon completion of the project

Should the project be revised to such an extent that it is no longer substantially in accordance with what was reviewed by HWC, a further NID must be submitted for assessment.

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

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Waseefa Dhansay
Assistant Director: Professional Services

Heritage Western Cape
Erfenis Wes-Kaap
ILifa leMveli leNtshona Koloni

09 March 2026