



EASTERN CAPE  
PROVINCIAL HERITAGE  
RESOURCES AUTHORITY

SOUTH AFRICA

No.17 Commissioner Street, 2<sup>nd</sup> Floor Old Elco Building,  
Telephone: 043 492 1940/1/2  
Website: [www.ecphra.org.za](http://www.ecphra.org.za)

**PROJECT:** CONSTRUCTION OF A BOUNDARY WALL AND STORAGE AREA WITH A VIEWING DECK ON ERF 3132, ST FRANCIS BAY, SBDM.

**SAHRIS CASE ID: 22540**

Enquiries: Ayanda Mncwabe-Mama  
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Consultant: Eco Route Environmental Consultancy  
Samantha Teeluckdhari  
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**BACKGROUND**

The proposed development will entail the construction of:

- \* A boundary wall to join the existing one along the lateral edges and on the Harbour Roadside. The wall will be 65m in length with a strip foundation of 600mm wide and 230mm deep.
- \* A storage area measuring 7m wide x 5m long x 2,4m high with a viewing deck above. The land underneath the deck is proposed to be excavated to make a storage space for water sports equipment, providing the owner easy access to get to the water with their necessary equipment using the existing pathway from the property leading onto Harbour Road.

**ECPHRA (Eastern Cape Provincial Heritage Authority) FINAL COMMENTS** in terms of **Section 38(8) of the National Heritage Resources Act (25 of 1999).**

This matter was tabled at the Archaeology, Palaeontology and Meteorites (APM) Committee in a meeting held on 19 October 2023.

ECPHRA approves and supports the proposed development, with no further heritage studies needed.

**NB:** Ongoing site monitoring is requested by ECPHRA.

Mr. Azola Mkosana  
ECPHRA: Manager



## NOTIFICATION OF INTENT TO DEVELOP (NID FORM)

**SUBMITTED TO THE EASTERN CAPE PROVINCIAL HERITAGE RESOURCES AUTHORITY (EC PHRA) IN TERMS OF THE NATIONAL HERITAGE RESOURCES ACT, ACT NO. 25 OF 1999 (NHRA 1999)**

<b>NID Submission Date</b>	2	0	2	3	/	0	9	/	2	9
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**NOTIFIER:**

<b>Name and Surname</b>	Samantha Teeluckdhari	
<b>Company Name / (Name of) Government Department</b>	Eco Route Environmental Consultancy	
<b>Tel / Mobile</b>	0727735397	
<b>Email</b>	Samantha@ecoroute.co.za	
<b>Does the NID comprise clarification on heritage requirements for a Section 38(8) development?</b> <small>[Please note that a heritage Site Sensitivity Verification (SSV), be it an archaeological and cultural heritage SSV or a palaeontological SSV, or both, does not constitute heritage compliance in terms of the NHRA 1999 for Section 38(1) or 38(8) developments.]</small>	<b>Mark applicable with an X</b>	
	Yes	<b>X</b>
	No	
	Unknown	

**NHRA 1999 – Section 38(1) and 38(8) – Heritage Resources Management**

	<b>Mark applicable with an X</b>
(1) Subject to the provisions of subsection (7), (8) and (9), any person who intends to undertake a development categorized as –	
(a) The Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;	
(b) The construction of a bridge or similar structure exceeding 50m in length;	
(c) Any development or other activity which will change the character of a site –	
(i) Exceeding 5,000m <sup>2</sup> in extent; or	
(ii) Involving three or more existing erven or subdivisions thereof; or	
(iii) Involving three or more erven or divisions thereof which have been consolidated within the past five years; or	
(iv) The costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority;	
(d) The re-zoning of a site exceeding 10,000m <sup>2</sup> in extent; or	
(e) Any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority	
(8) The provisions of this section do not apply to a development as described in subsection (1) if an evaluation of the impact of such development on heritage resources is required in terms of the Environment Conservation Act, 1989 (Act No. 73 of 1989), or the integrated environmental management guidelines issued by the Department of Environmental Affairs and	<b>X</b>

Tourism, or the Minerals Act, 1999 (Act No. 50. of 1991), or any other legislation: Provided that the consenting authority must ensure that the evaluation fulfills the requirements of the relevant heritage resources authority in terms of subsection (3), and any comments and recommendations of the relevant heritage resources authority with regard to such development have been taken into account prior to the granting of the consent.	
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**DEVELOPMENT / STUDY SITE INFORMATION:**

<b>Development Name</b>	Proposed Construction of a Boundary Wall and Storage Area with a Deck						
<b>Development Address</b> [Rural Region / Farm Name & Number / Erf Number & Street Name]	Erf 3132, Sea Vista						
<b>Town / Nearest Town</b>	St Francis Bay						
<b>Municipal District</b>	<b>Mark applicable with an X</b>			<b>Print name of relevant municipality</b>			
	Metropolitan Municipality	<input type="checkbox"/>		N/A			
	District Municipality	<input type="checkbox"/>		Sarah Baartman			
	Local Municipality	<input type="checkbox"/>		Kouga Municipality			
<b>General Development Coordinate</b>							
<b>History of Heritage Impact Assessments (HIA) or heritage research conducted at the study site</b>				<b>Mark applicable with an X</b>			
(1) Has a Heritage Impact Assessment (HIA) ever been conducted on the (whole or part of the) study site?		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
If yes (1), has the HIA been conducted within the past 5 years?		Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
If yes (1), supply HIA details (SAHRIS CaseID number, other heritage reference number, or attach copies of the HIA reports)							
SAHRIS CaseID (or other) number							
(2) Has a heritage research permit ever been issued on the study site?		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
If yes (2), has this permit been issued within the past 5 years?		Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input type="checkbox"/>
If yes (2), supply permit details (authoring body name and permit number / attach a copy of the permit)							
Heritage research permit details							

(3) Does the study site comprise, in whole or in part, a declared heritage resource in terms of the NHRA 1999 Section 7?		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
(4) Does the study site comprise, in whole or in part, a previously declared National Monument?		Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown	<input type="checkbox"/>
If yes (1), what is the declaration status of the site / resource?		Grade I				Grade II / III	
Name of the declared heritage resource / National Monument							
SAHRA Identifier							

**BASIC DEVELOPMENT DESCRIPTION:**

Erf 3132 is located between Lovemore Crescent and Harbour Road, Eastern Cape – GPS Coordinates: 34°10'13.67"S 24°49'57.27"E. Approximately half of the property (eastern side) has been surveyed as being within 100 meters of the High-Water Mark of the Sea.

Most of the original house burned down in a fire from some years ago (likely December 2018 as per historic Google Imagery – figure 1 below) and was demolished to the slabs with the only building remaining being the cottage near the entrance way by Lovemore Crescent.



**Figure 1: Historic Google Imagery**

The proposed development will entail the construction of:

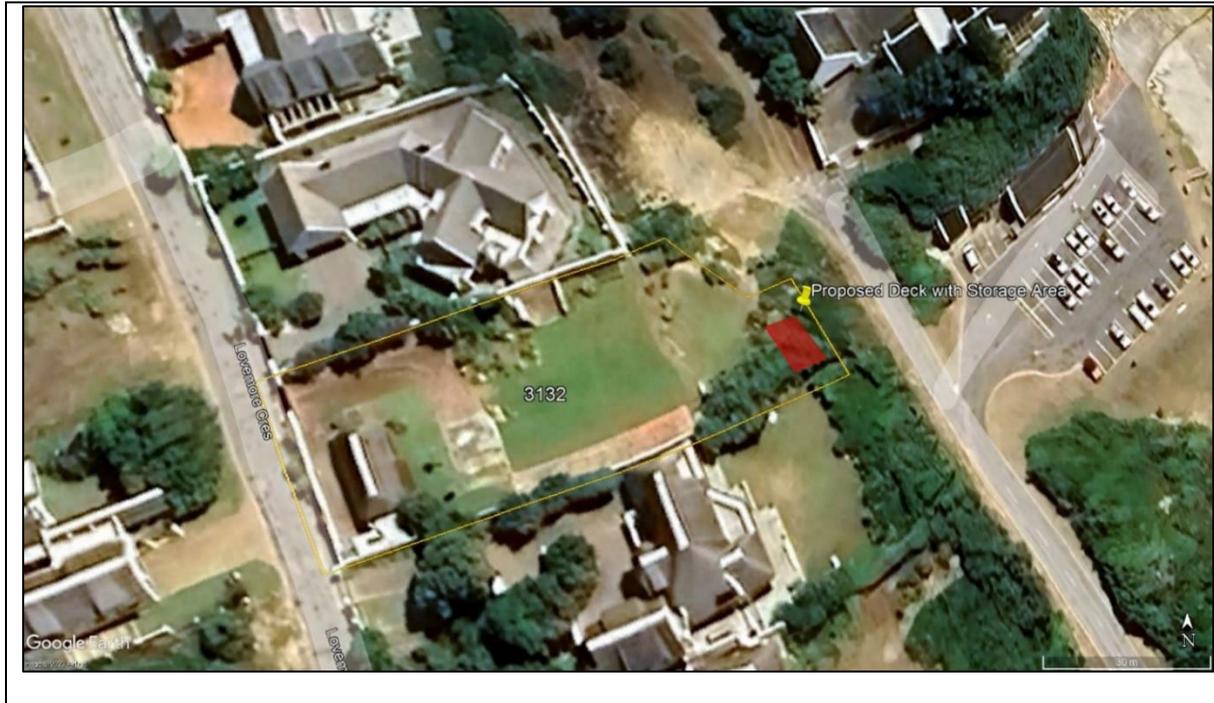
1. A boundary wall to join the existing one along the lateral edges and on the Harbour Road side. The wall will be 65m in length with a strip foundation of 600mm wide and 230mm deep.
2. A storage area measuring 7m wide x 5m long x 2,4m high with a viewing deck above.

The land underneath the deck is proposed to be excavated to make a storage space for water sports equipment, providing the owner easy access to get to the water with their necessary equipment using the existing pathway from the property leading onto Harbour Road.

The screening report indicates that the receiving environment has a **Low** archaeological & cultural heritage sensitivity.

The proposed activity does not trigger an activity in terms on Section 38 of the National Heritage Resources Act, 1999, (Act No.25 of 1999) nor are there any signs of culturally or historically significant elements, as defined in section 2 of the National Heritage Resources Act, 1999, (Act No.25 of 1999). In addition, as the land has been previously altered and no archaeological or cultural heritage artefacts were noted during a site visit, it is motived that this theme will not require specialist assessment in the EIA.

**DEVELOPMENT MAP / SITE LAYOUT PLAN:**



**STUDY SITE PHOTOGRAPHS:**

Study Site Photographs	Mark applicable with an X		
(1) Has a site visit been conducted at the study site?	Yes	X	No
If yes (1), please attach photographs of the site below			





Views of the proposed development site facing East.



View of the eastern property boundary.



View of the southern boundary wall.



View of the landscaped garden facing slightly north-east.



View of the northern boundary wall.



## NID – EC PHRA RESPONSE

**ISSUED IN TERMS OF THE NHRA 1999 SECTION 38(2), 38(3), AND 38(8)**

**DATE: NID RECEIVED**      YYYY/MM/DD  
**EC PHRA RESPONSE**      YYYY/MM/DD

**ATTENTION: [Insert Notifier Name and Surname]**

[Insert Notifier Company Name / (Name of) Government Department]

Email                      [Insert Notifier email]

**RE:                      [Insert Development Name]**

[Write the HIA requirements for AIA and PIA here, including additional studies if required, etc.]

- NOTES:**
1. The developer / appointed responsible person must open an online SAHRIS case for the development (<https://sahris.sahra.org.za/>).
  2. The above requested specialist heritage impact assessment reports must be submitted on the SAHRIS case.
  3. The NID must be submitted on the SAHRIS case under "Additional Documents".
  4. EC PHRA will issue a formal HIA Comment in terms of the NHRA 1999 Section 38(4) / 38(8) for the development upon receipt of all requested specialist heritage impact assessment reports.

Yours sincerely,

**[Insert your Name and Surname]**

[Insert your signature]

**[EC PHRA: Designation]**

**EC PHRA Reference:**

**SAHRIS CaseID:**

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**NHRA 1999 – Section 38(2) and 38(3) – Heritage Resources Management**

- (1) The responsible heritage resources authority must, within 14 days of receipt of a notification in terms of subsection (1) –
  - (a) If there is reason to believe that heritage resources will be affected by such development, notify the person who intends to undertake the development to submit an impact assessment report. Such report must be compiled at the cost of the person proposing the development, by a person or persons approved by the responsible heritage resources authority with relevant qualifications and experience and professional standing in heritage resources management; or
  - (b) Notify the person concerned that this section does not apply.
  
- (2) The responsible heritage resources authority must specify the information to be provided in a report required in terms of subsection (2)(a): Provided that the following must be included:
  - (a) The identification and mapping of all heritage in the area affected;
  - (b) An assessment of the significance of such resources in terms of the heritage assessment criteria set out in section 6(2) or prescribed under section 7;
  - (c) An assessment of the impact of the development on such heritage resources;
  - (d) An evaluation of the impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development;
  - (e) The results of consultation with communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources;
  - (f) If heritage resources will be adversely affected by the proposed development, the consideration of alternatives; and
  - (g) Plans for mitigation of any adverse effects during and after the completion of the proposed development.