



**iLifa leMveli leNtshona Koloni**  
**Erfenis Wes-Kaap**  
**Heritage Western Cape**

**NOTIFICATION  
 OF  
 INTENT  
 TO  
 DEVELOP**

Completion of this form is required by Heritage Western Cape for the initiation of all impact assessment processes under Section 38(1) & (8) of the National Heritage Resources Act (NHRA).

Whilst it is not a requirement, it may expedite processes and in particular avoid calls for additional information if certain of the information required in this form is provided by a heritage specialist/s with the necessary qualifications, skills and experience.

**A. APPLICABILITY OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT (NEMA)**

HWC Case Number: 17052413

DEADP Reference Number: Pending

**NOTE:** A DEADP (W Cape Dept. Environment Affairs & Development Planning) reference number must be included in all NHRA Section 38(8) processes where DEADP is the decision making authority under NEMA. The effect of this requirement is that the NEMA process must be initiated with DEADP prior to the NHRA process with HWC.

If a DEADP reference number is not entered above please check one of the following boxes:

This application is made in terms of Section 38(8) of the NHRA and an application under NEMA has been made to the following authority:  
 Department of Environmental Affairs and Development Planning (DEA&DP) - Pending

This development will not require a NEMA application.

**NOTE:** Making an incorrect statement or providing incorrect information in this part of the form may result in all or part of the application having to be reconsidered by HWC in the future, or submission of a new application.

**B. BASIC DETAILS**

**PROPERTY DETAILS:**

Name of property:

ERVEN 56(RE), 4144 and 4145 in DURBANVILLE  
 (39,41,43 VISSERSHOK ROAD, DURBANVILLE)

Street address or location (eg: off R44):

ERVEN 56(RE), 4144 and 4145 in DURBANVILLE  
 (39,41,43 VISSERSHOK ROAD, DURBANVILLE)

Erf or farm number/s:

ERVEN 56(RE), 4144 and 4145 in  
 DURBANVILLE

Coordinates:

33 deg 49' 32.17" S  
 18 deg 38' 05.15"E

S E

(A logical centre point. Format based on WGS84.)

Town or District: DURBANVILLE

Responsible Municipality:  
 CITY OF CAPE TOWN

Extent of property:

ERF 56(RE) – 9557.5 square metres  
 ERF 4144 – 1702.6 square metres  
 ERF 4145 – 5658.7 square metres

Current use:

RESIDENTIAL  
 ZONING: SINGLE RESIDENTIAL 1:  
 CONVENTIONAL HOUSING

Predominant land use/s of surrounding properties:  
RESIDENTIAL (SR1), PUBLIC OPEN SPACE (OS2)

REGISTERED OWNER OF PROPERTY:

Name DEVCO GROUP OF COMPANIES

Address  
PO BOX 1756  
DURBANVILLE  
7551

Telephone 021 979 4904

Cell N/A

E-mail mispa@terraplan.co.za

By the submission of this form and all material submitted in support of this notification (ie: 'the material'), all applicant parties acknowledge that they are aware that the material and/or parts thereof will be put to the following uses and consent to such use being made: filing as a public record; presentations to committees, etc; inclusion in databases; inclusion on and downloading from websites; distribution to committee members and other stakeholders and any other use required in terms of powers, functions, duties and responsibilities allocated to Heritage Western Cape under the terms of the National Heritage Resources Act. Should restrictions on such use apply or if it is not possible to copy or lift information from any part of the digital version of the material, the material will be returned unprocessed.

I confirm that I enclose with this form four hardcopies of all material submitted together with a CD ROM containing digital versions of all of the same.

Signature of owner or authorised agent  
(Agents must attach copy of power of attorney to this form.)

Date / / 20

DEVELOPMENT DETAILS:

Please indicate below which of the following Sections of the National Heritage Resources Act, or other legislation has triggered the need for notification of intent to develop.

<input checked="" type="checkbox"/> S38(1)(a) Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length.	S38(1)(c) Any development or activity that will change the character of a site -
<input type="checkbox"/> S38(1)(b) Construction of a bridge or similar structure exceeding 50m in length.	<input checked="" type="checkbox"/> (i) exceeding 5 000m <sup>2</sup> in extent;
<input checked="" type="checkbox"/> S38(1)(d) Rezoning of a site exceeding 10 000m <sup>2</sup> in extent.	<input checked="" type="checkbox"/> (ii) involving three or more existing erven or subdivisions thereof;
Other triggers, eg: in terms of other legislation, (ie: National Environment Management Act, etc.) Please set out details:	<input type="checkbox"/> (iii) involving three or more erven or divisions thereof which have been consolidated within the past five years.
<input checked="" type="checkbox"/> Potential: National Environmental Management Act, 1998 (Act No.107 of 1998) NEMA EIA Regulations of 4 December 2014	If you have checked any of the three boxes above, describe how the proposed development will change the character of the site: The proposed Durbanville Gardens - Assisted Living Residential Development will cover an

area of 2.54 Ha, hence changing the character of the concerned properties. Erven 56(RE), 4144 and 4145 in Durbanville is proposed to be consolidated and rezoned to allow for the construction and establishment of the proposed Durbanville Gardens - Assisted Living Residential Development.

If an impact assessment process has also been / will be initiated in terms of other legislation please provide the following information:

Authority / government department (ie: consenting authority) to which information has been /will be submitted for final decision:

Department of Environmental Affairs and Development Planning (DEA&DP)

Present phase at which the process with that authority stands:

Checklist for the determination of the Applicability of the NEMA EIA Regulations of 04 December 2014.

Provide a full description of the nature and extent of the proposed development or activity including its potential impacts (eg: changes in land use, envisaged timeframes, provision of additional bulk services, excavations, landscaping, total floor area, height of development, etc. etc.):

The concerned properties [Erven 56(RE), 4144 & 4145] to be consolidated to allow for the construction of the proposed Durbanville Gardens – Assisted Living Residential Development, is situated adjacent to the eastern side of Vissershok Road in Durbanville. The physical address of the concerned properties is: 39,41 & 43 Vissershok Road Durbanville.

The properties concerned are all zoned as Single Residential 1 (SR1) and currently utilized for residential purposes, with current residential structures on all three properties. Additionally the properties concerned are also located within the Urban Edge Demarcation and built-up (Urban Area) of Durbanville.

According to the relevant SANBI (VegMap 2009) Biodiversity Layer, the concerned properties would historically have been covered with Cape Flats Sand Fynbos. The properties have been utilised for residential purposes for numerous years, and subsequently transformed from this historical natural vegetation state. Currently the properties primarily consist of a mixture of exotic landscaped gardens intermixed with formalized residential structures. Absolutely minimal locally indigenous vegetation remains on these properties. The north-eastern corner of one of the concerned properties, Erf 56(RE), is mapped as part of a degraded critical biodiversity area (CBA2: Aquatic) according to the Western Cape Biodiversity Spatial Plan 2017: Critical Biodiversity Areas (Degraded) resource layer (Source: CapeNature). The Mosselbank River POS, situated directly towards the east of the concerned properties, is also classified as a Local Heritage Resource: Grade III.

The concerned properties have an average of 6.32% slope towards the Uitkamp Wetland situated on the eastern side of the properties. The properties also have a mean annual run-off of 91.68 mm/annum according to the relevant CSIR resource layer.

The area immediately east of the concerned properties serves as a headwater tributary of the Mosselbank River which eventually feeds into the Uitkamp Wetland situated further downstream towards the north. This area also forms part of the Mosselbank River POS area. A small portion of the properties' eastern edge falls within the 1:100 year floodline of this tributary stream.

Please refer to the attached Site Plan – Addendum B.

The development proposal is to consolidate and rezone the concerned properties [Erven 56(RE), 4144 & 4145] to allow for the construction and establishment of the proposed DURBANVILLE GARDENS – ASSISTED LIVING RESIDENTIAL DEVELOPMENT.

The proposed DURBANVILLE GARDENS – ASSISTED LIVING RESIDENTIAL DEVELOPMENT will cover a total extent of 25 389 square metres (2.54 Hectares) and will consist of the following:

- Sectional Title Apartments – Total 370 Units
- Total parking – 370 Parking Bays
- Clubhouse parking – 32 Parking Bays
- Semi – Detached Separate Title (185 square metres) – Total 12 units

The proposed DURBANVILLE GARDENS – ASSISTED LIVING RESIDENTIAL DEVELOPMENT will consist of underground and above-ground parking bays, semi-detached cottages, clubhouse with associated bowling green, frail care facility, internal private access roads, sectional title apartment units, swimming pool, stormwater retention ponds and two entry/exit points.

Access to the proposed DURBANVILLE GARDENS – ASSISTED LIVING RESIDENTIAL DEVELOPMENT will be gained via the neighbouring residential development situated directly to the north. A basement-level parking exit will open onto Vissershok Road and will additionally also serve as an emergency entrance point.

The proposed 370 Sectional Title Apartments will be arranged into five (5) apartment blocks that will be situated in the centre of the proposed development. The proposed five apartment blocks, will entail the following:

- Block A
  - Three (3) floors + Loft
  - 64 Sectional Title Apartments
  - 45 Basement Parking Bays
- Block B
  - Three (3) floors + Loft
  - 64 Sectional Title Apartments
  - 45 Basement Parking Bays
- Block C
  - Three (3) floors + Loft
  - 98 Sectional Title Apartments
  - 60 Basement Parking Bays
- Block D
  - Four (4) floors + Loft
  - 72 Sectional Title Apartments
  - 48 Basement Parking Bays
- Block E
  - Four (4) floors + Loft
  - 72 Sectional Title Apartments
  - 48 Basement Parking Bays

One hundred and twenty four (124) above-ground parking bays will form the eastern edge of the proposed development.

The proposed twelve (12) Separate Title residential units, clubhouse & associated bowling green, gate house, frail care facility and two (2) stormwater retention ponds will form the northern edge of the DURBANVILLE GARDENS – ASSISTED LIVING RESIDENTIAL DEVELOPMENT.

Portions of the eastern side of the development proposal will fall within the 1:100 year floodline of the Mosselbank Tributary / Uitkamp Wetland Area. The only sections of the DURBANVILLE GARDENS – ASSISTED LIVING RESIDENTIAL DEVELOPMENT that will fall within this 1:100 year floodline will be the proposed two (2) stormwater retention ponds, parking areas and a small corner of the proposed bowling green. No residential units will be located within the 1:100 year floodline.

Please refer to the attached 1:500 scale Site Plan – Addendum B, for a detailed depiction of the proposed DURBANVILLE GARDENS – ASSISTED LIVING RESIDENTIAL DEVELOPMENT.

All services will connect to the Municipal services network in the area.

Potential Impacts:

The proposed DURBANVILLE GARDENS – ASSISTED LIVING RESIDENTIAL DEVELOPMENT will not contribute to a significant increase in air emissions, as no air emission activity is applied for.

Waste, including construction and domestic waste, will be generated during the construction and operational phases of the proposed development. This will include building rubble, sewerage, effluent, stormwater discharge and domestic waste. The required bulk infrastructure required for the proposed development, will link to the existing Municipal systems. If needed, the existing service infrastructure will be upgraded during the detailed design phase of the development proposal to accommodate the waste generation during the operational phase of the development.

Domestic Waste will be generated as a result of the operation of the proposed development. Domestic waste will be removed by Municipal Service Providers and translocated to the nearest Municipal Waste Processing Facility. Requirements related to Domestic Waste removal will be provided by the City of Cape Town before final building plan approval.

Sewerage & Effluent will feed into the existing Municipal waste stream. Should this be required, then the existing bulk infrastructure will be upgraded to accommodate the increased sewerage and effluent discharge as a result of the proposed development.

The development proposal will entail hard-surfacing of the concerned properties. This will contribute to additional hardened-surface stormwater run-off as a direct result of the proposed development. The development proposal currently includes the addition of two stormwater retention ponds, situated in the north-eastern corner of the proposed development to mitigate this additional stormwater run-off. Final details, design and dimensions for these stormwater retention ponds will be dealt with during the final building plan approval phase.

The proposed DURBANVILLE GARDENS – ASSISTED LIVING RESIDENTIAL DEVELOPMENT will entail a total developed area of 25 389 square metres / 2.54 Hectare. According to the relevant SANBI (VegMap 2009) Biodiversity Layer, the concerned properties would historically have been covered with Cape Flats Sand Fynbos. The properties have been utilised for residential purposes for numerous years, and subsequently transformed from this historical natural vegetation state. Currently the properties primarily consist of a mixture of exotic landscaped gardens intermixed with formalized residential structures. The concerned properties contain absolutely minimal indigenous vegetation.

Additionally the north-eastern corner of one of the concerned properties, Erf 56(RE), is mapped as

part of a degraded critical biodiversity area (CBA2: Aquatic) according to the Western Cape Biodiversity Spatial Plan 2017: Critical Biodiversity Areas (Degraded) resource layer. Additionally the Mosselbank River POS area situated adjacent to the eastern side of the proposed development is also classified as a Local Heritage Resource: Grade III. The development will most likely fall within 32 metres of the Mosselbank Tributary stream located directly towards the east. Portions of the proposed developments' eastern edge also fall within the 1:100 year floodline of the Mosselbank Tributary / Uitkamp Wetland, but this will only cover a very small area and confined to parking bays, stormwater retention ponds and a small corner of the proposed bowling green. It is therefore not expected that the proposed DURBANVILLE GARDENS – ASSISTED LIVING RESIDENTIAL DEVELOPMENT will have a significant negative impact on the natural environment.

The cultural / social environment of the concerned area will change, but this will be for the benefit of the community at large, as the proposed development will contribute to capital investment together with providing assisted living housing wherever it may be required.

The proposed DURBANVILLE GARDENS – ASSISTED LIVING RESIDENTIAL DEVELOPMENT will also contribute greatly to social upliftment together with providing necessary temporary & permanent employment opportunities during the construction and operational phases of the development proposal. Capital investment and the associated provision of employment opportunities are greatly needed in the current economic climate.

### C. HERITAGE RESOURCES AND IMPACTS THEREUPON

Section 3 of the National Heritage Resources Act sets out the following categories of heritage resource as forming part of the national estate. Please indicate the known presence of any of these by checking the box alongside and then providing a description of each occurrence, including nature, location, size, type

Failure to provide sufficient detail or to anticipate the likely presence of heritage resources on the site may lead to a request for more detailed specialist information.

(The assistance of relevant heritage professionals is particularly relevant in completing this section.)

Provide a short history of the site and its environs (Include sources where available):

The concerned properties, Erven 56(RE), 4144 & 4145 are located adjacent to the eastern edge of Vissershok Road (M48) in Durbanville. The properties are located within the Urban Edge within Subcouncil 7, Ward No. 112 of the City of Cape Town Municipality. All three properties concerned are currently zoned as Single Residential 1: Conventional Housing.

The area directly east of the concerned properties forms part of the Mosselbank River Public Open Space (POS), zoned as Open Space 2: Public Open Space and classified as a Local Heritage Resource: Grade III.

The proposed DURBANVILLE GARDENS – ASSISTED LIVING RESIDENTIAL DEVELOPMENT is bordered directly to the north by similar residential developments, with the primary zoning being General Residential 1: Group Housing.

The area situated directly west of the proposed DURBANVILLE GARDENS – ASSISTED LIVING RESIDENTIAL DEVELOPMENT is dominated by Single Residential 1: Conventional Housing zoning.

Additional zoning schemes located towards the west of the proposed DURBANVILLE GARDENS – ASSISTED LIVING RESIDENTIAL DEVELOPMENT (other side of Vissershok Road) includes:

Open Space 2: Public Open Space (OS2) and Transport 2 (Public Road and Public Parking).

According to the relevant SANBI (VegMap 2009) Biodiversity Layer, the concerned properties would historically have been covered with Cape Flats Sand Fynbos. The properties have been utilised for residential purposes for numerous years, and subsequently transformed from this historical natural vegetation state. Currently the properties primarily consist of a mixture of exotic landscaped gardens intermixed with formalized residential structures. The concerned properties contain absolutely minimal indigenous vegetation.

The concerned properties are currently zoned Single Residential 1: Conventional Housing, forms part of the residential neighbourhood of Wairoa in Durbanville and has been utilised for residential purposes for numerous years.

Please indicate which heritage resources exist on the site and in its environs, describe them and indicate the nature of any impact upon them:

<input type="checkbox"/>	<p><b>Places, buildings, structures and equipment of cultural significance</b></p> <p>Description of resource: N/A</p> <p>Description of impact on heritage resource: N/A</p>
<input type="checkbox"/>	<p><b>Places to which oral traditions are attached or which are associated with living heritage</b></p> <p>Description of resource: N/A</p> <p>Description of impact on heritage resource: N/A</p>
<input type="checkbox"/>	<p><b>Historical settlements and townscapes</b></p> <p>Description of resource: N/A</p> <p>Description of impact on heritage resource: N/A</p>
<input type="checkbox"/>	<p><b>Landscapes and natural features of cultural significance</b></p> <p>Description of resource:  Mosselbank Tributary / Uitkamp Wetland Area:  The north-eastern corner of one of the concerned properties, Erf 56(RE), is mapped as part of a degraded critical biodiversity area (CBA2: Aquatic) according to the Western Cape Biodiversity Spatial Plan 2017: Critical Biodiversity Areas (Degraded) resource layer. The Mosselbank River POS area situated directly towards the east of the proposed development is classified as a Local Heritage Resource: Grade III. The development will most likely fall within 32 metres of the Mosselbank Tributary stream located directly towards the east. Portions of the proposed developments' eastern edge also fall within the 1:100 year floodline of the Mosselbank Tributary / Uitkamp Wetland, but this will only cover a very small area and confined to parking bays, stormwater retention ponds and a small corner of the proposed bowling green. It is therefore not expected that the proposed DURBANVILLE GARDENS – ASSISTED LIVING RESIDENTIAL DEVELOPMENT will have a significant negative impact on the natural environment and the Mosselbank River POS area.</p> <p>Description of impact on heritage resource:  It is not expected that the proposed DURBANVILLE GARDENS – ASSISTED LIVING RESIDENTIAL DEVELOPMENT will have a significant negative impact on the natural environment and the Mosselbank River POS area.</p>
<input type="checkbox"/>	<p><b>Geological resources of scientific or cultural importance</b></p> <p>Description of resource: N/A</p> <p>Description of impact on heritage resource: N/A</p>

<input type="checkbox"/>	<p><b>Archaeological resources</b> (Including archaeological sites and material, rock art, battlefields &amp; wrecks):</p> <p>Description of resource: No Archaeological or Historical material of any significance is expected to occur on the concerned properties [Erven 56(RE), 4144 &amp; 4145 in Durbanville].</p> <p>Description of impact on heritage resource: In terms of the National Heritage Act, 1999 (Act No. 25 of 1999), should any Archaeological Artefacts be exposed during construction activities, work on the area where the artefacts were found shall cease immediately and the Environmental Control Officer (ECO) as well as the Local Council shall be notified within 24 hours. Upon receipt of such notification, the ECO will arrange for the excavation to be examined by an Archaeologist. Under no circumstances shall Archaeological artefacts be removed, destroyed or interfered with. Any Archaeological sites exposed during demolition or construction activities must not be disturbed prior to authorisation by Heritage Western Cape and/or the South African Heritage Resources Agency.</p>
<input type="checkbox"/>	<p><b>Palaeontological resources</b> (ie: fossils):</p> <p>Description of resource: No Palaeontological Resources of any significance is expected to occur on the concerned properties [Erven 56(RE), 4144 &amp; 4145 in Durbanville].</p> <p>Description of impact on heritage resource: In terms of the National Heritage Act, 1999 (Act No. 25 of 1999), should any Palaeontological Artefacts be exposed during construction activities, work on the area where the artefacts were found shall cease immediately and the Environmental Control Officer (ECO) as well as the Local Council shall be notified within 24 hours. Upon receipt of such notification, the ECO will arrange for the excavation to be examined by an Paleontologist. Under no circumstances shall Palaeontological Artefacts be removed, destroyed or interfered with. Any Palaeontological sites exposed during demolition or construction activities must not be disturbed prior to authorisation by Heritage Western Cape and/or the South African Heritage Resources Agency.</p>
<input type="checkbox"/>	<p><b>Graves and burial grounds</b> (eg: ancestral graves, graves of victims of conflict, historical graves &amp; cemeteries):</p> <p>Description of Resource: N/A Description of Impact on Heritage Resource: N/A</p>
<input type="checkbox"/>	<p><b>Other human remains:</b></p> <p>Description of resource: N/A Description of impact on heritage resource: N/A</p>
<input type="checkbox"/>	<p><b>Sites of significance relating to the history of slavery in South Africa:</b></p> <p>Description of resource: N/A Description of impact on heritage resource: N/A</p>
<input type="checkbox"/>	<p><b>Other heritage resources:</b></p> <p>Description of resource: N/A Description of impact on heritage resource: N/A</p>

Describe elements in the environs of the site that could be deemed to be heritage resources:

Mosselbank Tributary / Uitkamp Wetland Area:

The north-eastern corner of one of the concerned properties, Erf 56(RE), is mapped as part of a degraded critical biodiversity area (CBA2: Aquatic) according to the Western Cape Biodiversity



Spatial Plan 2017: Critical Biodiversity Areas (Degraded) resource layer. The Mosselbank River POS area situated directly east of the proposed development is also classified as a Local Heritage Resource: Grade III. The development will most likely fall within 32 metres of the Mosselbank Tributary stream located directly towards the east. Portions of the proposed developments' eastern edge also fall within the 1:100 year floodline of the Mosselbank Tributary / Uitkamp Wetland, but this will only cover a very small area and confined to parking bays, stormwater retention ponds and a small corner of the proposed bowling green. It is therefore not expected that the proposed DURBANVILLE GARDENS – ASSISTED LIVING RESIDENTIAL DEVELOPMENT will have a significant negative impact on the natural environment and Mosselbank River POS area.

No additional Heritage Resources are expected to occur on the concerned properties [Erven 56(RE), 4144 & 4145 in Durbanville].

Description of impacts on heritage resources in the environs of the site:

No significant impacts on indigenous vegetation is expected as a result of the proposed construction and establishment of the Durbanville Gardens - Assisted Living Residential Development. The concerned properties [Erven 56(RE), 4144 & 4145] are located within the defined Urban Edge demarcation and forms part of the residential neighbourhood of Wairoa in Durbanville and has been utilised for residential purposes for numerous years. The area directly east of the concerned properties forms part of the Mosselbank River Public Open Space (POS) and currently zoned as Open Space 2: Public Open Space.

The proposed DURBANVILLE GARDENS – ASSISTED LIVING RESIDENTIAL DEVELOPMENT is bordered directly to the north by similar residential developments, with the primary zoning being General Residential 1: Group Housing. The area situated directly west of the proposed DURBANVILLE GARDENS – ASSISTED LIVING RESIDENTIAL DEVELOPMENT is dominated by Single Residential 1: Conventional Housing zoning.

According to the relevant SANBI (VegMap 2009) Biodiversity Layer, the concerned properties would historically have been covered with Cape Flats Sand Fynbos. The properties have been utilised for residential purposes for numerous years, and subsequently transformed from this historical natural vegetation state. Currently the properties primarily consist of a mixture of exotic landscaped gardens intermixed with formalized residential structures. The concerned properties contain absolutely minimal indigenous vegetation.

The concerned properties are currently zoned Single Residential 1: Conventional Housing, forms part of the residential neighbourhood of Wairoa in Durbanville and has been utilised for residential purposes for numerous years.

The north-eastern corner of one of the concerned properties, Erf 56(RE), is mapped as part of a degraded critical biodiversity area (CBA2: Aquatic) according to the Western Cape Biodiversity Spatial Plan 2017: Critical Biodiversity Areas (Degraded) resource layer. The Mosselbank River POS area situated directly east of the proposed development is also classified as a Local Heritage Resource: Grade III. The development will most likely fall within 32 metres of the Mosselbank Tributary stream located directly towards the east. Portions of the proposed developments' eastern edge also fall within the 1:100 year floodline of the Mosselbank Tributary / Uitkamp Wetland, but this will only cover a very small area and confined to parking bays, stormwater retention ponds and a small corner of the proposed bowling green. It is therefore not expected that the proposed DURBANVILLE GARDENS – ASSISTED LIVING RESIDENTIAL DEVELOPMENT will have a significant negative impact on the natural environment and the Mosselbank River POS area.

No significant negative Heritage Impacts are expected on the town of Durbanville itself, as a result of the proposed Durbanville Gardens - Assisted Living Residential Development.

Additionally it is important to note that similar Apartment Complex Development proposals have been approved in this area along Vissershok Road, including the approved apartment complex on Erf 96, Durbanville.

The main objectives of the DURBANVILLE GARDENS – ASSISTED LIVING RESIDENTIAL DEVELOPMENT will primarily be capital investment together with providing assisted living housing wherever it may be required. The proposed DURBANVILLE GARDENS – ASSISTED LIVING RESIDENTIAL DEVELOPMENT will also contribute greatly to social upliftment together with providing necessary temporary & permanent employment opportunities during the construction and operational phases of the development proposal. Capital investment and the associated provision of employment opportunities are greatly needed in the current economic climate

**Summary of anticipated impacts on heritage resources:**

No significant negative Heritage Impacts are expected on the town of Durbanville itself, as a result of the proposed Durbanville Gardens - Assisted Living Residential Development.

Additionally it is important to note that similar Apartment Complex Development proposals have been approved in this area along Vissershok Road, including the approved apartment complex on Erf 96, Durbanville.

The main objectives of the DURBANVILLE GARDENS – ASSISTED LIVING RESIDENTIAL DEVELOPMENT will primarily be capital investment together with providing assisted living housing wherever it may be required. The proposed DURBANVILLE GARDENS – ASSISTED LIVING RESIDENTIAL DEVELOPMENT will also contribute greatly to social upliftment together with providing necessary temporary & permanent employment opportunities during the construction and operational phases of the development proposal. Capital investment and the associated provision of employment opportunities are greatly needed in the current economic climate

**ILLUSTRATIVE MATERIAL** (This form will not be processed unless the following are included):

Attach to this form a minimum A4 sized locality plan showing the boundaries of the area affected by the proposed development, its environs, property boundaries and a scale. The plan must be of a scale and size that is appropriate to creating a clear understanding of the development.

Attach also other relevant graphic material such as maps, site plans, satellite photographs and photographs of the site and the heritage resources on it and in its environs. These are essential to the processing of this notification.

Please provide all graphic material on paper of appropriate size and on CD ROM in JPEG format. It is essential that graphic material be annotated via titles on the photographs, map names and numbers, names of files and/or provision of a numbered list describing what is visible in each image.

**D. RECOMMENDATION**

In your opinion do you believe that a heritage impact assessment is required?  Yes  No

Recommendation made by:

Name Dietmar De Klerk  
BSc (Hons) Cons Ecol

Capacity Environmental Manager at Guillaume Nel Environmental Consultants (GNEC)

**PLEASE NOTE:** No Heritage Impact Assessment should be submitted with this form or conducted until Heritage Western Cape has expressed its opinion on the need for such and the nature thereof.

**E. INFORMATION TO BE PROVIDED AND STUDIES TO BE CONDUCTED AS PART OF THE HERITAGE IMPACT ASSESSMENT (HIA)**

If it is recommended that an HIA is required please complete this section of the form.

**DETAILS OF HERITAGE PRACTITIONERS AND SPECIALISTS INTENDING TO CONDUCT THE HIA:**

1.	<p>Name of individual:                      Name of Practice:                      Area of specialisation:</p> <p>Qualifications:</p> <p>Experience:</p> <p>Standing in heritage resource management:</p> <p>E-mail Address:                      Telephone:                      Cell:</p>
2.	<p>Name of individual:                      Name of Practice:                      Area of specialisation:</p> <p>Qualifications:</p> <p>Experience:</p> <p>Standing in heritage resource management:</p> <p>E-mail Address:                      Telephone:                      Cell:</p>
3.	<p>Name of individual:                      Name of Practice:                      Area of specialisation:</p> <p>Qualifications:</p> <p>Experience:</p> <p>Standing in heritage resource management:</p> <p>E-mail Address:                      Telephone:                      Cell:</p>
4.	<p>Name of individual:                      Name of Practice:                      Area of specialisation:</p> <p>Qualifications:</p> <p>Experience:</p> <p>Standing in heritage resource management:</p> <p>E-mail Address:                      Telephone:                      Cell:</p>

5.	Name of individual:	Name of Practice:	Area of specialisation:
	Qualifications:		
	Experience:		
	Standing in heritage resource management:		
	E-mail Address:	Telephone:	Cell:
If this submission is made in terms of Section 38(8) of the National Heritage Resources Act indicate below the particulars of the principle environmental consultant on the project.			
Name of individual:			
Name of Practice:			
Area of specialisation:			
E-mail Address:			
Telephone:			
Cell:			
Postal Address:			

**DETAILS OF STUDIES TO BE CONDUCTED IN THE INTENDED HIA**

In addition to the requirements set out in Section 38(3) of the NHRA, indicate envisaged studies:	
<input type="checkbox"/>	Heritage resource-related guidelines and policies.
<input type="checkbox"/>	Local authority planning and other laws and policies.
<input type="checkbox"/>	Details of parties, communities, etc. to be consulted.
<input type="checkbox"/>	Specialist studies, eg: archaeology, palaeontology, architecture, townscape, visual impact, etc. Provide details:
<input type="checkbox"/>	Other. Provide details:
PLEASE NOTE: Any further studies which Heritage Western Cape may resolve should be submitted must be in the form of a single, consolidated report with a single set of recommendations. Specialist studies must be incorporated in full, either as chapters of the report, or as annexures thereto.	