

CARPE DIEM
HERITAGE IMPACT ASSESSMENT

TABLE OF CONTENTS:

Executive summary.	2
1. Introduction	3
2. Location and project description	3
3. Development options	6
4. Methodology	7
5. Legal framework.....	8
6. Heritage study limitations	9
7. Findings of related supporting studies on potential heritage sites	9
8. Historical background	10
9. Significance of the site.....	14
10. Impact on heritage resources and heritage-related mitigation	15
11. Conclusions and recommendations	16
12. Annexure: Historical Background Report.....	16

Prepared for Chand Environmental Consultants
by Melanie Attwell & Associates
October 2006

CARPE DIEM HERITAGE IMPACT ASSESSMENT

EXECUTIVE SUMMARY

This is a Heritage Impact Assessment (HIA) identifying heritage resources within the site under review. The HIA forms part of a series of specialist studies undertaken in terms of the Environmental Impact Assessment regulations and submitted together with the EIA.

This report is intended to provide a baseline heritage study of both tangible and intangible aspects of the heritage affecting the site as well as potential impact of the proposal on such resources, in particular, as a result of concerns raised by the South African Heritage Resources Agency.

The proposal known as Carpe Diem Nature Estate is to develop approximately 120 housing units on a coastal site of approximately 200ha called the Palmiet Annex near Port Alfred, Eastern Cape.

It is intended to do this with minimum disturbance to the ecological sensitivities of the site. Development of the majority of the units will occur on the higher northwestern boundary and in the proximity of the Great Fish Point Lighthouse.

Residential opportunities and the economic potential of the general area will be enhanced through the development of the site. Care will need to be taken to ensure the spatial and environmental qualities are protected and access to the beach for the general public is maintained.

The report finds that despite the fact that the surrounding area is rich in history, there is a single major heritage resource that will be impacted upon by the proposal. This is the Great Fish Point Lighthouse. The report finds that the Great Fish Point Lighthouse of considerable heritage significance. Its significance is enhanced by the scenic magnificence of its setting. It is considered to be a Grade 2 site or site of Provincial significance.

The report finds that the impact of the proposal in the heritage resource is visual in nature and should be subject to the mitigation measures provided in the Visual Impact Assessment.

The environs of the lighthouse and the landmark quality of the lighthouse itself will be altered by the proposed development. With careful and sufficient visual and design and environmental mitigation as outlined in the Visual Impact Assessment and conceptual design proposals this impact can be reduced.

In order to reduce the immediate impact of residential erven or building footprints in close proximity to the lighthouse this report recommends that 3 units (units 75, 77 and 70) be pulled back from the cadastral boundary adjacent to the lighthouse, where possible, and where deemed necessary by the Visual Impact Assessment.

There may be additional archaeological discoveries made particularly during site clearance and construction. These may be maritime archaeological discoveries hidden by dune movement, precolonial and colonial archaeological material. The report recommends measures to accommodate potential finds within the brief of the Environmental Management Plan and the use of an archaeological "watching brief".

1. INTRODUCTION

The proposal known as Carpe Diem Nature Estate is to develop ecologically sensitive residential units on Erf Palmiet Annex 239 near Port Alfred, Eastern Cape.

The property comprises at present open grassland, bush and coastal forest dunes and beach frontage. On its north western boundary is the Fort d’Acre Game Park and the Great Fish Point Lighthouse is situated at the highest point to the northwest.

The proposal is to develop approximately 110 to 120 housing units on the site of approximately 200ha. It is intended to do this with minimum disturbance to the ecological sensitivities of the site. Development of the majority of the units will occur on the higher northwestern boundary and in the proximity of the Great Fish Point Lighthouse.

The land is currently zoned for agriculture. It is intended to seek rezoning for the bulk of the site to open space and to seek rezoning to residential use the footprint of the houses. As a result the residential units will be situated within a zoned open space.

The site comprises dramatic natural scenic qualities and pristine coastline. It is situated approximately 28 kilometres from Port Alfred is close to the Fish River Sun. It is accessed at present by a road that links the R72 to the Lighthouse. There is a point at the Great Fish Point Lighthouse where the public can access the beach.

This is a heritage assessment identifying heritage resources within the site. This report is intended to provide a baseline heritage study of both tangible and intangible aspects of the heritage affecting the site as well as potential impact of the proposal on such resources as a result of issues raised by the South African Heritage Resources Agency, by the Cape Town Head Office, as well as the Eastern Cape Regional Office, in reviewing the Initial or Scoping Archaeological Impact Assessment Report, conducted by Dr J. Binneman in September 2006. A heritage assessment was not undertaken at the time of the preparation of the other specialist reports and was not part of the Draft Scoping Report undertaken by Chand Environmental Consultants in November 2005. This short report has been undertaken at short notice at the request of Chand Environmental Consultants as a result of the issues raised by SAHRA.

2. LOCATION AND PROJECT DESCRIPTION

The site is situated along the Eastern Cape Coast between the Kleinemonde and Great Fish River beyond which is situated the Fish River Sun and Golf Course. There are two small villages in the vicinity, Kleinemonde and Seafield, on the banks of the Kleinemonde River approximately 6 kms away. The area around the Lighthouse contains a number of structures including a guesthouse.

The proposed Carpe Diem Eco-estate is situated on the farm site known as Palmiet Annex 239, and is bounded by the Palmiet Farm or the Fort d’Acre Game Park to the northwest, and the coastal dunes to the southeast. It is bounded in the northeast and southwest by the Brak River and Crown land respectively. To the centre-north of the site is the Great Fish Point Lighthouse Reserve on which stands the Great Fish Point Lighthouse.

The site is situated towards the coast along the R72 between Port Alfred and East London and is currently accessed by a winding road towards the lighthouse. It is currently zoned for agricultural use, and at present consists of coastal scrub and dune. Its remoteness and pristine

coastline, together with the landmark lighthouse, contribute to a landscape of dramatic scenic qualities.



Figure 1: Location.

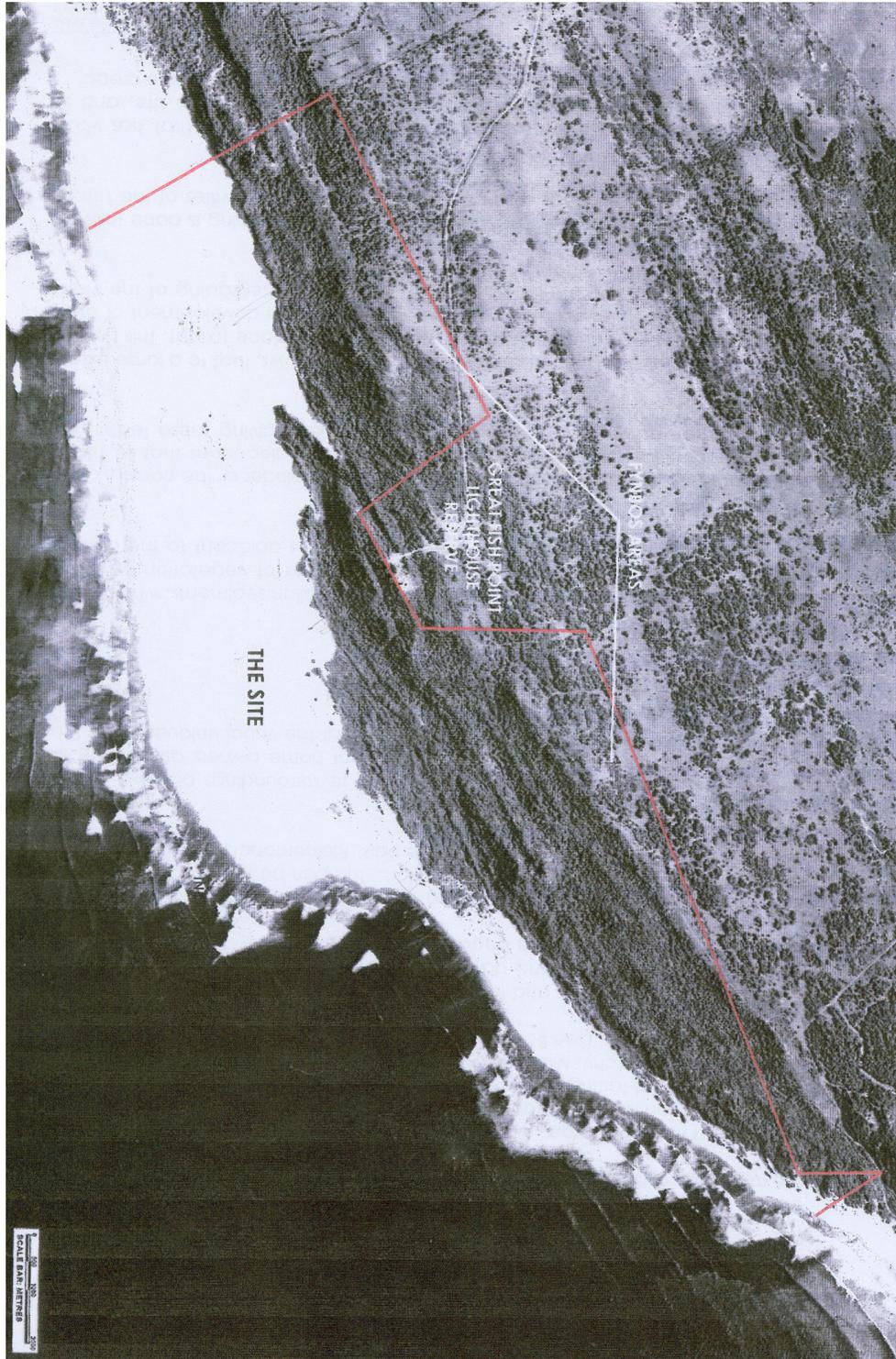


Figure 2: Aerial photograph of the site, showing the position of the lighthouse.

The proposed project is for the rezoning of portions of the site containing the building footprints for residential use; and to rezone the remainder for open space. The site is 200ha in extent and the proposal is for approximately 110 to 120 housing units on the site clustered close to the upper ridges of the site away from the coastal dune system.

3. DEVELOPMENT OPTIONS

There are at present four development options together with the no go option. Heritage Assessment of Option 5 or the preferred option, is made on the basis of documentary information.

1. *The no go option*

This option assumes that the agricultural zoning will remain and although fairly poorly suited, in terms of agricultural yields and grazing, that activity will remain. This option fails however to capitalize on the scenic recreational and tourism opportunities that are present along the coast.

2. *The high density option*

This option proposed two high-density developments to the southwest and northeast of the lighthouse. This option has been rejected because the type of housing was ill suited to the environment and the cumulative visual impact of the development would be high. This option has not been explored further

3. *Option 3:*

200 residential units positioned and built to minimize impact on the environment. These units would be along the northwestern boundary of the site to the southwest and northeast of the lighthouse (Zones 1 and 2) at densities of 4-6 units per ha.

Other units (Zones 3 and 4) will be situated to the south east and east to the area close to the lighthouse. There would be environmental and design constraints and guidelines to reduce impact on the character and quality of the environment. There would be no garden or walls and buildings would be placed by the identification of a centre point. All development for a particularly site would take place within 12 metres of the centrepoint. This allows for the dynamic siting of units, dependent on environmental and other constraints.

4. *Option 4.*

This is similar to option 3 but with fewer units. There would be 160 residential units instead of the 200 proposed in option 3. Design and siting constraints would remain the same however, although fewer units would give a greater flexibility in siting of units and reduce the visual impact on the development particularly with regard to the lighthouse, which is a heritage resource. This option would allow flexibility with regard to the units close to the lighthouse boundary.

The Visual Impact Assessment Report (CNdV Africa) has concluded that both options 3 and 4 are likely to have the same visual impact from the areas outside the site.

5. *Option 5: Preferred Option*

This option is similar to Options 3 and 4 in terms of siting of units. However the number of units has been reduced to 120. This is as a result of conclusions reach within the geo-hydrological report and percolation testing, that conditions can sustain up to 120 units on the site. This density has been further reduced (September 2006) to 110 units.

Impact of Options 1-5- in relation to the lighthouse as a heritage resource

As Option 5 is the preferred option and apart from option 1 is likely to have the least visual impact on known heritage resources, it alone is assessed in terms of its impact on the lighthouse.

Options 2-5 are likely to impact significantly in visual terms and in terms of the character of its context, on the lighthouse.

However in view of the heritage significance of the lighthouse, its characteristic landmark quality, this report recommend that an option that allows greater flexibility with regard to the siting of units close to the lighthouse to preferred Closely spaced residential units in close proximity to the site boundary may cumulatively impact on its landmark qualities. Option 5 is also the preferred option from a heritage point of view as it is the most likely to reduce visual impact on the landmark qualities of the lighthouse and allow for a greater separation area between the lighthouse and the residential development, provided the density of the development along the common boundary is reduced.

As a result this report finds that alternative 5 of most likely to encourage optimal use of the site in ecological and residential terms, and encourage investment in the area, while at the same time considering the impact of the development on the lighthouse, which is a heritage resource.

4. METHODOLOGY

4.1.This report has been undertaken at short notice and as a result has focused on the development of a historical background to the site in order to identify and assess any heritage resources and to make potential recommendations regarding the impact of the development on heritage resources.

The report has partly been a response to specific requirements of the South African Heritage Resources Agency in its comments affecting the Archaeological Impact Assessment (Binneman, 2006)

The review comment from SAHRA included the need for a clarity regarding the impact of the development on any historical structures including the lighthouse, “either in terms of the number of people for in terms of visual impact”. The review also requires that heritage reports address the notion of intangible heritage.

4.2.The methodology followed has been the following:

- 4.2.1. *A review of relevant planning, designs, and impact studies. These include the following:*
- Draft outline of development principles, *Carpe Diem Nature Estate*, architecture co-op February 2006.
- Visual Impact Assessment, *Carpe Diem*, draft prepared by CNdV Africa for Chand Environmental Consultants, September, 2006. Information contained within the VIA has been fully utilized because of the link between heritage resources with landmark qualities and visual impact.
- Palaeontological Heritage Impact Assessment prepared by R Gess for Chand Environmental
- Archaeological heritage Impact Assessment for the Proposed Carpe diem Coastal Eco-estate, prepared by Dr Johan Binneman for Chand Environmental

- 4.2.2. *A historical study identifying possible heritage sites and objects. This includes:*
 - Historical maps, diagrams, deeds, and secondary historical sources
 - Historical background study undertaken by Ms K Schultz (See Annexure 1)
 - Summary of historical findings in terms of the heritage of the site
- 4.2.3. *Grading of heritage sites, where they exist*
- 4.2.4. *Application of relevant Sections of the National Heritage Resources Act (Act 25 of 1999). These included the following:*
 - Section 34 structures older than 60 years
 - Section 35 Archaeology and Paleontology. Separate reports undertaken and conclusion included within this report) marine archaeological sites resulting from shipwrecks, which are a national heritage resource are also briefly considered.
 - Section 36 Potential Burial Grounds
 - Section 38. Studies affecting heritage impact assessment in particular Section 38(8) in terms of which this study has been undertaken.
- 4.2.5. *Assessment of the proposal in terms of affected heritage resources, and measurement of impact.*
- 4.2.6. *Conclusions and recommendations*

Because of the time frames involved in the preparation of this report, the site has not been visited and findings are preliminary.

5. LEGAL FRAMEWORK

The following legislation is applicable

5.1. National Environmental Management Act (NEMA) No 106 of 1998; and

The Environmental Conservation Act (Act 73 of 1989) EIA Regulations promulgated In terms of the Act; and the National Heritage Resources Act (Act 25 of 1999)(NHRA).

Chand Environmental has requested a specialist heritage study as part of an Environmental Impact Assessment (EIA). EIA's are required to meet the requirements of the relevant heritage authority to meet the requirements of the National Heritage Resources Act (NHRA) with regard to the identification and protection of heritage resources,

In this instance, as there is no provincial heritage body with delegated heritage authority, a comment must be obtained from the National Heritage Authority, the South African Heritage Resource Agency (Eastern Cape). This report and other specialist studies accompanying the EIA should be submitted to the relevant Department of Environment Affairs and Development Planning before the final Record of Decision for the EIA can be issued.

5.2 The National Heritage Resources Act (NHRA) No 25 of 1999:

Heritage Resource Management. This Assessment, forming part of an Environmental Impact Assessment, has been called for in terms of the NHRA, Section 38(8)

5.2.1. *NHRA current heritage related decisions.*

The Archaeological Heritage Impact Assessment was submitted to the SAHRA Regional Manager Eastern Cape Mr. Thanduxolo Lungile on 11 May 2006. The review comment from SAHRA included the need for a full review assessment of the whole property along the coast and clarity regarding the impact of the development on the historical structures including the lighthouse, “either in terms of the number of people for in terms of visual impact”. The review also requires that heritage reports address the notion of intangible heritage.

5.2.2 *Heritage Resource Management:* The following work descriptions apply to this assessment: Section 38(1) subsections:

- (c) any development or other activity which will change the character of a site-
- (i) exceeding 5000 sq. meters in extent
- (d) the re-zoning of a site exceeding 10 000 sq m in extent.

5.2.3 *HLA Report Requirements:*

In terms of NHRA Section 38(3), the report must address as a minimum:

- (a) The identification and mapping of all heritage resources in the area affected;
- (b) An assessment of the significance of such resources as set out in the NHRA;
- (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 completion of the proposed development.

Responses to these requirements are contained under the Section entitled “ Impacts and Mitigation.”(Section 9).

6. HERITAGE STUDY LIMITATIONS

The study has been undertaken on the basis of documentary research and assessment only. Findings are dependent on the material available.

No site visit was undertaken due to time constraints. As a result, impact findings are preliminary and need to be verified with an on-site assessment.

No oral histories or interviews have been undertaken and notions of intangible heritage, history and memory are dealt with through documentary research only.

7. FINDINGS OF RELATED SUPPORTING STUDIES ON POTENTIAL HERITAGE SITES

CNDV for Cband Environmental Consultants: Visual Impact Assessment, Carpe Diem: September 2006.

This report finds as a result of the remoteness of the site visual impact is assessed as medium to low although the impact of the views from the lighthouse (which has been identified in report as a significant heritage resource) will be high. The report identifies and recommends specific mitigation measures to mitigate this including siting massing and architectural guidelines. The report recommends the appointment of an environmental control officer.

Comment: This HIA report also recommends that the environmental control officer referred to be briefed to manage potential archaeological impacts together with a qualified archaeologist who would be appointed to conduct a “watching brief” on the site particularly during the construction period.

Mitigation measures to minimise views to and from the lighthouse are relevant from a heritage perspective.

Binneman Dr J, Department of Archaeology, Albany Museum for Chant Environmental Consultants: Archaeological Heritage Impact Assessment for the Proposed Carpe Diem Coastal development Great Fish Point.

This report was a Phase 1 Archaeological Assessment Study. The report consisted of a short study of the area and an on-site archeological assessment. It found very few visible archaeological sites.

It did however find that the development would have an impact on the cultural resources in the surrounding areas. It notes that there are significant archaeological sites in the area and they may be impacted upon through the presence of greater numbers of people.

The report identifies the area around the Fish River Mouth as important in the nineteenth century. There is for instance a small military cemetery near the mouth of the Great Fish River and there is also the potential discoveries affecting the known shipwrecks (See Annexure1).

The report recommends that in the event of hidden archaeological material being uncovered, archaeologists are immediately informed in order to excavate and collect material.

Comment: Although the surrounding area is rich in history and may contain outstanding historical relics the site itself has currently revealed little archeological and historical material. However there remains that possibility of archaeological and maritime archaeological material that may be revealed during site clearance. It is proposed that an archaeologist be appointed to conduct a watching brief during the clearance for building platforms.

8. HISTORICAL BACKGROUND

The following is the synopsis of the historical report prepared by Kathleen Schulz, Heritage Consultant. The full report is attached as ANNEXURE 1.

The Great Fish River is marked in the annals of South African history by Bartholomew Dias first Portuguese explorer to see this shoreline, who named the river Rio d’ Infante.

It would appear that at the time of colonial occupation tribal occupants of the western portion of the Great Fish River went by the name of Hoen Gey Quas. Members of the Gona Quas tribe occupied the area from the eastern bank of the river to the Keiskama River. Very little written information exists on the groups of people previously or originally living in the south and eastern regions of the Western Cape. However history does record that these tribes were either annihilated or absorbed into new communities as European occupational boundaries gradually expanded north of the Cape Town environs.

The Cape Colony border was extended to the Upper Fish River and Bushmans River south east of the Great Fish River mouth in 1778. This action laid the foundation for a series of anti-colonial wars and skirmishes by the AmaXhosa that were to last until the end of the nineteenth century. The seventh of these wars is referred to as the War of the Axe and is significant in that fortification was erected on western portion of the Fish River mouth named Fort Dacres in 1846. Waterloo Fort was built on the eastern bank of the Fish River. Due to land and sea access difficulties the forts were abandoned in April 1847. In 1821, traveler George Thompson

mentioned visiting the home of a certain Captain Crause who lived on the western bank of the Fish River, approximately 1½ miles south west from the mouth and ½ a mile from the shoreline.

A lighthouse was erected south west of the river mouth in 1898, protecting ships from running aground along the three treacherous reefs running within the vicinity of the river mouth. The lighthouse lens still rests in a bath of mercury weighing 264 kilograms, which at the time of construction was housed in a case of gun metal, supported on a cast iron table.

Ownership History

The site was crown land until 1948. The following trans actions outline the transfer and ownership history of the site.

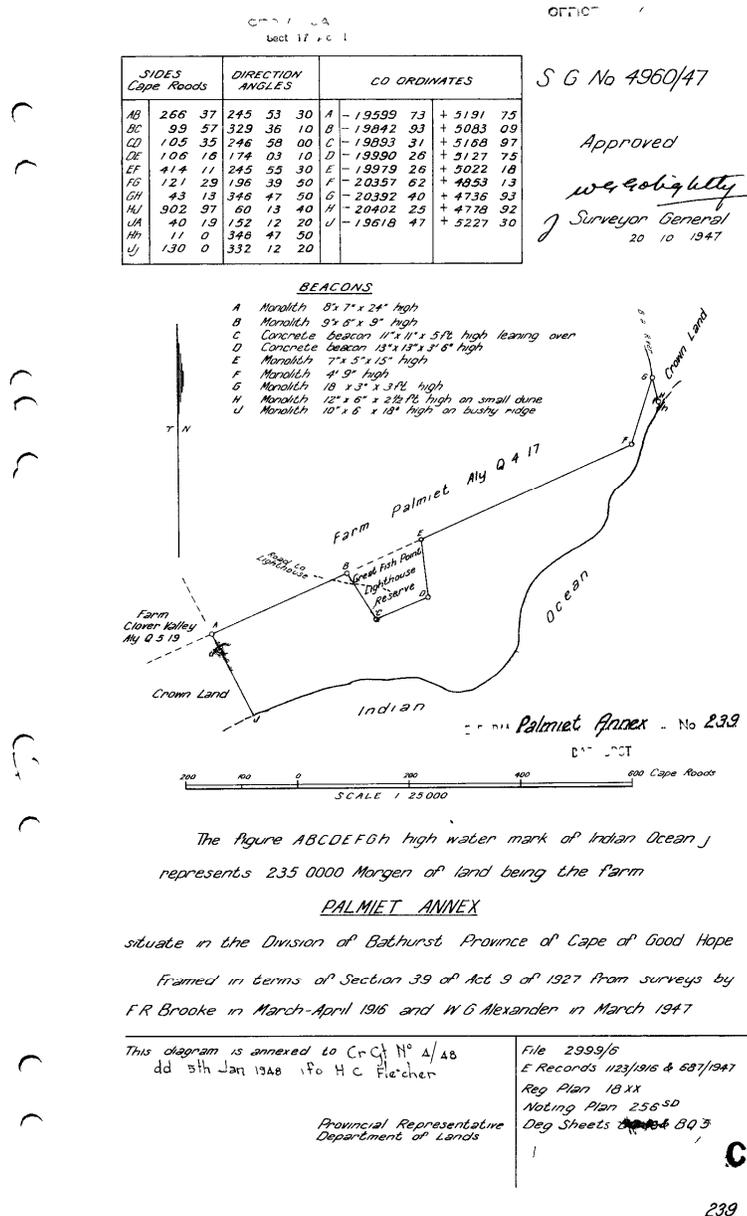


Figure 3: SG Diagram of the Palmet Annex of 1947, showing the Great Fish Point Lighthouse Reserve.

1948 The farm Palmiet Annex (farm number 239) was granted as Crown land in 1948 in favour of H C Fletcher. No change in property extent has been registered since that date. The extent of land granted was 201.285 hectares.

1980 The property was transferred to Model Homes Kowie Pty Limited

1983 The property was transferred to P A Cartage Contractors Pty Limited

1999 The property was transferred to H J & J L Moolman Beleggings Pty Limited

1999 The property was transferred to Tixadeprops 185 Pty Limited, who are the current owners.

Heritage resources impacted by the proposed development

The Great Fish Point Lighthouse



Figure 4: The Great Fish Point Lighthouse, built in 1898.

Built in 1898, this lighthouse is one of six stone and masonry lighthouses in the Eastern Cape. The structure is therefore protected in terms of Section 34 (Protected 60 year old structures) of the NHRA. Its age together with its landmark status and siting within a dramatic and scenic landscape, make it a heritage resource of considerable significance. There are a number of smaller buildings in the vicinity of the lighthouse, which do not however share the same landmark qualities.

It terms of the current system of grading and according the requirements and principles contained within the NHRA the site of the lighthouse and the lighthouse itself is likely to be regarded a 2 site. This means that it is a site of provincial significance.

According to Portnet Lighthouse Services areas manager Roland Black, the black stripe is functional rather than decorative as it serves as daylight identification and tells passing vessels where they are. The light first shone on July 1, 1898, much to the relief of many sailors who previously had to navigate the three dangerous reefs between Riet and Stalwart points in the dark. The lighthouse also warns passing traffic of the mouth of the Great Fish River which some have entered, mistaking it for sea.

The tower was erected at a cost of £3 801,7 and the entire installation cost the government of the Cape Colony a staggering £10 155.

According to Harold Williams' book, *Southern Lights*, the lighthouse has an identical twin of the Cape Leeuwin Lighthouse in Western Australia.

The technology in 1898 was considered state of the art with 920mm focal distance apparatus of the bi-valve type. At that time, lenses were carried in gunmetal frames supported on a cast iron table floating in a mercury bath containing 264kg of mercury. It produced a 0,2 second flash every 10 seconds.

Since then, the technology has been updated several times, and the lighthouse went diesel in 1939-40. After 40 years' service, the diesel generators began to wear out and were replaced with electricity with a standby diesel generator. A mercury bath is still used to support the heavy lens.¹

Shipwrecks

A number of ships have been known to run aground along the shoreline. These include the following ships that ran aground at the mouth of the Great Fish River, but the dates of the disasters was not ascertained. The ships were: Welcome, the Finland, the Amana, the Danube, the Couland and the Umvolosi were wrecked on the reefs around the lighthouse area before it was erected (1898).

The SAHRA shipwreck data base should be consulted for a list of recorded shipwrecks along the coastline off the Fish River mouth.

Maritime Archaeology is national heritage function (SAHRA) and archaeological reporting and monitoring on the site close to the shoreline affecting shipwrecks should liaise with that Office.

Burial sites and archaeology Sections 35 and 36 NHRA

The research shows no signs of burial sites on the site although a small burial site is known to exist nearer the mouth of the River. A Phase 1 Archaeological Report has identified little evidence of surface archaeological deposits (Binneman 2006).

It is also possible that maritime (shipwreck) subsurface deposits may be a possibility and should be considered in management terms.

Conclusions

Historical aerial photographs reveal very little change to the landscape other than the lighthouse and surrounding buildings in the vicinity, the road to the lighthouse and the track from the lighthouse to the beach. These therefore can be considered to be the visible historic structures and patterns of access affecting the site. The presence of maritime archaeological also should not be discounted.

Aerial photographs reveal little trace of earlier land use.

The lighthouse has been provisionally identified in this report as a grade 2 structure.



Figure 5: Aerial photograph 1955, Trigonometrical Survey Office, Mowbray.

No other known heritage resources exist in such proximity to the site that will be substantially impacted upon by the development. However, the introduction of additional numbers of residents and tourists will have an impact on archaeological and heritage resources that may exist in the area.

9. SIGNIFICANCE OF THE SITE

Heritage significance is defined as aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value or significance".

The lighthouse is identified as being of Grade 2 heritage significance for the following reasons.

9.1. The findings with regard to the site may be summarized as follows:

Aesthetic significance	The lighthouse is set within dramatic scenery and has a powerful landmark quality.
------------------------	------------------------------------------------------------------------------------

Architectural significance	One of six stone and masonry historic lighthouses along the Eastern Cape coast
Historical significance	Built in 1898 to protect ships along the coastline and the mouth of the Great Fish River. Area saw wartime activity including the Wars of the Axe. A number of ships have run aground near the mouth of the Great Fish River
Scientific and technological significance	No unusual innovative techniques used.

9.2. Summary: Statement of Cultural Significance of Palmiet Annex

The site has outstanding scenic qualities. The Lighthouse itself is set within dramatic coastal scenery and is of scenic and iconic significance along the East Cape Coast. The area is of historical significance having been a boundary and point of conflict in the colonization of the Eastern Cape in the mid nineteenth century.

10. IMPACT ON HERITAGE RESOURCES AND HERITAGE-RELATED MITIGATION

The following table addresses the requirements for assessment as referred to in section 38(3) of the NHRA

Identification and mapping of all heritage resources	The site is relatively pristine and isolated. The lighthouse has been identified as a significant heritage resource. (See aerial photograph).
Assessment of the significance of such resources	The lighthouse has been assessed and graded in terms of significance as a grade 2 site (of Provincial significance)
Assessment of the impact of the development on such heritage resources	This report identifies that all options (apart from option 1) will have a high impact on the lighthouse and will alter the character of its context in visual terms. This however is mitigated by strong light pollution, design and ecological requirements
Evaluation of the impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development	Tony Barbour and Associates have concluded a social impact assessment, which measures the social and economic impact of the development on the area. Social benefits will include guaranteed access by the public along the existing lighthouse pathway to the beach, which will be upgraded.
Results of consultation with communities	Public participation conducted by Chand Environmental Consultants as part of the EIA process. Scoping exercise concluded
Consideration of alternatives	Options 1-5 have been considered
Plans for mitigation of any adverse effects	See below

Impact and Mitigation

This report considers that the mitigation measures proposed in terms of design, minimal landscape intervention, screening of infrastructure, screen planting, minimal and visually permeable fencing, and the screening of light pollution, as outlined in the VIA are appropriate and adequate.

The protection of the landscape qualities surrounding the lighthouse and the lighthouse itself, which is considered in statutory terms, a heritage resource, are however, problematic from a heritage perspective. It is proposed that three residential sites (units 70, 75 and 77) be pulled back from the Great Fish Point cadastral boundary to allow for the lighthouse to retain some of the landmark qualities that provide it with much of its cultural and visual significance. In addition, care should be taken to avoid adverse impact of the game drives along the Fort d’Acre cadastral boundary by the close siting of residential units. As the siting of the units has not yet been decided that the proposal is in principle to place such buildings footprints in relation to environmental constraints in a dynamic fashion, this requirement is achievable and reasonable.

The following assessment of impact refer to the impact of the proposed development on the lighthouse and surrounds as a heritage resource

Extent of the impact	Local due to the isolated nature of the site
Compatibility with heritage resource	Most lighthouses in relatively isolated positions with little light pollution. Appropriate with intensive screening measures and positioning of residential footprints away from the Lighthouse
Intensity of impact on heritage resource	Development will be visible from the lighthouse. Development will alter the isolated context of the lighthouse Medium to High Medium Impact with mitigation
Duration of impact	Long term
Significance of impact on heritage resource	Medium with mitigation.

11. CONCLUSIONS AND RECOMMENDATIONS

The proposed residential development will unlock the tourism potential of a remote and beautiful stretch of coastline. As a result there are compelling reasons for the environmental friendly development proposal to proceed. Care will however need to be exercised on ensure that the cumulative impact of increased population and the visual impact of the development will not adversely affect its outstanding scenic qualities and the impact of the development on the Lighthouse, as a heritage resource.

The Great Fish Point Lighthouse of considerable significance and has consequently attached a provisional grading as a grade 2 site. The environs of the lighthouse and the landmark quality of the lighthouse itself will be altered by the proposed development. Such qualities need to be protected where possible. With careful siting of residential units, and sufficient visual and design and environmental mitigation as outlined in the relevant report, impact can be reduced to medium.

Recommendations

In order to reduce the immediate impact of residential erven or building footprints in close proximity to the lighthouse this report recommends that three units be pulled back from the cadastral lighthouse boundary, and where deemed necessary by the Visual Impact Assessment.

The following is also recommended:

- That this report is submitted to SAHRA (Eastern Cape and the national Office Cape Town as a response to concerns raised in the SAHRA review of the Initial Archaeological Assessment
- That this report is submitted to the relevant Provincial Environmental and Planning Department as part of a group of specialist studies supporting the EIA:

- That archaeological control is included into the EMP; and archaeologists are appointed to conduct as watching brief particularly during site construction. This brief should include maritime archaeology.
- That should archaeological finds be made, SAHRA be informed and archaeologist be given sufficient time to undertaken the necessary archaeological investigation.
- That a heritage interpretation display be set up to be managed by the on-site environmental officer to educate visitors about the heritage of the general area and display potential archaeological finds. Such a display is to be undertaken with the advice of the relevant heritage authority.

12. ANNEXURES

ANNEXURE 1: Historical Background Report: K Schultz