

Our Ref: J27362

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Dear Thanduxolo

As per our telephonic conversation, we are in the process of carrying out a Basic Assessment Report for the proposed "New Beach Hotel and Apartment Resort", located in Kei Mouth for our client Mr Haddad of Corpco 629cc. It is proposed that a total of 102 rooms will be built on the site of the former Kei Mouth Beach Hotel (Erven 160, 161, 162, and 163 Kei Mouth). The combined size of the four erven is 6000m<sup>2</sup> and therefore Sections of the National Heritage Resources Act (Act 25 of 1999) may be relevant. Section 38. (1) (c) of the Act states that 'any development or other activity which will change the character of a site—

- (i) exceeding 5 000 m<sup>2</sup> in extent; or
- (ii) involving three or more existing erven or subdivisions thereof;

Must notify the responsible heritage resources authority. Consequently, we are notifying SAHRA of this proposed development.

The site of the old hotel is zoned as residential 5 Zoning in terms of the Great Kei Municipality Council's Zoning scheme and the Land Use Planning Ordinance (No 15 of 1985). The existing user rights of the erf on which the hotel was situated does therefore allow that a building, of at most four storeys may be built. The old Hotel was two storeys in height.

Our assessment of the proposed new development is that in terms of Heritage Resources, it will not change the character of the site. The visual impacts and the sense of place of the development have been assessed. The Environmental Assessment Practitioner (EAP) is of the opinion that the construction of a four storey hotel / apartment block does not impact negatively on the sense of place of the small holiday destination. The building will certainly be taller than any other structure in Kei Mouth, but would not be "out of place". The architectural impressions were assessed, and the views from the residential area and towards the beach are considered to be a reasonable representation of the visual impact. It is accepted that the height of the proposed new building will be approximately the height of the palm trees (+/-14metres) in architectural impressions and the EAP is of the opinion that the building will not be a negative visual impact.

Interested and Affected Parties, identified during the Public Participation Process (PPP) have expressed concern that the proposed development would be a negative visual impact.

Could you please notify if you have reason to believe that heritage resources will be affected by such development and guide on way forward.

Regards



Dirk Prinsloo

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