

BACKGROUND INFORMATION DOCUMENT TO NOTICE OF INTENT TO DEVELOP (NID) IN TERMS OF SECTION 38(8) OF THE NATIONAL HERITAGE RESOURCES ACT, 1999 (ACT 25 OF 1999)

PROPOSED DEVELOPMENT OF A PORTION OF ERF 6503 (PLETTENBERG BAY) KNYSNA DISTRICT AND BITOU MUNICIPALITY



ON BEHALF OF: PLETT LAGOON ESTATE (PTY) LTD

AUGUST 2023

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STÉFAN DE KOCK & DR. LITA WEBLEY

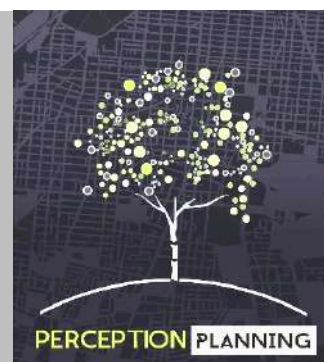
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PERCEPTION Planning

CONTENTS

1. INTRODUCTION
2. DESCRIPTION OF STUDY AREA
3. PROPOSED DEVELOPMENT
4. SPATIAL PLANNING CONTEXT
 - 4.1 Bitou Municipal Spatial Development Framework, 2021
5. BRIEF HISTORIC BACKGROUND
 - 5.1 Town of Plettenberg Bay
 - 5.2 Keurbooms/ Bitou river estuary
 - 5.3 Ganse Vallei 444
6. HERITAGE RESOURCES AND ISSUES
 - 6.1 Cultural landscape
 - 6.2 Built environment
 - 6.3 Archaeology
 - 6.4 Palaeontology
 - 6.5 Conclusion
7. RECOMMENDATION

ANNEXURES

1. Power of Attorney, Title deed, SG Diagrams
2. Photographs
3. Site Development Plan (Preferred and Alternative 1)

FIGURES

1. Locality, broader context
2. Locality, closer urban context
3. Site-specific/ Topography
4. Preferred Layout
5. Alternative 1
6. Bitou MSDF, 2021
7. Extract 1880-1900 SG Mapping
8. 1936 aerial imagery 1
9. 1936 aerial imagery 2

IMAGE

1. Historic homestead, 1927 ("Lagoon House")

ABBREVIATIONS

1. DEADP –Department of Environmental Affairs & Development Planning (WCG)
2. HWC – Heritage Western Cape
3. NHRA - National Heritage Resources Act, 1999 (Act 25 of 1999)
4. HIA – Heritage Impact Assessment
5. HWC – Heritage Western Cape
6. PHS – Provincial Heritage Site
7. NGSi – National Geo-Spatial Information, Department of Rural Development and Land Reform, Mowbray
8. NEMA – National Environmental Management Act, 1998 (Act 107 of 1998 as revised)

COVER: Collage of images of the study area and its direct environs (Author).

1. INTRODUCTION

PERCEPTION Planning was appointed by Paul Michael Burton (SA ID 660830 5110 086) on behalf of Plett Lagoon Estate (Pty) Ltd, holding a Mandate from Ray Anne Cook and Sheila Grace Storey (being the registered landowners) to submit to Heritage Western Cape (HWC) a Notice of Intent to Develop (NID) in terms of Section 38(8) of the National Heritage Resources Act, 1999 (Act 25 of 1999) with relation to proposed development of a portion of the property. Copies of the Proxy, Power of Attorney, as well as copies of the relevant Title Deed and S.G Diagram, are attached as part of **Annexure 1**.

The cadastral land unit subject to this application is as follows:

- Erf 6503 (Plettenberg Bay), Knysna District and Bitou Municipality, measuring 19.6632 ha, registered to Ray Anne Cook and Sheila Grace Storey and held under title deed T 98661/1996.

2. DESCRIPTION OF STUDY AREA

The subject property (19.6632 ha in extent) is situated ± 1.5 km north of the Plettenberg Bay town centre, ± 270 m east of the N2 National Road and is bound by the Keurbooms River Estuary to the west (**Figure 1**). The property is bound by the Plettenberg Bay Primary School to the west, the Keurbooms Lagoon caravan park to the north and predominantly single residential dwellings (some of which provide tourism accommodation) within the suburb "Poortjies" located directly to the south. Two extensive shopping malls are located along Beacon Way, directly west of the property. Vehicular access is from Beacon Way (off the N2) (**Figure 2**).

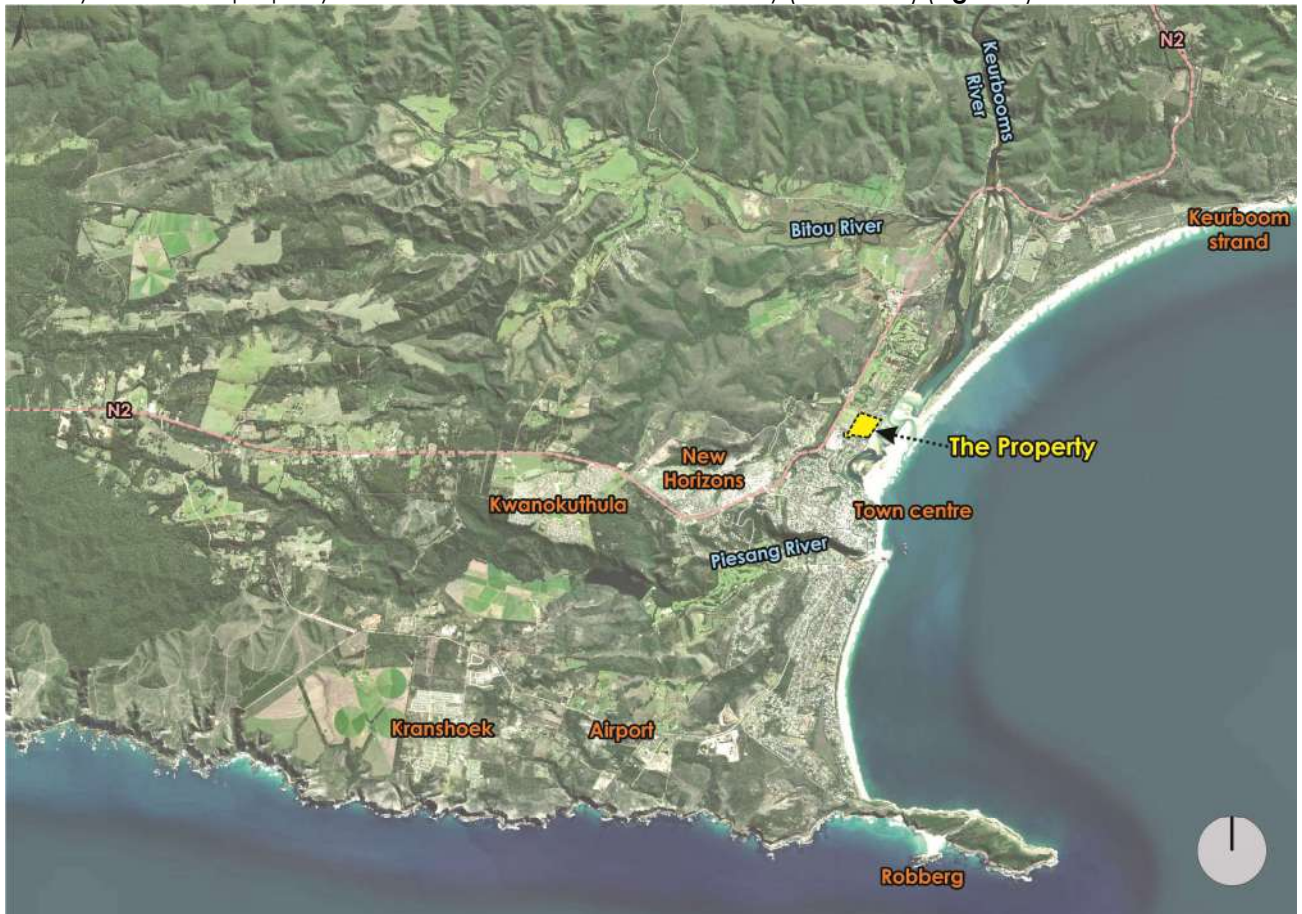


Figure 1: Location of Erf 6503 within broader urban context (GoogleEarth, 2022, as edited).

During fieldwork undertaken on 5th July 2023 it was noted that the property forms part of a narrow, southeast-facing coastal plain extending between the undulating landscape west of the N2 National Road to the shoreline of the Keurboom River Estuary, which also defines the eastern cadastral boundary. The topography of the property comprises of a higher-lying southeast facing slope separated from a lower-lying, flatter portion by a steeper incline. With the exception of the proximity of a historic homestead, the higher-lying, western section is mostly devoid of trees and shrubs whilst the lower-lying, eastern section is underlain by sandy soils and densely overgrown by a mix of alien invasive vegetation, indigenous coastal shrub and a few mature milkwoods. A number of overgrown footpaths traverse the lower portion of the property, but no other structures or ruins were noted. No burials are known to occur on the property or its direct environs.

The property contains two primary and one temporary structures, the most significant of which is a historic homestead and associated outbuildings (1927) located on the highest, northern end of the property. The

homestead is physically linked to a modern dwelling directly to the east. A modern temporary mobile home is located ±30m southeast of the homestead. The three structures are clustered and is accessed through a narrow informal track via Beacon Way as highlighted (Figure 3). Photographs of the property and its direct environs are attached as part of Annexure 2 to this report.



Figure 2: Location of Erf 6503 within existing urban/ landscape context (GoogleEarth, 2022, as edited).



Figure 3: Topography and features noted on the property during field work (CFM, 2022, as edited)

3. PROPOSED DEVELOPMENT

According to a specialist planning report (Marika Vreken Urban & Environmental Planners, 2023) the following two alternative development proposals for the property are being put forward for consideration:

Preferred Alternative – The application area is divided into two portions: the western part, consisting of disturbed, former pastures, and an eastern portion, overgrown by a combination of coastal thicket and alien invasive species, that abuts the Keurbooms Lagoon. The proposed development will be contained on the western disturbed area of the application area (**Figure 4**).



Figure 4: Conceptual Preferred Site Layout (Vreken, 2023).

The proposed development will accommodate the following components:

- 9 Single residential erven (Residential Zone I), each 1,800m² - 3,000m² in extent;
- The historic farmhouse will be retained on proposed single residential Erf 35;
- 28 Group housing units (Residential Zone II), covering an area of ±2,6675 ha;
- 5 General residential erven (Residential Zone V), each 1500m² to ±1750m² in extent and comprising of 8 apartments (thus total 40 apartments). The height will be restricted to two storeys;
- Total open spaces provided (±11,2769 ha) will include a private nature reserve (±10,5784 ha) whilst the remaining open space (±0.6985 ha) will incorporate an entrance gate, guard house, communal club house, maintenance buildings, and green spaces and communal pedestrian walkways that connect the western units with the private nature area;
- Provision of parking for various units mentioned above;
- Access to the development will be established via Cuthbert Close, from the Pootjies residential neighbourhood situated to the south;
- Ancillary engineering services and infrastructure.

Alternative 1 – The proposed alternative development proposal entails development of a residential estate with a variety of housing typologies, but with low density eco-estate housing that are nestled into disturbed areas inside the identified sensitive area. The Alternative development proposal is similar to the preferred

alternative, but with access via the servitude access between Plettenberg Bay Primary School and Checkers, and will include the following components (**Figure 5**):

- 9 Single residential units (Residential Zone I);
- The historic farmhouse will be demolished;
- 28 Group housing units (Residential Zone II);
- 5 Apartment buildings (Residential Zone IV);
- 14 Open Space Zone II erven;
- 1 Open Space Zone III erf;
- Ancillary engineering services and infrastructure.



Figure 5: Conceptual Alternative Layout (Vreken, 2023).

Conceptual plans for the Preferred and Alternative Site Layouts are attached as part of **Annexure 3** to this report.

4. SPATIAL PLANNING CONTEXT

4.1 Bitou Municipal Spatial Development Framework, 2021

Spatial planning proposals contained in this document includes designating much of the property as a Buffer Area with the exception of existing tracks and the precinct surrounding the historic farmhouse (**Figure 6**). The property is indicated as being inside the urban edge.

The MSDF, in referring to the Goose Valley Area, contains the following policies and recommendations:

- *“To the south the urban edge is extended southwards from Turtle Creek/The Tides right up to the primary school (across the caravan park) in order to allow for the future consolidation of the urban fabric of the main town with the Goose Valley area.*
- *It is proposed that the Lookout Park be established as a Private Nature Reserve with a pathway extending from Wedge to the Whale Tail. From there the entire lagoon side (Farm 449) should be established as a MPA (or similar agreement) with a pathway extending from the Lookout Beach to the end of the Lagoon Edge at The Meadows.”*

The specialist planning report concludes, *“Since the application area is located inside the demarcated urban edge, and included in the area between Goose Valley and Plettenberg Bay that is earmarked for future urban expansion, the proposal is regarded as being consistent with the Bitou Municipal SDF. Also, the proposed private nature area on the eastern parts of the application area is consistent with the Bitou SDF’s proposed nature area on Farm 449. Bitou Municipality has also confirmed in writing, that the proposed development on Erf 6503 is regarded as being consistent with the Bitou SDF.”* (Vreken, 2023:35)



Figure 6: Subject property shown within context of spatial planning proposals for Goose Valley area as reflected in the Bitou Municipal Spatial Development Framework, 2021 (Bitou Mun, 2021: Figure 44).

5. BASIC HISTORIC BACKGROUND

5.1 Town of Plettenberg Bay

From a colonial perspective the history of Plettenberg Bay dates back to the 15th century when early Portuguese explorers travelled and called along what is now the South African coastline. Bartholomew Dias is recorded to have landed here in 1488, referring to the lagoons at the confluence of the Keurbooms and Bitou rivers as “Baia das Algoas” (Bay of the Lagoons). About 90 years later in 1576, Manuel da Mesquita da Perestrello renamed the bay “Baia Formosa” (Bay Beautiful) (Storrar, 1988:38). During August 1630 the Portuguese ship *San Gonzales* was wrecked in the bay during a south-westerly gale. Records show that all 133 sailors on board perished but that 100 sailors, who had already made land, initially settled in the bay though eventually succeeding to return to Portugal (Storrar, 1982).

In 1778 the then Governor of the Cape, Baron Joachim van Plettenberg visited the bay and renamed it after himself. As alluded to above, during 1786 it was decided to use the bay as a harbour for the shipping of timber. A local forester (Johann Friedrich Meeding) and another resident (Jan Jacob Jerling) were commissioned to construct a timber store in 1787. Being of enormous size but structurally unsound the building was replaced by a smaller during 1803 (Fransen, 2002:521). The walls of the early store (a PHS) remain and is situated within present day Meeding Street, ±1,7km south of the subject property.

5.2 Keurbooms/ Bitou river estuary

Findings emanating from research undertaken by the CSIR (1985) and Schumann (2019) describe how weather patterns (including flood events) and ecological processes have influenced sediment dynamics in and around the estuary. The impacts of human intervention and urban development can of course not be discounted. In a research paper interrogating historic change within the Keurbooms Estuary, Schumann (2019) uses early panoramic views (e.g. R J Gordon, 1778), early mapping as well as aerial imagery to analyse natural migration of the estuary mouth since the 18th century:

“Storrar (1978) shows maps drawn at about the same time by JC Frederici in 1789 and Lieutenant W McPherson Rice in 1797 which both depict the mouth of the Keurbooms positioned in the middle of the barrier dune, possibly more on the north-eastern side. A later map of the region drawn by the Royal Navy Hydrographic Office in 1867 shows the Keurbooms Estuary mouth situated at the Lookout Rocks. A Divisional Map of Knysna dated 1890 confirms this mouth position, and also shows a creek from the NW discharging

into the estuary near its mouth, while the Bitou River was also flowing straight into the Keurbooms Estuary opposite Stanley's Island.

A map from the Colonial Surveyor-General in 1900 is shown in [Figure 8]. At this stage the Bitou Estuary was again in its present position west of the peninsula, while the mouth of the Keurbooms Estuary is depicted nearly 1km north of the Lookout Rocks."

Given the location of the subject property in relation to the estuary and at the confluence of the Keurbooms and Bitou rivers, it is reasonable to deduce that soil conditions as well as landscape characteristics on and around the property would have been shaped over an extended period of time through these ecological processes.

5.3 Ganse Vallei 444

Erf 6503, Plettenberg Bay forms part of the early loan farm "Ganze Valley", first surveyed during 1818¹ by surveyor Sgt. Petersen² and granted to Rynier van Rooyen. The 1818 diagram highlights the location of a single structure – set back from the coast and some distance northwest of the subject property while land use is described as "grazing purposes". The farm was resurveyed in 1894 and subdivided into several smaller lots. The subject property forms part of Lot B, measuring 154 morgen 267 square roods (±159 ha), transferred to Aaron and Percy Toplis and others on 25th September 1895³. SG Mapping of the area (1880-1900) shows the property and early loan farm in relation to the village Formosa, bound by the Keurbooms River to the east and Bitou River to the north (Figure 7).

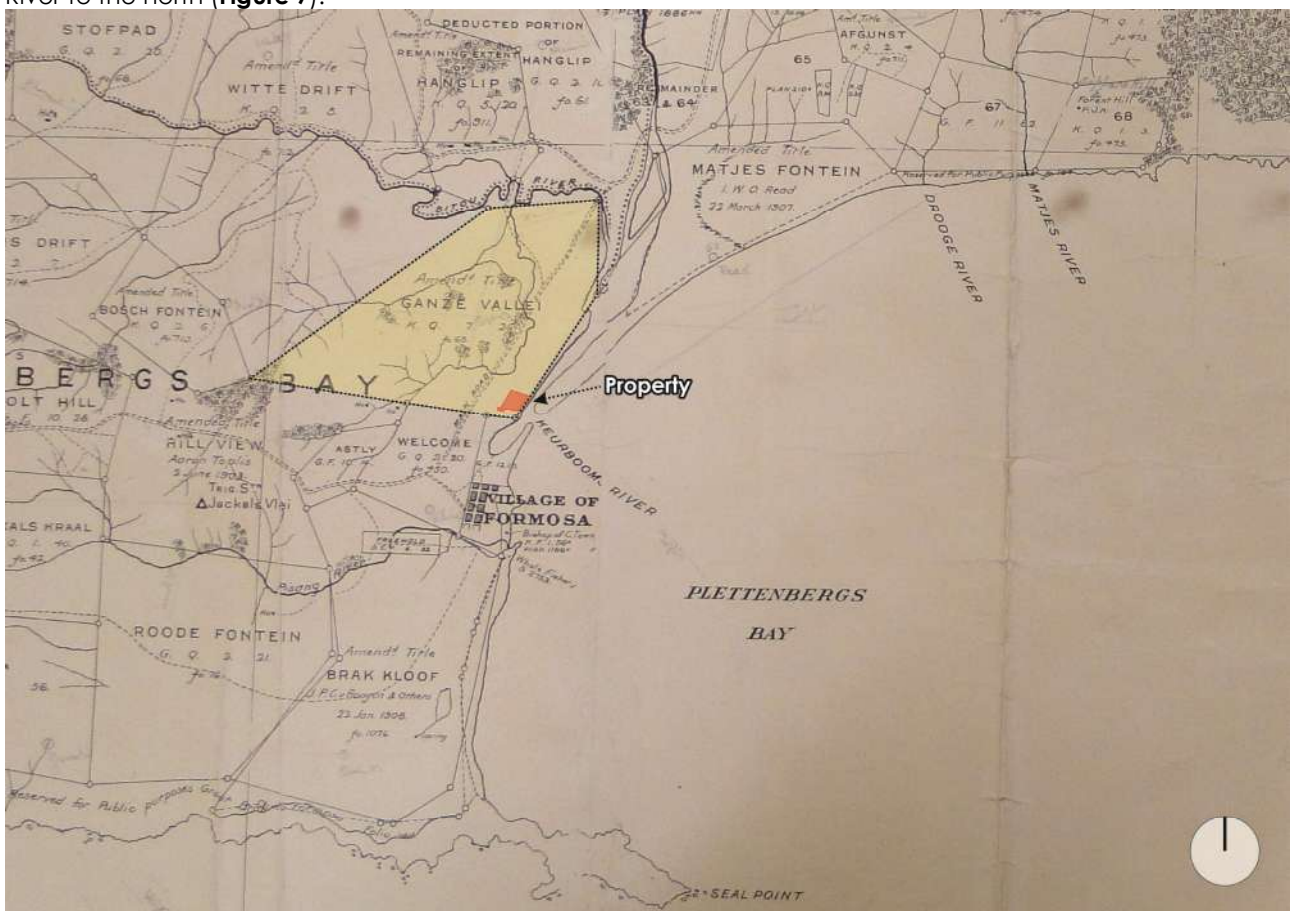


Figure 7: Location of the property within context of early mapping for the area (George Museum Archives, as edited)

The 1897 diagram does not show any structures, roads, or footpaths on or within the direct proximity of the property, but vegetation growth is described in substantial detail. The western shoreline of the estuary defining the eastern cadastral boundary is denoted as the "Downs". The 1897 diagram also records transfer of a portion of the property to Joseph Derbyshire on 23rd February 1899. The property as it exists in present day was surveyed and framed during 1994⁴.

The publication "Portrait of Plettenberg Bay", authored by Patricia Storrar, refers to, "the first small golf links at the Bay" laid out by Rev William Smart and Tom Hopwood sometime between 1910 and 1930, "about a quarter of a mile up the Piesang River on the south bank" (Storrar, 1978).

¹ S.G. Diagram 20/1818

² Also responsible for, inter alia, compilation of the town layout for George between 1812 – 1875.

³ SG Diagram 2155/1897

⁴ SG Diagram 4327/1994

The historic homestead remaining on the property, also referred to by the family as the “Lagoon House”, was built during 1927 as a wedding gift to Janet and Raymond Toplis (**Image 1**). Raymond (born 1898) was the son of Percy Toplis who owned the early trading store at “Old Nick” and owner surrounding farmland. Raymond Toplis laid out a nine-hole golf course on the property surrounded by pastures overgrown by grass kept short by grazing cattle (Cooke, 2023). Early (1936) aerial imagery clearly shows the Lagoon House surrounded by the golf course named “Lagoon Links” (See Section 6.1 below). The golf course is understood to have been disused after passing of Raymond Toplis during the early 1950's.

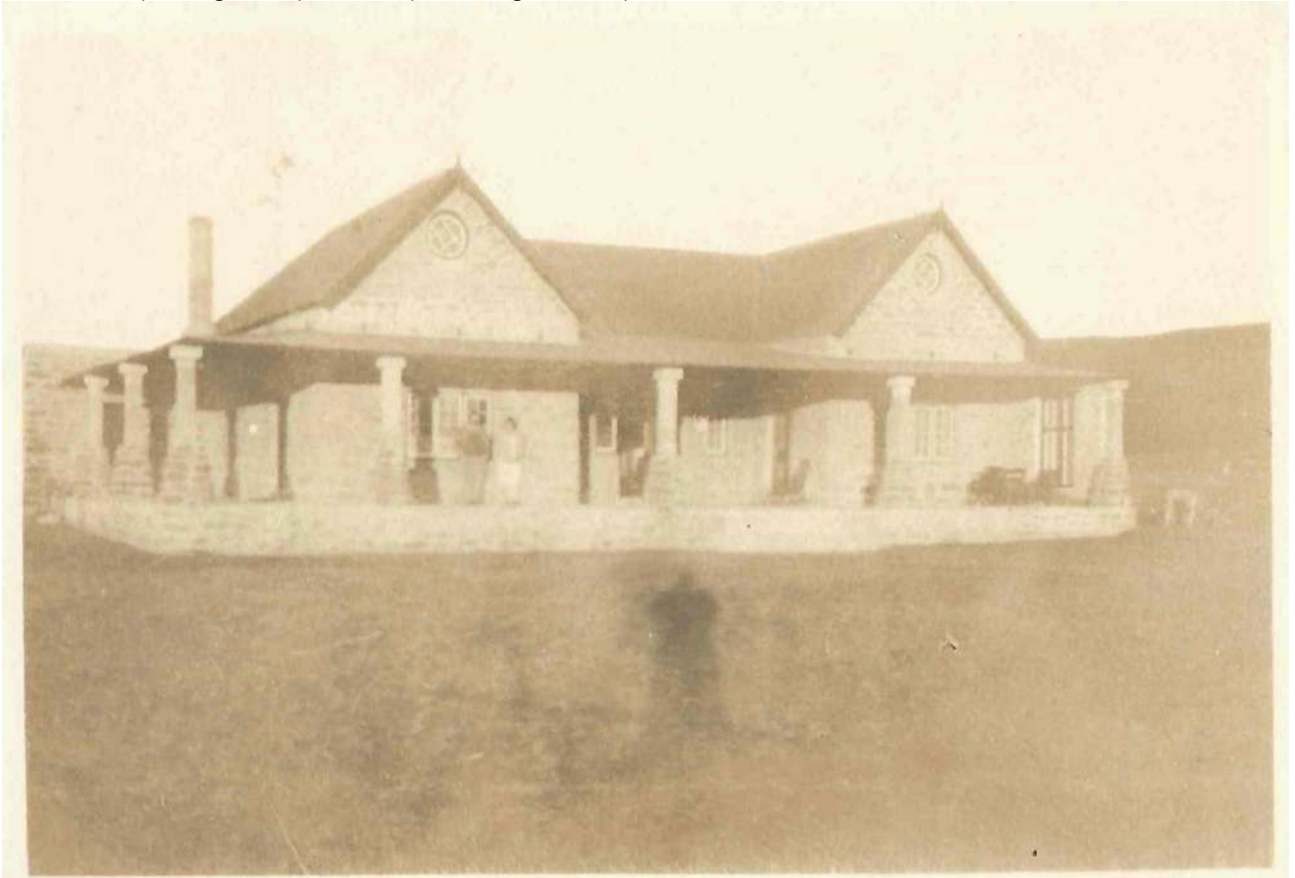


Image 1: Early image of the “Lagoon House” homestead (Cook, 2023).

Basic historical background confirms that the property is remnant of 19th century (colonial) occupation of the coastline north of the then village of Formosa. It is uncertain whether further detailed archival research would provide further meaningful insight into former use and/or broader understanding of heritage-related themes of the area.

6. HERITAGE RESOURCES AND ISSUES

6.1 Cultural landscape

Analysis of earliest available (1936) aerial photography was found useful to inform our understanding of the study area from a cultural landscape perspective. From said analysis the following traditional (i.e. Pre-Modern) cultural landscape patterns emerge, as summarized below.

Aerial survey 6 of 1942 (Figures 8, 9, overleaf):

- The 1936 image predates construction of the N2 National Road but alignment of the early coastal road as well the intersection into the road that has become Beacon Way are noted west of the study area.
- The location of the “Old Nick” trading store is noted at the turn off from the coastal road leading toward the historic town centre.
- From the above turn off a second track leads to the historic homestead (“Lagoon House”).
- The homestead is set within a modest rectangular “werf”.
- White “patches” scattered across the property in fact denotes the “greens” of the nine-hole golf course “Lagoon Links”. The “greens” were constructed out of crushed seashells to produce a level surface. The fairways were kept short by the grazing cattle (Cook, 2023).
- A patchwork of cultivated fields is visible west of the coastal road and further southwest of the property.
- Dense vegetation, possibly indigenous coastal shrub, is noted on the lower-lying, eastern portion of the property along the estuary shoreline.

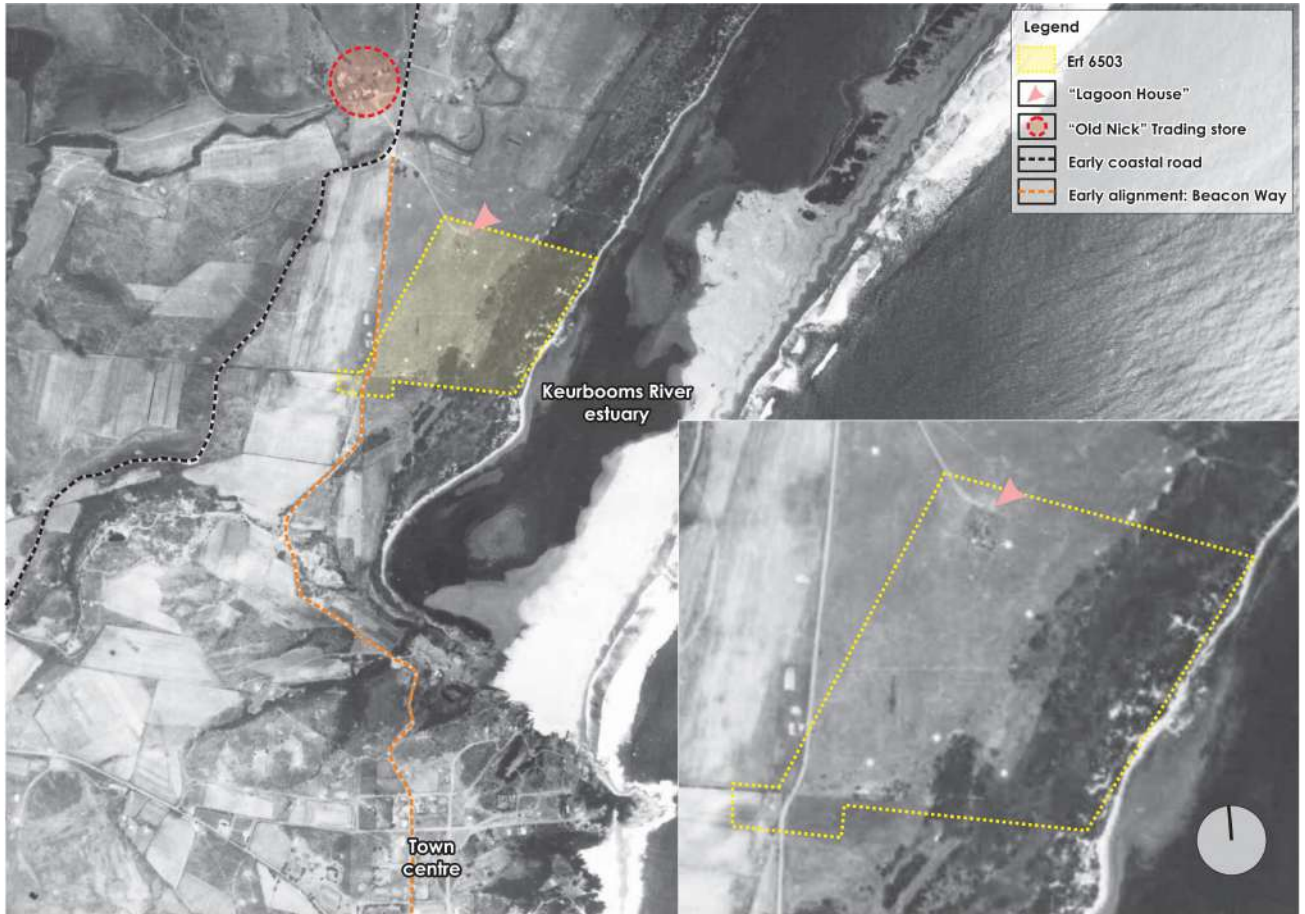


Figure 8: Erf 6503, Plettenberg Bay within context of 1936 aerial imagery for the area (Flight Survey 114, Flight Strip 015, Image 19200, NGSi as edited)



Figure 9: Closer view of "Lagoon House" set within a rectangular werf, just southeast of the "Old Nick" trading store. "Greens" then part of "Lagoon Links" are highlighted. (Flight Survey 114, Flight Strip 015, Image 19200, NGSi as edited)

6.2 Built environment

During fieldwork undertaken the historic homestead ("Lagoon House"), constructed during 1927, was found to contain a high percentage of original built fabric, including yellowwood timber ceilings, beams, flooring, and fenestration throughout, which is very rare within the Plettenberg Bay area. Notwithstanding minor alterations (which are most likely reversible) the original built form of the homestead remain. A complete modern home was built directly east of the homestead and is physically linked to the homestead through a long single corridor. The outline of the original rectangular "werf", together with a hedge and pedestrian entrance aligned with the position of the original front door remain evident within the landscape. Detailed analysis of the building was not undertaken as part of this assessment, but the overall historic and architectural cultural significance of the homestead taken in conjunction with its "werf" is likely to warrant a moderate – high grading (i.e. Grade 3B, potentially Grade 3A).

The homestead together with its original "werf" will be retained in the proposed layout (Preferred Alternative) and said layout was revised following inputs from the author. It is the intention of the landowners to restore the historic homestead in the future, which process would require permission from Heritage Western Cape in terms of Section 34 of the National Heritage Resources Act, 1999, preferably in collaboration with a suitably qualified architect.

6.3 Archaeology

The independent specialist input outlined below was compiled by Dr. Lita Webley. No archaeological material has been reported from the study area.

The stretch of coast from Plettenberg Bay to Keurboomstrand is a particularly sensitive archaeological landscape. To the south is Nelson Bay Cave (PHS), on the Robberg Peninsula, and to the north is the rock shelter of Matjes River (PHS) at Keurboomstrand. In between are many important archaeological sites of different time periods. These include more than 20 Middle and Later Stone Age sites, including, and the survivors' campsite of the wreck of the San Gonzales (1630) in Plettenberg Bay. A rare ESA quarry was recorded on the farm Brakkloof (Kaplan 2015) immediately to the south of Plettenberg Bay, and subsequent research has shown that the quarry was targeted by early hominins as a source of raw material for their stone tools. There have been numerous archaeological impact assessments undertaken in the Plettenberg Bay area, and the area is well researched.

Closest to the study area, some 500 m to the west, is the proposed development on the remaining extent of Portion 47 (a Portion of Portion 1) of the farm Ganse Vallei 444, the so-called Sky Villa development (Kaplan 2019). During a field survey Kaplan recorded a small number of isolated Early and Middle Stone Age artefacts, including an ESA bifacial handaxe, some chunks, cores and MSA flakes. The tools were all recovered from partially transformed or severely disturbed contexts within the development footprint. They were all graded as Not Conservation Worthy. Nearby on Hill View Farm, although it is difficult to be sure because of the quality of the maps, Yates (2006) reported on ESA and MSA artefacts. He commented on the distribution of stone tools on a hill as well as on the lower slopes, and he suggested an association with ancient river terraces. He described the density of the tools as 'modest' and assigned it a LOW significance.

Hart (2001) surveyed Portions 36, 37, 48, 88 and a portion of 38 of Ganse Vallei 444 for the Turtle Creek Golf Estate. Turtle Creek is located 500m to the north of the study area, and to the east of the N2 highway. It extends all the way to the Keurbooms River estuary. Hart noted that the land was previously used for agriculture and very little archaeological material was found. The presence of cobble terraces indicated that the area was periodically affected by fluctuations in the height of the Keurbooms River. Hart recorded a scatter of ESA and MSA implements on quartzites (derived from the river cobbles), as well as a small and thinly spread area of shellfish near the labourer's cottage and which could be of recent origin.

Sensitivity

While archaeological surveys in the vicinity of the study area have indicated an association between ESA and MSA stone tools, and ancient river gravels the conclusions have been that the artefacts appear to be in secondary context, and they have been characterised of **Low** significance (i.e. Grade IIIC or NCW).

Comment on Potential Archaeological Impacts

Development of the site will involve vegetation clearing and earthmoving activities. That will have a permanent and negative impact on any archaeological resources. Surveys have identified scatters of ESA and MSA material in the area, however they are generally in disturbed areas. Research has shown that LSA archaeological sites (shell middens) tend to concentrate close to rocky headlands, and there are fewer sites along the sand dunes associated with long sandy beaches (such as the Keurbooms River estuary). Impacts are expected to be LOW.

Recommendation

No further archaeological work is recommended.

6.4 Palaeontology

According to SAHRIS Paleo-sensitivity mapping, the study area is not highlighted meaning that the palaeontological sensitivity is unknown and that "a minimum of a desktop PIA is required⁵ (Sahra.org.za, 2023). Given the location of the property along the shorelines of the Keurbooms River estuary, it is reasonable to assume that soil conditions as well as landscape characteristics on and around the property would have been shaped over an extended period of time through ecological processes. We are not convinced that a palaeontological study would be warranted in this instance.

6.5 Conclusion

From the above assessment it is our contention that, while the proposal would transform the western portion of the property through implementation of the proposal, this is likely to be viewed within the context of existing urban development within its direct proximity. The lower-lying, environmentally sensitive eastern portion of the property is not proposed to be developed. The proposal would not impact on a cultural landscape of high local significance and is situated within the urban edge as designated in the Bitou Municipal SDF, 2021.

7. RECOMMENDATION

Having regard to the above assessment it is recommended that no further detailed heritage-related assessment be undertaken should the Preferred Alternative be selected, however should Alternative 1 be selected, further heritage-related studies considering the impact of proposed works must be undertaken and include historic background research, a built environment study, analysis of potential visual-spatial impacts on the cultural landscape context as well as public consultation.

PERCEPTION Planning

7th August 2023



STEFAN DE KOCK

Hons: TRP(SA) EIA Mgmt(IRL) Pr Pln PHP

⁵ <https://sahris.sahra.org.za/map/palaeo>, accessed 30th July 2023

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APPLICATION FORM
NOTIFICATION FOR INTENT TO DEVELOP (NID)
Section 38(1) and Section 38(8)

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).

As per Section 38(1)(e) of the NHRA, submission of the NID must be initiated at the earliest stage of development. Should the development trigger any other legislation, practitioners may submit the NID without formal submission to other statutory bodies in order to comply with the NHRA.

This form is to be read in conjunction with the HWC Notification of Intent to Develop, Heritage Impact Assessment, (Pre-Application), Basic Assessment Reports, Scoping Reports and Environmental Impact Assessments.

All sections of the form must be completed in order to deem the application to be complete.

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

HERITAGE WESTERN CAPE REFERENCE NO., AS PROVIDED DURING SCRUTINY:

2308 0408

SECTION A

APPLICATION MADE IN TERMS OF:

- Section 38(1) of the NHRA (This development will not require a NEMA application)
- Section 38(8) of the NHRA (This development requires an application with another authority)
- Amendment of approved Site Development Plan (SDP) for endorsement. Endorsements are only reviewed upon submission of an assessment by the heritage practitioner confirming heritage design indicators as approved are not compromised by the revision
- Advice in terms of Section 38(1)

APPLICABILITY OF OTHER LEGISLATION:

Specify the authorised department that makes the final decision in terms of NEMA (National Environmental Act.), i.e. Department of Mineral Resources, Department of Environmental Affairs and Development Planning Western Cape, Department of Forestry, Fisheries and Environment etc.: DEAD & DP (WCG)

Reference number of authority / government department: Not yet available

Present phase at which the process with that authority stands: Advanced Planning Stage

PREVIOUS HWC APPLICATIONS APPLICABLE TO THE SITE AND OR DEVELOPMENT

Provide details of any previous applications submitted to HWC on the site.

HWC Reference No.	NHRA Section	Summary of Proposal	Application Status (Approved, Not Approved, Pending)	Permit / Record of Decision Date
N/A				

SECTION B

DETAILS OF SITE, PROPERTY OR PLACE

Physical address or Location (e.g., of the R44): off N2, Beacon Way, Plettenberg Bay

Erf or Farm Name and No. (including the name of the site): Erf 6503, Plettenberg Bay

Coordinates for logical center point (WGS84): 34° 02' 24.46" S; 23° 22' 32.04 E

Town: Plettenberg Bay District / Municipality: Knysna District and Bitou Municipality

Property Extent: 19.6632 ha Current land Use: Rural Occupation/ Vacant

Current zoning: Agricultural Zone I

Predominant land uses of surrounding properties: Single Residential, Business, Education, Commercial, Service

Station, Tourism accommodation

SECTION C

APPLICANT / AUTHORISED AGENT – Details of person to receive Record of Decision

Name: Stéfan de Kock

Company: Perception Planning (duly appointed agent plse see Power of Attorney attached)

Address and postal code: PO Box 9995, George, 6530

Cellular phone number: 082 568 4719

E-mail: perceptionplanning@gmail.com

Signature:  Date: 7th August 2023

REGISTERED OWNER OF PROPERTY

Name: Paul Michael Burton on behalf of Plett Lagoon Estate (Pty) Ltd, holding a Mandate from Ray Anne Cook and Sheila Grace Storey (being the registered landowners)

Identity number of applicant: (SA ID 660830 5110 086)

Address and postal code: Plett Lagoon Estate (Pty) Ltd, 82 Shortmarket Street, Cape Town, 8001

Cellular phone number: N/A

E-mail: N/A

PLEASE SEE POWER OF ATTORNEY ATTACHED HERETO.

Declaration: I, _____ am fully aware of this application and accept its contents and declare that I intend to undertake the actions as proposed in this application.

Signature: _____ Date: _____

SECTION D

DETAIL OF PROPOSED DEVELOPMENT

Provide a full description of the nature and extent of the proposed development.

Proposed redevelopment of the property as part of a gated estate. Kindly refer to Background Information Document for comprehensive description.

DEVELOPMENT DETAILS – Indicate which sections of the NHRA, or other legislation which requires a NID

PLEASE TICK THE APPROPRIATE BOX	
<input checked="" type="checkbox"/>	Section 38(1)(a) Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length.
<input type="checkbox"/>	Section 38(1)(b) Construction of a bridge or similar structure exceeding 50m in length.
Section 38(1)(c) Any development or activity that will change the character of a site:	
<input checked="" type="checkbox"/>	(i) exceeding 5 000m ² in extent.
<input type="checkbox"/>	(ii) involving three or more existing erven or subdivisions thereof.
<input type="checkbox"/>	(iii) involving three or more erven or divisions thereof which have been consolidated within the past five years.

	<p>*If (i), (ii) and/or (iii) are marked above, describe how the development will change the character of the site</p> <hr/> <hr/> <hr/>
√	<p>Section 38(1)(d) Rezoning of a site exceeding 10 000m² in extent.</p>
	<p>Other triggers e.g., in terms of other legislation (NEMA, etc.) – Describe the details:</p> <hr/> <hr/>

ESTIMATED CONSTRUCTION COST AND/ OR VALUE OF DEVELOPMENT UPON COMPLETION: R _____

SECTION E

PROVIDE A SHORT HISTORY OF THE SITE, PROPERTY OR PLACE – Include sources where applicable

Kindly refer to Background Information Document for comprehensive description.

ANTICIPATED IMPACTS ON HERITAGE RESOURCES

Section 3 of the NHRA sets out the following categories of heritage resources 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.

IDENTIFICATION OF ALL HERITAGE RESOURCES ON THE SITE, PROPERTY OR PLACE AND ITS ENVIRONMENTS

Please indicate where applicable:

	<p>Places, buildings, structures, and equipment of cultural significance:</p> <p>Description of Heritage Resource: Original Homestead constructed 1927.</p> <p>Descriptions of Heritage Impact: Building to be retained, restored in future, which action will trigger an application in terms Section 34 of the NHRA.</p>
	<p>Places to which oral traditions are attached or which are associated with living heritage:</p> <p>Description of Heritage Resource: None known</p> <p>Descriptions of Heritage Impact: None</p>
	<p>Places to which oral traditions are attached or which are associated with living heritage:</p>

	<p>Description of Heritage Resource: None known</p> <p>Descriptions of Heritage Impact: None</p>
	<p>Historical settlements and townscapes:</p> <p>Description of Heritage Resource: None known</p> <p>Descriptions of Heritage Impact: None</p>
	<p>Landscapes and natural features of cultural significance:</p> <p>Description of Heritage Resource: Borders onto Keurbooms River estuary</p> <p>Descriptions of Heritage Impact: Development will be set back from the estuary shoreline, indigenous coastal thicket retained and rehabilitated.</p>
	<p>Geological resources of scientific or cultural significance:</p> <p>Description of Heritage Resource: None known</p> <p>Descriptions of Heritage Impact: None</p>
	<p>Archaeological resources – Incl. archaeological sites and material, rock art, battlefields, and wrecks etc.:</p> <p>Description of Heritage Resource: Please refer to BID</p> <p>Descriptions of Heritage Impact: None</p>
	<p>Palaeontological resources – i.e., fossils, geological formations etc.:</p> <p>Description of Heritage Resource: Please refer to BID</p> <p>Descriptions of Heritage Impact: None</p>
	<p>Graves and burial grounds – e.g.: ancestral graves, graves of victims of conflict, historical graves, cemeteries etc.:</p> <p>Description of Heritage Resource: None</p> <p>Descriptions of Heritage Impact: None</p>
	<p>Sites of significance relating to the history of slavery in South Africa:</p> <p>Description of Heritage Resource: None known</p> <p>Descriptions of Heritage Impact: None</p>
	<p>Other heritage resources:</p> <p>Description of Heritage Resource: None known</p> <p>Descriptions of Heritage Impact: None</p>

PROVIDE A SUMMARY OF THE ANTICIPATED IMPACTS ON HERITAGE RESOURCES

Kindly refer to Background Information Document for comprehensive description

SECTION F

RECOMMENDATION

In your opinion, do you believe that a Heritage Impact Assessment (HIA) is required?

Yes No

Specialist studies to be provided as part of the HIA:

	Architectural (i.e., fabric analysis, historical analysis, material analysis etc.)
	Archaeological Impact Assessment
	Paleontological Impact Assessment
	Townscape Assessment
	Cultural Assessment
	Social Historical Study
	Visual Impact Assessment
	Other:

Recommendations made by: Stéfan de Kock

Capacity: Heritage Practitioner

PLEASE NOTE

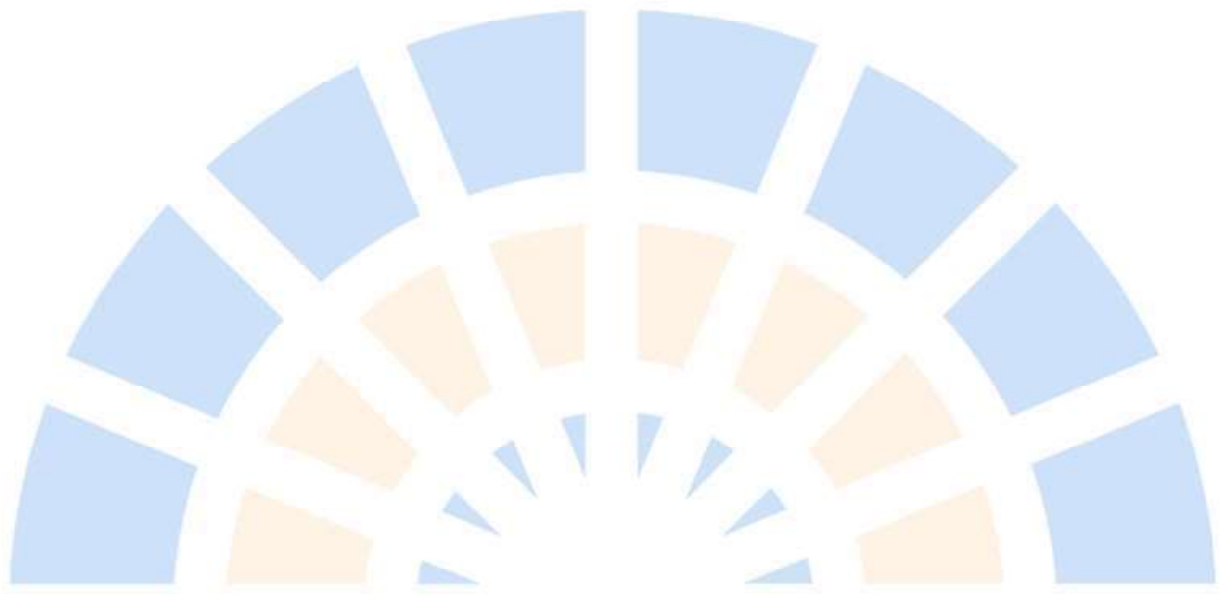
Any further studies which HWC requires should be submitted in the form of a single, consolidated report with a single set of recommendations. Specialist studies must be incorporated in full, either as chapters of the report, or as annexures thereto.

Please refer to the Guidelines for Heritage Impact Assessments required in terms of Section 38 of the National Heritage Resources Act (25 of 1999).

Applications are considered to be public documents and are open to public scrutiny. Should you wish for your application to be kept confidential, please motivate your request on a separate sheet attached to your application form.

For applications that are granted confidentiality, this confidentiality will be limited to one year (12 months).

applications that are granted confidentiality, this confidentiality will be limited to one year (12 months).



iLifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

POWER OF ATTORNEY

I, Paul Michael Burton (SA ID 6608305110086), being the Representative of **PLETT LAGOON ESTATE (PTY) LTD** holding a Mandate from **RAY ANNE COOK** and **SHEILA GRACE STOREY** (being the Registered Owners of the property **ERF 6503 (PLETTENBERG BAY), KNYSNA DISTRICT AND MUNICIPALITY**, hereby nominate Stéfán de Kock of *PERCEPTION Planning*, with power of substitution, to be my agent in name, place and stead, (as set out in their budget proposal dated 10th May 2023) to sign on my behalf and submit to the appropriate authorities the following application, which mandate, without limiting the generality of the foregoing, shall include:

- a.) Notification of Intent to Develop (incl. Background Information Document) with relation to development of the above property, as required in terms of Section 38(8) of the National Heritage Resources Act, 1999 (Act 25 of 1999).

Signed at Cape Town on 28 June 2023.



For Plett Lagoon Estate (Pty) Ltd P M Burton

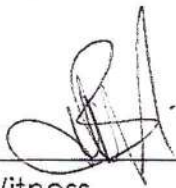
Signed at Cape Town on 28 June 2023.



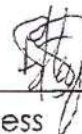
Registered Owner SG Storey



Registered Owner RA Cook



Witness



Witness

Deeds Office Property



PLETTENBERG BAY, 6503, 0 (REMAINING EXTENT) (CAPE TOWN)

GENERAL INFORMATION	
Date Requested	2017/11/08 09:44
Deeds Office	CAPE TOWN
Information Source	DEEDS OFFICE
Reference	-



PROPERTY INFORMATION	
Property Type	ERF
Erf Number	6503
Portion Number	0 (REMAINING EXTENT)
Township	PLETTENBERG BAY
Local Authority	PLETTENBERG BAY TC
Registration Division	KNYSNA RD
Province	WESTERN CAPE
Diagram Deed	T98661/1996
Extent	19.1129H
Previous Description	-
LPI Code	C03900080000650300000

OWNER INFORMATION	

Owner 1 of 2	
Person Type	PRIVATE PERSON
Name	STOREY SHEILA GRACE
ID Number	5806280015087
Title Deed	T98661/1996
Registration Date	1996/12/11
Purchase Price (R)	CCT
Purchase Date	-
Share	0.500000
Microfilm Reference	2001 0630 3592
Multiple Properties	NO
Multiple Owners	NO

Owner 2 of 2	
Person Type	PRIVATE PERSON
Name	COOK RAY ANNE
ID Number	6109230049085
Title Deed	T98661/1996
Registration Date	1996/12/11
Purchase Price (R)	CCT
Purchase Date	-
Share	0.500000
Microfilm Reference	2001 0630 3592
Multiple Properties	NO
Multiple Owners	NO

ENDORSEMENTS (6)				
#	Document	Institution	Amount (R)	Microfilm

1	I-3158/96LG	-	UNKNOWN
2	K1050/1976S	-	UNKNOWN
3	K899/1978S	-	UNKNOWN
4	FROM 6500,6502	-	UNKNOWN
5	NOW SUBDIVISION	TOWN PLETTENBERG BAY ,ERF 7994 ,PRTN 0	UNKNOWN
6	NOW SUBDIVISION	TOWN PLETTENBERG BAY ,ERF 7996 ,PRTN 0	UNKNOWN

HISTORIC DOCUMENTS (2)				
#	Document	Owner	Amount (R)	Microfilm
1	K1302/1996S	-	UNKNOWN	2001 0630 3587
2	K560/1980S	-	UNKNOWN	1986 0441 0517

DISCLAIMER	
<p>This report contains information gathered from our suppliers and we do not make any representations about the accuracy of the data displayed nor do we accept responsibility for inaccurate data. GhostConvey will not be liable for any damage caused by reliance on this report. This report is subject to the terms and conditions of the GhostWare End User Licence Agreement (EULA).</p>	

15

Prepared by me,

Conveyancer
KEEBLE, R.F.

Prepared by me
[Signature]
CONVEYANCER
HANUMAN, E

COPY

SEELREG DUTY R.....
FQOI FEE R. <i>75,00</i>

*consolidation of
Portion 2066 = 6502*

51 = 6500

Now 1503

<i>17/2</i>

LA

3592

T 98661.96

CERTIFICATE OF CONSOLIDATED TITLE

from the title of Ray Anne

Issued under the provisions of Section 40 of the Deeds Registries Act 1937 (No. 47 of 1937).

Whereas

- SHEILA GRACE STOREY (formerly ZONDAGH)
Identity Number 580628 0015 08 7
married out of community of property

and

Vir verdere endossemente sien For further endorsements see..... <i>P 3</i>
--

...../2. RAY ANNE COOK

[Signature]

2. **RAY ANNE COOK (formerly ZONDAGH)**
Identity Number 610923 0049 00 2
married out of community of property

has applied for the issue of a Certificate of Consolidated Title under the provisions of Section 40 of the Deeds Registries Act 1937;

AND whereas they are the registered owners of:

1. **ERF 6502 (portion of Erf 2064) PLETTENBERG BAY** in the Area of the Greater Plettenberg Bay Transitional Local Council, Division Knysna, Western Cape Province;
HELD BY Deed of Transfer No. T **28660196**
2. **REMAINDER ERF 6500 PLETTENBERG BAY** in the Area of the Greater Plettenberg Bay Transitional Local Council, Division Knysna, Western Cape Province;
HELD BY Deed of Transfer No. T 28130/1980

which have been consolidated into the land hereinafter described;

NOW THEREFORE in pursuance of the provisions of the said Act, I, the Registrar of Deeds, Cape Town do hereby certify that the said

1. **SHEILA GRACE STOREY (formerly ZONDAGH)** *all*
Identity Number 580628 0015 08 7
married out of community of property
2. **RAY ANNE COOK (formerly ZONDAGH)**
Identity Number 610923 0049 00 2
married out of community of property

their Heirs, Executors, Administrators or Assigns are the registered owners of:

ERF 6503 PLETTENBERG BAY, in the Area of the Greater Plettenberg Bay Transitional Local Council, Division Knysna, Western Cape Province;

IN EXTENT : 19,6632 (Nineteen comma Six Six Three Two) hectares;

all

As will appear from diagram SG 4327/94 annexed hereto.

I. AS REGARDS the figure A B C D a F GH J K on said Diagram SG

No. 4327/94:

A: **SUBJECT** to the conditions referred to in Deed of Transfer dated 29th August 1960 no. T13455/1960.

B: **SUBJECT FURTHER** to the terms of the endorsement dated 20th April 1955 on Deed of Transfer dated 31st July 1952 No. T12321/1952, which endorsement reads as follows:-

"Paras 1 & 2

Registration of Servitude

The within described land is subject to a servitude in terms of an Order of the Water Court (Water Court District No. 4) dated 13/12/1954, as will more fully appear on reference to the copy of said Order annexed hereto, No. 177/55".

C: **SUBJECT FURTHER** to the terms of the endorsement dated 29th June 1955 on the said Deed of Transfer dated 31st July 1952 No. T12321/1955, which endorsement reads as follows:-

"Para 1 & 3

Registration of Servitude

The within described land in Paras 1 & 3 is subject to a servitude of aqueduct & access with regard to apportionment of water in terms of an Order of the Water Court (Water Court District No. 4) dated 13/12/1954 as will more fully appear on reference to the copy of said Order Serv. No. 352/55".

D: **SUBJECT FURTHER** to the following conditions imposed by the National Transport Commission in terms of Sections 11(3) and (6) of Act No. 21/1940 as amended and created in Deed of Transfer No. T19807/1967 dated 29th August 1967, namely:-

"(a)

...../(b) Not more

- (b) Not more than one dwelling house, together with such outbuildings as are ordinarily required to be used in connection therewith, shall be erected on the land without the written approval of the controlling authority as defined in Section 1 of Act 21/1940 read in conjunction with Act 44/1948.
- (c) The land shall be used for residential and agricultural purposes only and no store, business or industry whatsoever shall be opened or conducted thereon with the written approval of the controlling authority, as defined in Section 1 of Act 21/1940 read in conjunction with Act 44/1948.
- (d) No structure or any other thing whatsoever shall be erected within a distance of 94,46 metres, measured from the centre line of the National Road without the written approval of the Controlling Authority, as defined in Section 1 of Act 21/1940 read in conjunction with Act 44/1948.
- E. **SUBJECT FURTHER** to the terms of the following endorsement dated 21 October 1978 on Deed of Transfer No. T 25086/1975 namely:

"By Notarial Deed No. K 1050/1976S dated 8/9/1976 the property held hereunder is subject to a right in favour of the Municipality of Plettenberg Bay to convey electricity thereover, together with ancillary rights and subject to conditions, as will more fully appear from reference to the said Notarial Deed, grosse whereof is annexed hereto."

- F. **SUBJECT FURTHER** in terms of the Will dated 15th May 1975 and Codicil dated 10th June 1976 to the Usufruct in favour of JAMES ERROL ZONDAGH (born 22 July 1931) which Usufruct was ceded to him in terms of Notarial Deed of Cession of Usufruct dated 15 November 1979 and registered 7th August 1980 No. K 560/80S.

J. S. 6/80

Dau

II. **AS REGARDS** the figure a E F on said Diagram SG No. 4327/94:

*not
Sb
C. 11. 0. 11.*

A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T 13455/1960.

B. **SUBJECT FURTHER** to the terms of the endorsement dated 20 April 1955 on Deed of Transfer No. T 12321/1952 which endorsement reads as follows":

"Paras 1 & 2

Registration of Servitude

The within described land is subject to a servitude in terms of an Order of the Water Court (Water Court District No. 4) dated 13/12/1954 as will more fully appear on reference to the copy of said Order annexed hereto, No. 177/55".

11

for car

AND that by virtue of these presents the said SHEILA GRACE STOREY and RAY ANNE COOK their heirs, executors, administrators or assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State however reserving its rights.

IN WITNESS WHEREOF I, the Registrar of Deeds have subscribed to these presents and have caused the seal of office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the Registrar of Deeds at Cape Town on this 11th day of December in the year of Our Lord One Thousand Nine Hundred and Ninety Six (1996).



REGISTRAR OF DEEDS

11

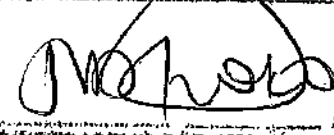
an
R

The identity number of transferee no. 2 has been changed to: 10. 610923 0049 085

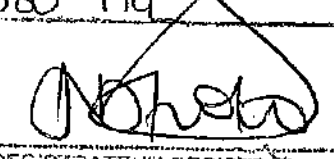
Deeds Office
Cape Town

hall
Registrar of Deeds

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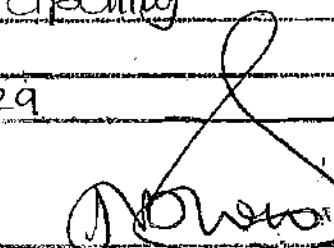
ENDORSERING WAGTERS ART. 68 (1) VAN WET 47 VAN 1937	ENDORSEMENT BY VIRTUE OF SECT. 68 (1) OF ACT 47 OF 1937
PERSOONLIKE SKRYFTE IN VOOR- WAARDE F OPDRAGS 4 ENDORSERING OORVIER HET VERVAL.	THE PERSONAL SIGNATURE IN CON- DITION F ON PAGE 4 ENDORSEMENTATED HAS Lapsed.
BC 000065752 / 2016	
09 NOV 2016	
REGISTRATEUR/REGISTRAR	

②

GETRANSPORTEER AAN Shoprite Checkers (Pty) Ltd	TRANSFERRED TO
RESTANT/RESTERING 19,2583 Ha	
T 000068758 / 2016	
09 NOV 2016	REGISTRATEUR/REGISTRAR

ET 1996 = 1454

③

GETRANSPORTEER AAN Bitou Municipality	TRANSFERRED TO
RESTANT/RESTERING 19.1129	
T 000068762 / 2016	
09 NOV 2016	REGISTRATEUR/REGISTRAR

By Notarial Deed of Servitude No K1302/96⁵⁾
 the within property is subject to a
 servitude right of way 6 metres wide
 represented by the lines EFG and GH
 on diagram SG No 4327/94 annexed
 to T 98661/96³⁾ 1996 in favour of
 Erf 6504 Plettenberg Bay
 Measuring 1,4269 hectares
 Held under 98662/96

As will more fully appear from said
 Notarial Deed

Deeds Office
 Cape Town 11 12 1996

Registrar
 of Deeds

By virtue of Notarial Deed of Cancellation
 of servitude no. K 781/2001, the servitude
 right of way held under K 1302/96 in
 endorsement dated 11/12/96 has been
 cancelled.

Deeds Office
 Cape Town

Registrar of Deeds

Serwituut nota

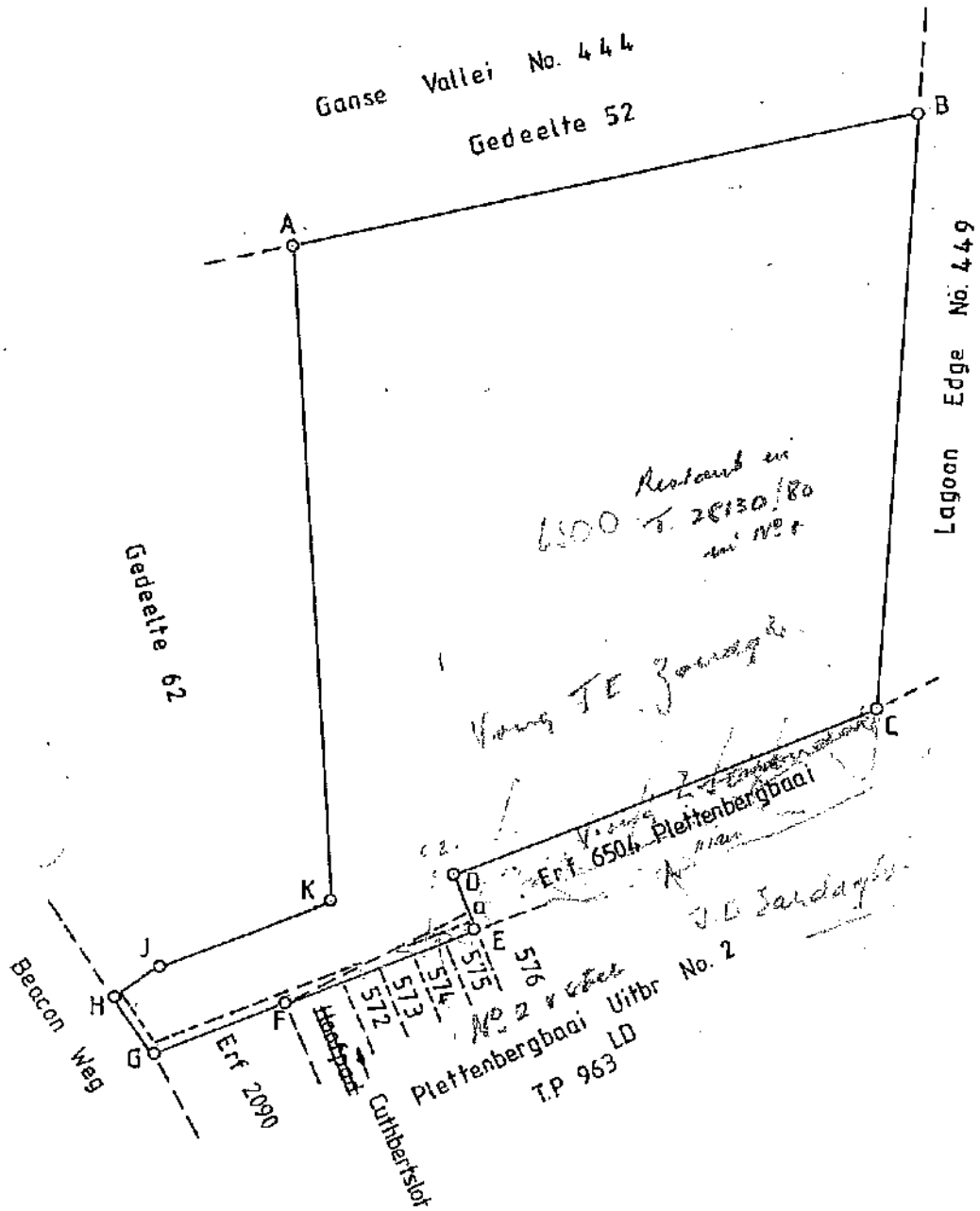
Die lyne EFG en GH stel voor die suidelike en westelike grense, respektiewelik, van 'n serwituutpad 6,00 meter wyd.

L. G No

4327-94

Goedgekeur

P. Roux
Landmeter-generaal
1994-12-13



Skaal = 1:5000

SYE METERS		RIGTINGS - HOEKE	KOORDINATE STELSEL Lo 23°		
		Konstante		-30 000,00	+3760 000,00
BC		288 20 40	C	- 4 839,08	+ 8 099,84
DE		9 06 30	E	- 4 515,64	+ 8 091,00
EF	145,64	99 07 00	F	- 4 371,84	+ 8 067,93
FG		99 06 09			
	(117)	Knys 61	△	- 4 446,61	+ 6 373,56
	(118)	Knys 62	△	- 8 252,16	+ 5 299,25

Bakens

C = Stuk ysterpaal 300mm hoog, noord van geplante klip wat suid oorlê.
 E, F = 20mm ysterpen in klippe.

Rat

1. Die figuur A B C D a F G H J K stel voor die Restant van Erf 6500 Plettenbergbaai
 van ~~Gansse Valtel No. 444~~ gedeelte van Erf 54
 Kaart No. 1354/67. T/A 1967- 398 - 19807

2. Die figuur a E F stel voor Erf 6502 gedeelte van Erf 2064 Plettenbergbaai
 Kaart No. 4326/1994 T/A

Rat

Die figuur A B C D E F G H J K
 stel voor 19,6632 ~~20,1240~~ Hektaar grond, synde
 Erf 6503 Plettenbergbaai

Hon

geleë in die Administratiewe Distrik Knysna Provinsie Wes Kaap
 Saamgestel in Mei 1994 deur my *H. van Waart*

Registrasie Nommer PLS 0670 H. van Waart Landmeter

Hierdie kaart is geheg aan S V T No T gedateer 98661-96 t.g.v SG Storey & RA Cook 1996-12-11 Registrateur van Aktes	Die oorspronlike kaarteis soos hierbo gemeld No geheg aan Transport/Grondbrief No.	Lêer No. Knys.444 M.S. No Saamgestel Komp. AM-1BAD (3606) AM-1BA/Y52 (730) AM 1BB/Y11 (737)
--	--	---

SYE METERS	RIGTINGS - HOEKE	COORDINATE STELSEL Lo 23°
	Konstante	-30 000,00 +3760 000,00
BC	288 20 40	C - 4 839,08 + 8 099,84
DE	9 06 30	E - 4 515,64 + 8 091,00
EF	145,64 99 07 00	F - 4 371,84 + 8 067,93
FG	99 06 09	
(117)	Knys 61	△ - 4 446,61 + 6 373,56
(118)	Knys 62	△ - 8 252,16 + 5 299,25

Bakens.

C = Stuk ysterpaal 300mm hoog, noord van geplante klip wat suid ooriê.
 E, F = 20mm ysterpen in klippe.

Erf 6500 Plettenbergbaai

1. Die figuur A B C D a F G H J K stel voor die Restant van ~~Gedeelte 54~~
 van ~~Ganse Vallei No. 444~~.
 Kaart No. 1354/167. T/A 1967- 398 - 19807

2. Die figuur a E F stel voor Erf 6502 gedeelte van Erf 2064 Plettenbergbaai
 Kaart No. 4326/1994 T/A 1996 - -98660

Die figuur A B C D E F G H J K
 19,6632
 stel voor 20,1240 Hektaar grond, synde

Erf 6503 Plettenbergbaai

geleë in die Administratiewe Distrik Knysna Provinsie Wes Kaap

Opgeneem in Saamgestel in Mei 1994

deur my

H. van Waart

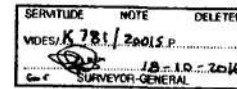
Registrasie Nommer PLS 0670 H. van Waart Landmeter

Hierdie kaart is gehëg aan	Die oorspronlike kaarteis soos hierbo gemeld	Lêer No. Knys. 444
No. T98661/96	No. gehëg aan	M.S. No Saamgestel
t.g.v	Transport / Grondbrief	Komp. AM - 1BAD (3606)
	No.	AM - 1BA/Y52 (730)
		AM 1BB/Y11 (737)

Registrateur van Aktes

Serwituut nota.

Die lyne EFG en GH stel voor die suidelike en westelike grense, respektiewelik, van 'n serwituutpad 6,00 meter wyd.

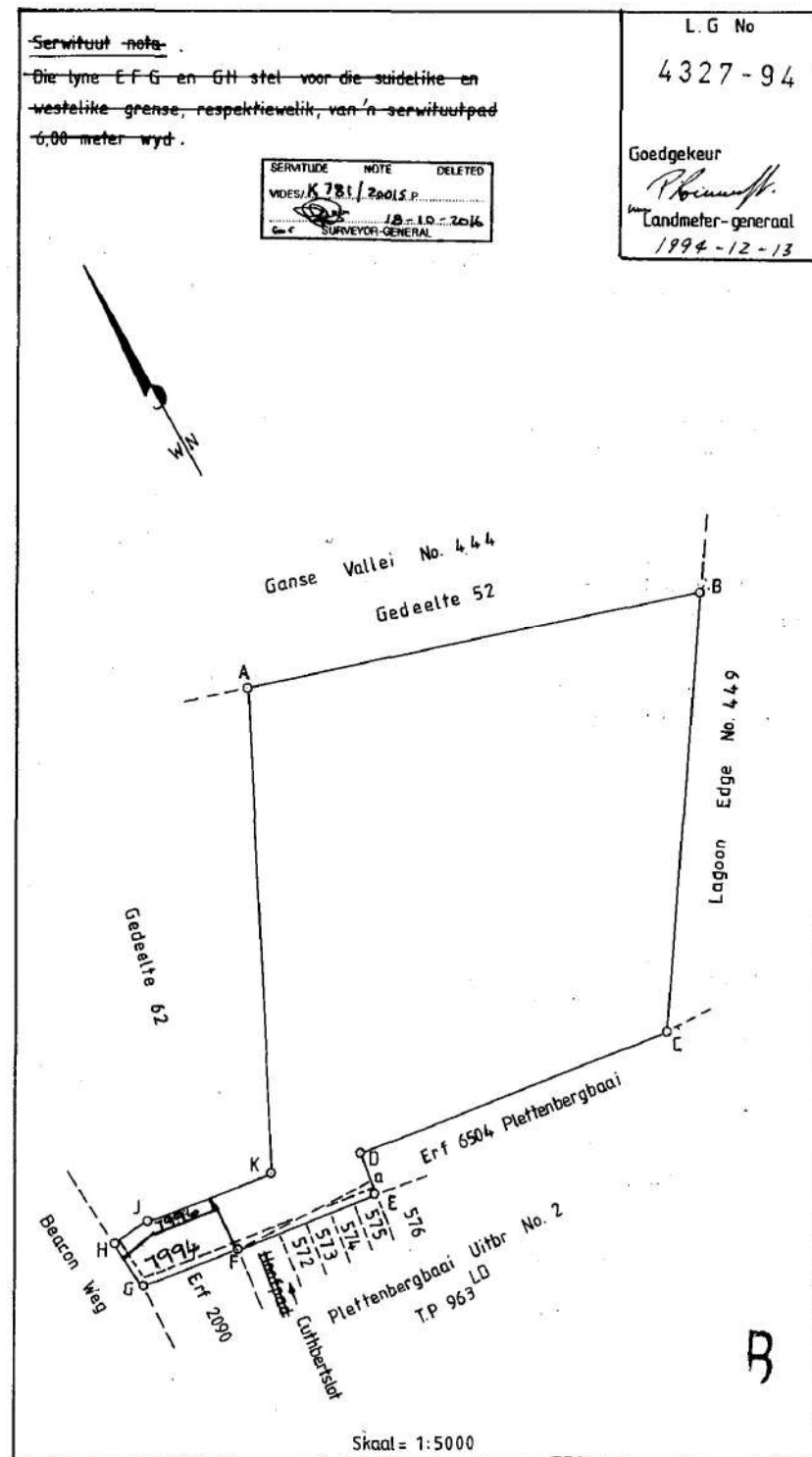


L. G No

4327-94

Goedgekeur

[Signature]
 Landmeter-generaal
 1994-12-13



Skaal = 1:5000

FOR ENDORSEMENTS
 SEE BACK OF DGM.

S

B



Photo 1: East-facing view from homestead looking across former golf course/ pastures (proposed to be developed) towards the Keurbooms River estuary.



Photo 2: Southeast-facing view from the homestead/ "werf" towards Plettenberg Bay town centre area.



Photo 3: Northeast-facing view from the homestead towards the adjoining caravan park/ camping area.



Photo 4: Existing accommodation forming part of the caravan park directly north of the property.



Photo 5: Northwest-facing view of the property curtilage onto the shoreline of the Keurbooms River estuary at low tide.



Photo 6: Existing single residential homes/ guest houses forming part of Poortjies suburb, directly south of the property.



Photo 7: West-facing view along southern property boundary showing embankment defining edge to lower-lying portion densely overgrown.



Photo 8: West-facing view along southern property boundary showing higher-lying plateau overgrown by grass (former pastures and golf course).



Photo 9: North-facing view of area proposed to be developed. School visible in distance left, homestead in far background, right.



Photo 10: Northeast-facing view showing existing track onto the property. School visible in centre of image. N2 National Road runs directly below the hillside visible in the background of the image.



Photo 11: Northeast-facing view showing the northern property boundary with the historic homestead (right). Hedging directly left of the homestead defines the original "werf" boundary/ pedestrian entrance as evident on historic aerial imagery.



Photo 12: Northeast-facing elevation showing the historic homestead (right) and the modern home (left), which is physically connected to the historic homestead.



Photo 13: West-facing view showing modern dwelling with historic homestead to the rear.



Photo 14: North-facing view showing different perspective of modern dwelling (right), homestead (centre/ background) and a temporary mobile home (left/ background).



Photo 15: Historic core of historic homestead with enclosed stoep.



Photo 16: Northwest facing elevation of homestead. Stonewalling unfortunately painted.



Photo 17, 18: Samples showing intact woodwork (primarily yellowwood timber) evident throughout entire interior of the homestead.



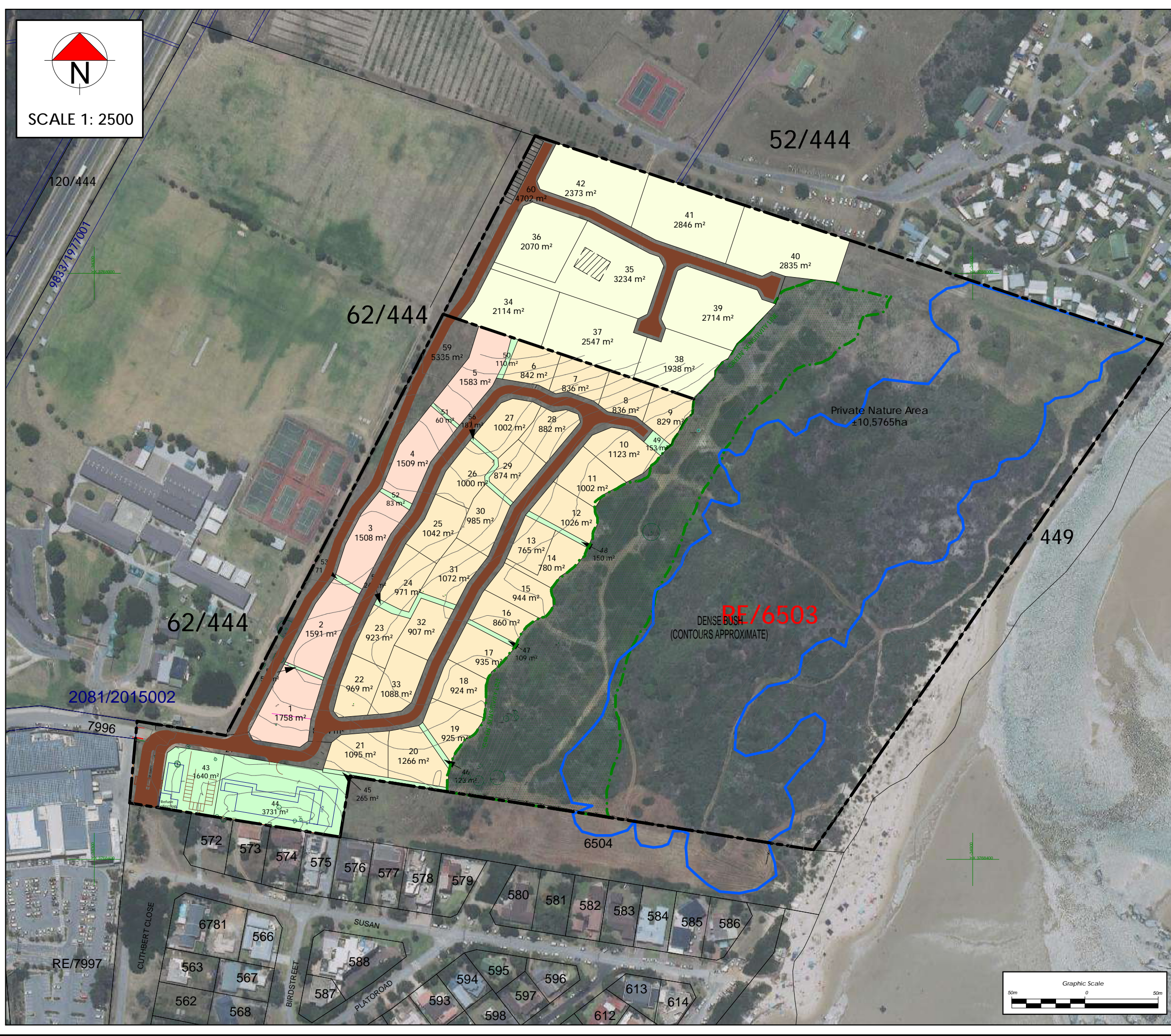
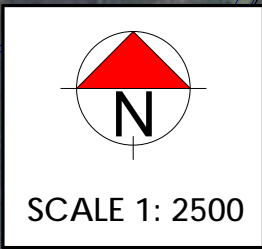
Photo 19, 20: Original front door (left), One of the two "stoep kamers" on either side of the front door.



Photo 20: Front door with stoep kamers on either side on enclosed stoep.



Photo 21: Interior to Kitchen and laundry.



PLAN 4

PLETTENBERG BAY
ERF 6503

ALTERNATIVE 1 PREFERRED PROPOSAL

LEGEND

ZONING:	QTY	AREA (ha)	%
Residential Zone I	9	2,2671	11.86
Residential Zone II	28	2,6675	13.96
Residential Zone IV	5	0,7949	4.16
Open Space Zone II	14	0,6985	3.65
Open Space Zone III	1	10,5784	55.35
Private Road	4	2,1065	11.02
TOTAL	61	19,1129	100

NOTES

- Sizes and dimensions are approximate and subject to final survey
- For Property details, refer to SG 8205/1996
- 0.5m Contour intervals, surveyed by VPM Surveys

DRAWN:	MV	CHECKED:	MV
PLAN NO:	Pr2309PB6503L05		
PLAN DATE:	25 July 2023		
STORED:	z:\drawings\App\Pr2309PB6503L05.dwg		

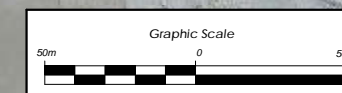
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APPROVED IN TERMS OF SECTION 23(1) OF THE BITOU MUNICIPALITY'S BY-LAW ON MUNICIPAL PLANNING AS PUBLISHED IN P.N. 273/2015 ON 12 AUGUST 2015

MUNICIPAL MANAGER

DATE: _____



21 Trotter Street, PO Box 2180
KNYSNA 6570

(044) 382 0420
086 459 2987
e-mail: marike@vreken.co.za
www.vreken.co.za

THE CLIENTS UNDERTAKING THE DEVELOPMENT OF THIS SITE PLAN IS UNDERSTANDING THAT THE CLIENTS WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES AND FOR OBTAINING ALL NECESSARY SERVICES FROM THE RELEVANT SERVICE PROVIDERS. THE CLIENTS WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES FROM THE RELEVANT SERVICE PROVIDERS. THE CLIENTS WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES FROM THE RELEVANT SERVICE PROVIDERS.

NOTES
BLANK CALCULATIONS



621444

REI6503

996

17997

Cuthbert Close

572

573

574

575

576

- Notes :
1. Beacons Note Verified as part of survey
 2. Contours Through Bushy areas are approximate
 3. All elevations are above approximate mean sea level

SITE PLAN - MASTER MATRIX
1:600

FOR INFORMATION

3768400

2023.11.14

3768400

BAC
bonadei architects
CORPORATE ARCHITECTS

37 DEAN STREET NEWLANDS 7700 CAPE TOWN
TEL 021 687318 FAX 021 682230 HR@bonadei.co.za

Mario Bonadei Prof Architect SACAP 6843 and/or
Cathryn Bonadei Prof Architect SACAP 7272

CLIENT
DCCD

PROJECT NAME
PLETT LAGOON DEVELOPMENT
ERF 6503 PTN 1

ISSUE TITLE
SITE DEVELOPMENT PLAN
MASTER MATRIX

NO	DATE	BY	FOR
1	2023.01.15	MB	RD

2205 1000 (-)



Record of payment

Date: 07/08/2023 Time: 8:59 AM

From account number	*****49125
From account name	Perception Planning
My reference	HWC Erf 6503 Plettenberg Bay
Recipient's reference	HWC 2308 0408
Bank	Nedbank
To account number	*****48924
Amount	R330.00
Payment date	07/08/2023
Reference number	20230807/Nedbank/004157264473

Important: This Record of payment contains personal account information and is for the accountholder's use only. Please use the Proof of payment option to notify the recipient of the payment

Our Ref: HM/ EDEN/ BITOU/ PLETTENBERG BAY/ ERF 6503
Case No: HWC23080408MS0808
Enquiries: Muneerah Solomon
E-mail: muneerah.solomon@westerncape.gov.za
Tel: 021 483 5959



Stéfan de Kock
perceptionplanning@gmail.com

RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: FINAL
In terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003

NOTIFICATION OF INTENT TO DEVELOP: PROPOSED DEVELOPMENT OF A PORTION OF ERF 6503, OFF THE N2, BEACON WAY, PLETTENBERG BAY, KNYSNA, SUBMITTED IN TERMS OF SECTION 38(1) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

The matter above has reference.

Heritage Western Cape is in receipt of the above matter received. This matter was discussed at the Heritage Officers meeting held on 14 August 2023.

You are hereby notified that, since there is no reason to believe that the Proposed Development on a portion of Erf 6503, Off the N2, Beacon Way, Plettenberg Bay, Knysna, will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.

However, should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately, and Heritage Western Cape must be notified without delay.

Kindly note that the chance finds protocol to be included in the Environmental authorisation (EMPr).

This letter does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

HWC 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.

Waseefa Dhansay
Assistant Director: Professional Services



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