

APPLICATION FORM NOTIFICATION OF INTENT TO DEVELOP (NID) SECTION 38 (1) AND SECTION 38 (8)

Heritage Western Cape Reference No:

To be completed by the applicant

2107 2105

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, Guidelines for Submission to HWC

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

The following information is to be included upon submission to HWC:

1. Proof of payment with correct reference number
2. Completed and signed application form – the application form must be completed in full in order to be considered
3. Power of Attorney
4. Locality Map
5. Images of the site and its context
6. Additional information pertaining to the heritage of the site

Application and associated documentation to be emailed to ceoheritage@westerncape.gov.za

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

Department of Environmental Affairs Development Planning (Western Cape); Department of Mineral Resources (National); Department of Environmental Affairs (National);
Reference Number (if applicable):

Please tick the applicable section:

☒ This application is made in terms of Section 38(8) of the NHRA and an application under NEMA has been made to the following authority:

☐ This development will not require a NEMA application.

B. BASIC DETAILS**PROPERTY DETAILS:**

Name of property: Portion of Erf 2103 (Plettenberg Bay), Knysna District and Bitou Municipality	
Street address or location (eg: off R44): off Piesang Valley Road	
Erf or farm number/s: as above	Coordinates: S 34° 03' 40.80" E 23° 21' 49.10" (A logical centre point. Format based on WGS84.)
Town or District: Plettenberg Bay (Knysna District)	Municipality: Bitou Municipality
Extent of property: 4.0446 ha	Current use: Agricultural Zone I
Predominant land use/s of surrounding properties: Agriculture, Education, Business, Rural Occupation, Single Residential	

REGISTERED OWNER OF PROPERTY:

Name and Surname: Ms. Saskia Vogel		
Address Riccardo Spagni & Saskia Vogel, 15 Oriental Place, Plettenberg Bay, 6600		
Telephone N/A	Cell N/A	E-mail N/A
APPLICANT/ AUTHORISED AGENT:		
Name and Surname: Perception Planning (Stéfan de Kock) (see Power of Attorney attached)		
Address: PO Box 9995, George, 6530		
Telephone N/A	Cell 082 568 4719	E-mail perceptionplanning@gmail.com

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

Signature of Owner:

Date:

(Power of Attorney, Proxy attached – Annexure 1)

Signature of Applicant/ Authorised Agent:

Date:

23rd July 2021

Applicants/ agents must attach copy of power of attorney to this form.

C. DEVELOPMENT DETAILS:

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

<input type="checkbox"/>	S38(1)(a) Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length.	S38(1)(c) Any development or activity that will change the character of a site - <input 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.
<input type="checkbox"/>	S38(1)(b) Construction of a bridge or similar structure exceeding 50m in length.	
<input checked="" type="checkbox"/>	S38(1)(d) Rezoning of a site exceeding 10 000m ² in extent.	
<input checked="" type="checkbox"/>	Other triggers, eg: in terms of other legislation, (ie: National Environment Management Act, etc.) Please set out details: NEMA EIA Process underway	If you have checked any of the three boxes above, describe how the proposed development will change the character of the site: The proposal implies transformation of the property to urban development thus permanently altering the present landscape character. Please refer to Background Information Document (BID) for comprehensive description.

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

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

Present phase at which the process with that authority stands: **NEMA EIA Process currently underway**

Provide a full description of the nature and extent of the proposed development or activity including its potential impacts:

The proposed development is for the establishment of an Animal Care Centre on the northern portion of Erf 2103 (i.e. north of the Piesang Valley Road). The development would incorporate the components outlined below (illustrated in the conceptual site development plan and building plans attached):

- Animal Training Centre (c. 4,500sqm) and Animal Daycare Centre (c. 4,500sqm)/ Building - 110sqm, part of which may incorporate a small coffee shop)
- Animal Rehabilitation Centre (c. 1,700sqm)/ Buildings - 60sqm plus 13 x kennels (total 78sqm).
- "Manager's House" (76sqm) and "Labourer's Cottage" (76sqm)
- Ablution Block (20sqm)
- Parking - to be determined

Implementing the proposal prompts the following further statutory application processes:

- "Part 2" amendment in terms of NEMA i.r.o. existing Environmental Authorisation previously granted for construction of a single dwelling and associated ancillary services, thus full Basic Assessment including public participation to be adjudicated by the DEADP;
- Rezoning of the northern portion of Erf 2103 from Agricultural Zone I to Business Zone I (Animal Care Centre) as well as Consent use (Residential building – Manager's House and Labourer's Cottage) to be adjudicated by Bitou Municipality.

A Conceptual site development plan is attached to the main report as Annexure 3 to the BID report.

Estimated value cost of the project in South African Rands: R_____Unknown at this stage_____

D. ANTICIPATED IMPACTS ON HERITAGE RESOURCES

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

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

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

From a colonial perspective the Baia Formosa (Plettenberg Bay) coastline is thought to have become the first site of European habitation in South Africa when the Soa Goncalo shipwrecked here in 1630. The c. 100 survivors, being Portuguese mariners, established an encampment and an account of this history which included interaction with local indigenous peoples at the time are well recorded.

With occupation of the Cape by the Dutch East India Company it was not long before explorers became aware of the natural resources available along the now Southern Cape coast. In 1779 following a visit to the area, Joachim van Plettenberg, Governor of the Cape, renamed the settlement, which was mainly focussed along the coastline. Over time, as indigenous forests were being exploited and areas cleared to make way for early agriculturists, the landscape around the settlement became transformed through cultivation.

A portion of Erf 2103 is situated on land once part of the early loan farm Brakkloof (Farm 442). First surveyed during 1818 by surveyor Sgd Petersen (also responsible for town layout of George and others), the farm comprised an area of ± 1372 morgen and is stated as being "grazing grounds"¹. Whilst petitioning for the farm Brakkloof as early as 1818, a portion of the farm (in excess of ± 66 morgen) was granted to JPC van Rooyen and "28 others" on 22nd January 1908.

The southern portion of Erf 2103 appears to be situated within a separate freehold area (Farm 441) measuring 60 morgen, survey during 1810², which was excluded in the 1818 grant. The original farm boundaries (both Farms 441 and 442) are highlighted on an extract from early (1880-1890) SG mapping for the area (Figure 4). Erf 2103 itself was first surveyed in 1910 and transferred to Cornelius J Wickham during January 1911³.

Basic historical background research did not identify or highlight any other significant heritage-related aspects related to this particular portion of land. It is unlikely that detailed archival research would provide further meaningful insight into former use and/or broader understanding of heritage-related themes of the area.

¹ SG Diagram 421/1818

² SG Diagram 80/1810

³ SG Diagram 566/1910

Please indicate which heritage resources exist on the site and in its environs, describe them and indicate the nature of any impact upon them:	
<input type="checkbox"/>	Places, buildings, structures and equipment of cultural significance Description of resource: Description of impact on heritage resource:
<input type="checkbox"/>	Places to which oral traditions are attached or which are associated with living heritage Description of resource: Description of impact on heritage resource:
<input type="checkbox"/>	Historical settlements and townscapes Description of resource: Description of impact on heritage resource:
<input type="checkbox"/>	Landscapes and natural features of cultural significance Description of resource: Description of impact on heritage resource:
<input type="checkbox"/>	Geological resources of scientific or cultural importance Description of resource: Description of impact on heritage resource:
<input type="checkbox"/>	Archaeological resources (including archaeological sites and material, rock art, battlefields & wrecks): Description of resource: Description of impact on heritage resource:
<input type="checkbox"/>	Palaeontological resources (ie: fossils): Description of resource: Description of impact on heritage resource:
<input type="checkbox"/>	Graves and burial grounds (eg: ancestral graves, graves of victims of conflict, historical graves & cemeteries): Description of Resource: Description of Impact on Heritage Resource:

<input type="checkbox"/>	Other human remains: Description of resource: Description of impact on heritage resource:
<input type="checkbox"/>	Sites of significance relating to the history of slavery in South Africa: Description of resource: Description of impact on heritage resource:
<input type="checkbox"/>	Other heritage resources: Description of resource: Description of impact on heritage resource:
Describe elements in the environs of the site that could be deemed to be heritage resources: NONE Description of impacts on heritage resources in the environs of the site: NONE	

Summary of anticipated impacts on heritage resources:

Please refer to BID for comprehensive description.

E. ILLUSTRATIVE MATERIAL:

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

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

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

F. RECOMMENDATION

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

Recommendation made by:

Name **Stéfan de Kock**

Capacity **Professional Heritage Practitioner (APHP)**

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

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

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

DETAILS OF STUDIES TO BE CONDUCTED IN THE INTENDED HIA

In addition to the requirements set out in Section 38(3) of the NHRA, indicate envisaged studies:

<input type="checkbox"/>	Heritage resource-related guidelines and policies.
<input type="checkbox"/>	Local authority planning and other laws and policies.
<input type="checkbox"/>	Details of parties, communities, etc. to be consulted.
<input type="checkbox"/>	Specialist studies, eg: archaeology, palaeontology, architecture, townscape, visual impact, etc. Provide details:
<input type="checkbox"/>	Other. Provide details:

PLEASE NOTE: Any further studies which Heritage Western Cape requires should be submitted must be in the form of a single, consolidated report with a single set of recommendations. Specialist studies must be incorporated in full, either as chapters of the report, or as annexures thereto.
Please refer to the *Guidelines for Heritage Impact Assessments required in terms of Section 38 of the National Heritage Resources Act (Act 25 of 1999)*

**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)**

ERF 2103 (PLETTENBERG BAY), KNYSNA DISTRICT AND BITOU MUNICIPALITY



ON BEHALF OF: SASKIA VOGEL

JULY 2021

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STÉFAN DE KOCK

PERCEPTION Planning

7, Imelda Court, 103 Meade Street, George

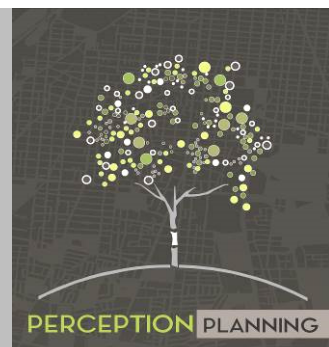
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PERCEPTION Planning

URBAN & REGIONAL PLANNING- ENVIRONMENTAL PLANNING- HERITAGE IMPACT ASSESSMENT- URBAN DESIGN

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REFERENCES and ACKNOWLEDGEMENTS

1. Cape Town Archives
2. George Museum Archives
3. Kathleen Schulz, Southern Cape Historian
4. Surveyor General Office

ABBREVIATIONS

1. NGSI – National Geo-Spatial Information, Department of Rural Development and Land Reform, Mowbray
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

COVER: Extract from 1985 aerial photography for Plettenberg Bay (Survey 889, Strip 8, Image 3969, NGSI)

1. INTRODUCTION

PERCEPTION Planning was appointed by Ms. Saskia Vogel (being the registered property owner), to submit to Heritage Western Cape (HWC) a Notice of Intent to Develop (NID) to in terms of Section 38(8) of the National Heritage Resources Act, 1999 (Act 25 of 1999) with relation to proposed development of the subject property. The Power of Attorney and copies of the relevant Title Deed and S.G Diagrams are attached as part of **Annexure 1**.

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

Erf 2103, Plettenberg Bay measuring 4,0446 ha, registered to Saskia Vogel, held under Title Deed T 73487/2017 and situated within the jurisdiction of Knysna District and Bitou Municipality, Western Cape.

1.1 Background

The property is traversed by the Piesang Valley Road, thereby physically divided into "northern and southern portions". This application follows a previous application to HWC (Case ID 19060703LB0613E) in respect of a proposal for construction of a dwelling and associated outbuildings and infrastructure on the northern portion of the property and a mixed use business complex on the southern portion of the property. This former proposal included rezoning of the northern and southern portions to Single Residential and Business Zone I, respectively. In response to the above NID application HWC on 27th June 2019 (**Annexure 2**) requested a HIA together with an AIA, which was undertaken by Dr. Lita Webley and culminated in HWC's Final Comment dated 2nd October 2019 (Annexure 2), confirming that no further heritage-related studies be required.

While the land use planning proposal for establishment of a mixed use business complex on the southern portion of Erf 2103 is still being considered by Bitou Municipality the land owner decided to alter proposals for the northern portion of the property, i.e. not to build a residential dwelling but rather establish an "Animal Care Facility" on this portion of land. This revised proposal would trigger a development activity listed in terms of Section 38(1)(c)(i) and 38(1)(d) of the NHRA as this portion would have to be rezoned to Business Zone I. In addition, this proposed change of use would prompt an Amendment Application in terms of NEMA as outlined in further detail in Section 3 of this report¹.

2. BRIEF DESCRIPTION OF STUDY AREA

The property is situated within the lower reaches of the Piesang River valley, ±1km directly southwest of the Plettenberg Bay historic town centre and ±1.3km west of the coastline/ Indian Ocean (**Figure 1**).

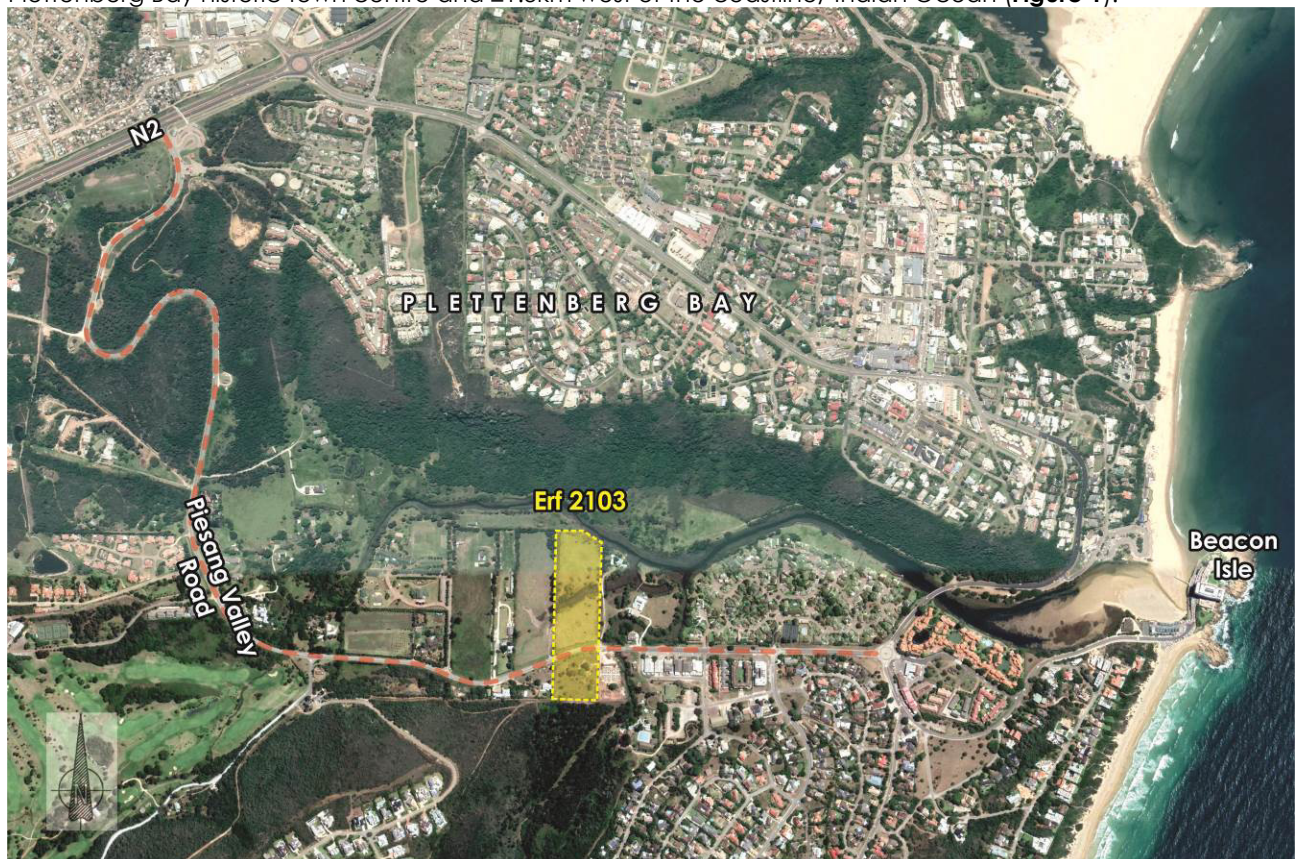


Figure 1: Study area location within a broader context (Google Earth, 2018, as edited)

¹ DEADP Ref. 16/3/3//1/D1/13/0004/18

Extending southward from the Piesang River, which defines the northern cadastral boundary, the rectangular-shaped Erf 2103 is also traversed by the Piesang Valley Road (Figure 2). The property is therefore effectively divided into two portions, namely the **northern portion** ($\pm 2,9$ ha in extent) and the **southern portion** ($\pm 1,15$ ha in extent). Access to both portions of Erf 2103 is directly off the Piesang Valley Road. No structures or ruins were noted during field work undertaken on 16th April 2019.



Figure 2: Study area shown within a closer urban context, including surrounding fabric (Google Earth, 2018, as edited)



Figure 3: Close-up aerial view of Erf 2103 within its urban and riverine contexts. Note location of mature trees on the southern portion of the property (Google Earth, 2018, as edited)

Northern portion

This lower-lying portion of Erf 2103 extends from public road towards southern bank of Piesang River and consists of formerly cultivated agricultural pasture (presently lying fallow). This area is predominantly overgrown by grass and limited indigenous vegetation/ shrubs along cadastral boundaries, thus allowing for open views between the river and public road. This area is also traversed by a natural inlet (essentially an estuary) which is directly linked to the Piesang River. It is understood that this area is prone to occasional flooding.

Southern portion

This portion of Erf 2103 forms part of higher-lying ground south of the Piesang Valley Road and overlooks the northern section of the property. It also offers selected views towards adjoining properties and the river valley. While also mostly overgrown by grass, several mature trees, including four yellowwoods and one acacia (see **Figure 3**) were noted. This portion is currently subject to a land use planning application (subdivision, rezoning and consent use) for the establishment of a mixed use business complex thereupon (refer Section 1.1 above).

Existing land use within the direct proximity of Erf 2103 is varied and includes single residential as well as medium-high density residential properties, a small business node to the east (lining Piesang Valley Road), Greenwood Bay Schools and College to the west as well as rural occupation and tourism-orientated uses. A recently-completed tourism-orientated development, including a micro-brewery, exists on neighbouring Erf 2104 (see Figure 2). Photographs of the property and its direct environs are attached as part of **Annexure 2**.

3. PROPOSED DEVELOPMENT

The proposed development is for the establishment of an Animal Care Centre on the northern portion of Erf 2103 (i.e. north of the Piesang Valley Road). The development would incorporate the components outlined below (illustrated in the conceptual site development plan and building plans attached as part of **Annexure 3** to this report):

- Animal Training Centre (c. 4,500sqm) and Animal Daycare Centre (c. 4,500sqm)/ Building - 110sqm, part of which may incorporate a small coffee shop)
- Animal Rehabilitation Centre (c. 1,700sqm)/ Buildings - 60sqm plus 13 x kennels (total 78sqm).
- "Manager's House" (76sqm) and "Labourer's Cottage" (76sqm)
- Ablution Block (20sqm)
- Parking - to be determined

Implementing the proposal prompts the following further statutory application processes:

- "Part 2" amendment in terms of NEMA i.r.o. existing Environmental Authorisation previously granted for construction of a single dwelling and associated ancillary services, thus full Basic Assessment including public participation to be adjudicated by the DEADP;
- Rezoning of the northern portion of Erf 2103 from Agricultural Zone I to Business Zone I (Animal Care Centre) as well as Consent use (Residential building – Manager's House and Labourer's Cottage). to be adjudicated by Bitou Municipality.

4. SPATIAL PLANNING CONTEXT

4.1 Bitou Local Municipal Spatial Development Framework (BLMSDF, 2013)

According to the BLMSDF (20th May 2013) future spatial proposals for Erf 2103 and adjoining properties include GAP Housing. This designation applies to the northern portion of the property – no spatial proposals are made for the southern portion of the property. Further spatial strategies proposed in Section 5.3.1.7 (p. 216) of the BLMSDF, 2013 for the Piesang River Valley include:

- *"Identify strategies to ensure maximum use made of agricultural land;*
- *Promote low key private nature reserves with minimum accommodation to promote conservation of Endangered shale fynbos vegetation to the west of Plettenberg Bay Country Club Private Nature*
- *Reserve. This could include extending the golf course, providing this is done along Audubon or similar principles, and providing MTB and hiking trails through this area;*
- *Integrate settlements on northern slopes into Coming Together corridor."*

4.2 Revised Bitou Municipal Spatial Development Framework, 2018

According to this document the northern portion of Erf 2103 as well as those directly adjoining, are earmarked as a "Strategic Development Area" ("Bonded Low Density Housing") whereas the southern portion of the property is earmarked for "Business" (Figure 54). Further spatial strategies proposed in Section 4.3.1.2 (p. 156) of the MSDF, 2018 for the Piesang River Valley include:

- *"Mixed income residential development should be promoted along Piesang Valley Road as and where environmental conditions are suitable. This includes low to medium density housing in the upper precinct and low density residential in the lower precinct (SDA7 and 8);*
- *The existing business footprint to the south of Piesang Valley Road could be extended westwards in the area demarcated (subject to environmental conditions)."*

5. BRIEF HISTORIC BACKGROUND

Basic historic background research focussed on primary sources obtained through the Deeds Office, Surveyor General's Office, relevant secondary sources as well as as research previously undertaken by local historian Kathleen Schulz.

5.1 General historic context

From a colonial perspective the Baia Formosa (Plettenberg Bay) coastline is thought to have become the first site of European habitation in South Africa when the Soa Goncalo shipwrecked here in 1630. The c. 100 survivors, being Portuguese mariners, established an encampment and an account of this history which included interaction with local indigenous peoples at the time are well recorded.

With occupation of the Cape by the Dutch East India Company it was not long before explorers became aware of the natural resources available along the now Southern Cape coast. In 1779 following a visit to the area, Joachim van Plettenberg, Governor of the Cape, renamed the settlement, which was mainly focussed along the coastline. Over time, as indigenous forests were being exploited and areas cleared to make way for early agriculturists, the landscape around the settlement became transformed through cultivation.

5.2 Erf 2103

A portion of Erf 2103 is situated on land once part of the early loan farm Brakkloof (Farm 442). First surveyed during 1818 by surveyor Sgd Petersen (also responsible for town layout of George and others), the farm comprised an area of ± 1372 morgen and is stated as being "grazing grounds"². Whilst petitioning for the farm Brakkloof as early as 1818, a portion of the farm (in excess of ± 66 morgen) was granted to JPC van Rooyen and "28 others" on 22nd January 1908.

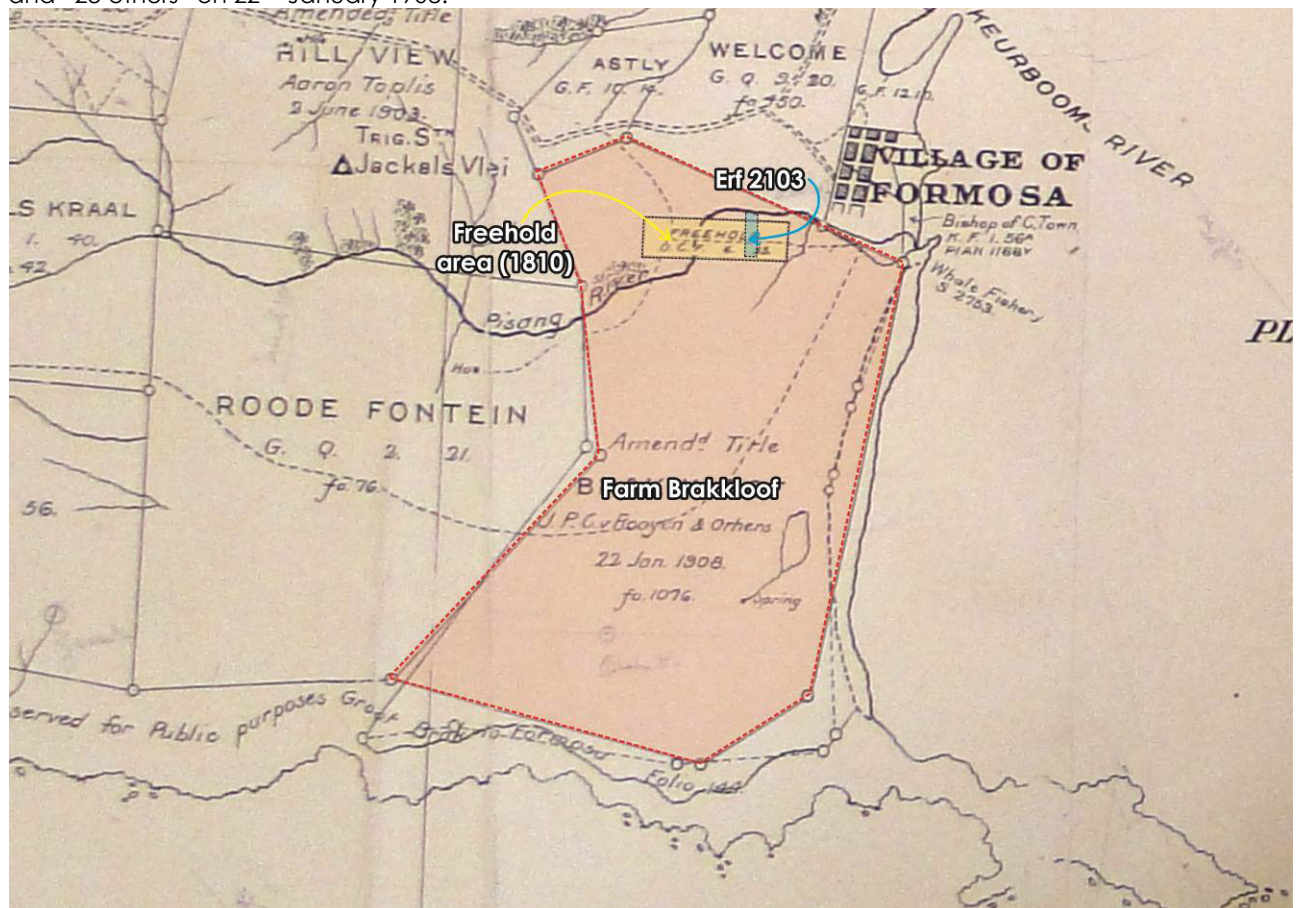


Figure 4: Approximate location of Erf 2103 in relation to original loan farm Brakkloof (Source: 1880-1890 SG Mapping (as edited), NGSi)

The southern portion of Erf 2103 appears to be situated within a separate freehold area (Farm 441) measuring 60 morgen, survey during 1810³, which was excluded in the 1818 grant. The original farm boundaries (both Farms 441 and 442) are highlighted on an extract from early (1880-1890) SG mapping for the area (**Figure 4**). Erf 2103 itself was first surveyed in 1910 and transferred to Cornelius J Wickham during January 1911⁴. Further (known) transfers of Erf 2103, as verified through Deeds Office Records (www.deedsweb.gov.za), are:

Date of transfer	Transferee	Title Deed No
1956	Charles Darrell Hallam	T 4509/1956

² SG Diagram 421/1818

³ SG Diagram 80/1810

⁴ SG Diagram 566/1910

1990	Estate: Adine Sidney Hallam	T 5475/ 1990
1991	BEM Prop (Pty) Ltd	T 3284/ 1991
2017	Saskia Vogel	T 73487/2017

Table 1: Available Ownership timeline for Erf 2103, Plettenberg Bay (Deeds Office)

Preliminary historic background research pertaining to the property did not highlight any pertinent heritage issues or themes that may be an impediment against the proposed development.

6. HERITAGE RESOURCES AND ISSUES

Analysis of early aerial photography is useful in providing insight into traditional (i.e. Pre-Modern) cultural landscape patterns and for this reason it was used to inform our understanding of the cultural landscape context of the study area and its direct environs.

Aerial survey 421 of 1958 (Figure 5):

- Rural landscape between the Piesang River and Piesang Valley Road still characterised by agricultural land use and cultivation;
- New residential township laid out to the south of the property. Roads have been constructed and a few dwellings have been constructed/ is under construction;
- A small structure is visible on the southernmost portion of the property;
- Planting along both sides of the Piesang Valley Road occurs between the property and Piesang River crossing.

As evident from Figures 1 and 2 of this report, Erf 2103 is one of only a few undeveloped properties remaining between the Piesang River and Piesang Valley Road. While overall urban densities north of the Piesang Valley Road remain comparatively low, high density urban development (notably business and residential-orientated land uses) occur eastward of the property – on either sides of the Piesang Valley Road. None of the traditional landscape patterns identified in 1958 aerial imagery (Figure 5) remain, nor could ruins of the former structure on the southern portion of Erf 2103 be located.

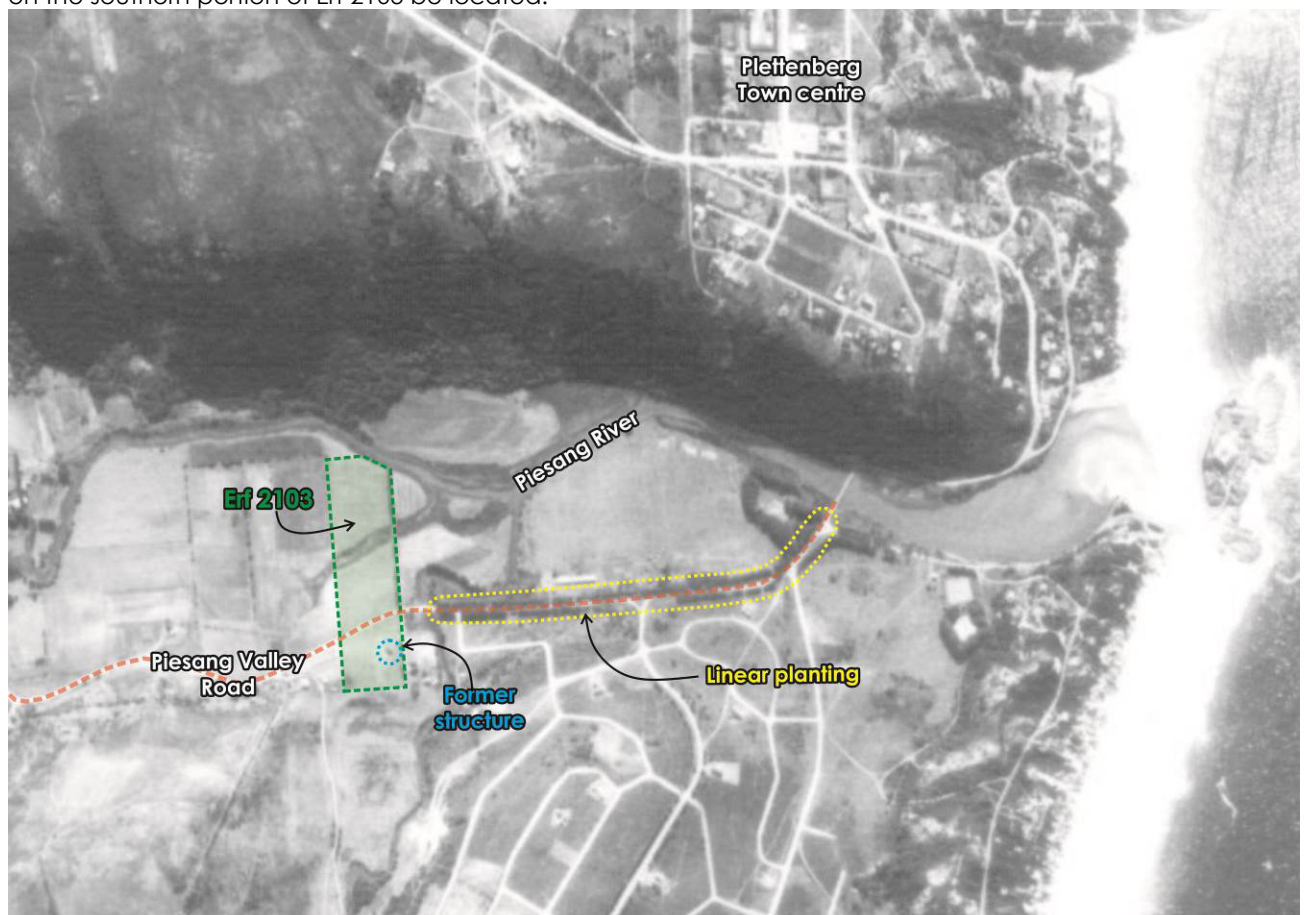


Figure 5: Erf 2103 and Piesang Valley Road as transposed onto 1958 aerial imagery for the area (Aerial survey 421, Flight Strip 14, Image 05376, NGSi)

Copies of the Integrated HIA and Archaeological Impact Assessment undertaken in respect of the previous proposal on the same property are attached as part of **Annexure 4** of this report. The HIA concluded that the proposal would, “not impact on any heritage resource of cultural significance and that no further heritage-related studies would therefore be warranted” and that “proposed development will not have a negative

impact on the Erf, or on its context, nor will it create a loss of culturally significant landscape" (Webley, 2019:27).

With relation to archaeology the AIA concluded and impacts on archaeological heritage are expected to be negligible and that, *"the study area is considered to be of very low archaeological significance due to repeated flooding of the Piesang River in the past"*. It was recommended that the (former) project be permitted subject to, *"standard clause"* below:

"If during ground clearance or construction, any archaeological material or human graves are uncovered, work in that area should be stopped immediately and the ECO should report this to Heritage Western Cape (Tel: 021 483 9689). The heritage resource may require inspection by the heritage authorities, and it may require further mitigation in the form of excavation and curation in an approved institution." (Webley, 2019:25)

HWC in its Final Comments dated 2nd October 2019 agreed with the above recommendations. The proposal for an Animal Care Centre would comprise considerably less buildings and transformed spaces with much of the area to be landscaped, left open as functional training spaces for animals to the care centre. We would therefore submit that the overall impact of the current proposal would be significantly less than the former proposal. Taken in conjunction with the above assessment we are therefore of the view that the proposal would not materially impact on heritage resources of cultural significance and that the development may therefore proceed.

7. RECOMMENDATION

Having regard to the above assessment, it is our view that the proposal would not impact on any heritage resource of cultural significance and that no further heritage-related studies would therefore be warranted in this instance.

PERCEPTION Planning

23rd July 2021



STEFAN DE KOCK

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