

**Our Ref:** HM / EDEN/ KNYSNA / PLETTENBERG BAY/ ERVEN 10190, 706, 2066  
**Case No.:** HWC24080608CSI0812  
**Enquiries:** Chiara Singh  
**E-mail:** [Chiara.Singh@westerncape.gov.za](mailto:Chiara.Singh@westerncape.gov.za)  
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**Stefan de Kock | Perception Planning**  
[perceptionplanning@gmail.com](mailto:perceptionplanning@gmail.com) | 082 568 4719

**RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: COMMENT**  
**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 MEDIUM DENSITY RESIDENTIAL ESTATE INCLUDING BUSINESS SITE AND ASSOCIATED SERVICES ON ERVEN 10190, 706, 2066, SALMACK ROAD VIA BEACON WAY, PLETTENBURG 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 your application for the above matter received. This matter was discussed at the Heritage Officers Meeting held on 19 August 2024.

You are hereby notified that, since there is no reason to believe that the proposed development of a medium density residential estate, business site, and associated services on Erven 10190, 706, and 2066, Salmack Road via 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. HWC chance finds procedure to be included in the environmental authorization.

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.

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.

  
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Waseefa Dhansay  
**Assistant Director: Professional Services**



[www.westerncape.gov.za/cas](http://www.westerncape.gov.za/cas)

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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:

HWC 2408 0608

**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.: DEADP

Reference number of authority / government department: Not yet available

Present phase at which the process with that authority stands: Application underway

## **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

## **SECTION B**

### **DETAILS OF SITE, PROPERTY OR PLACE**

Physical address or Location (e.g., of the R44): **Salmack Road via Beacon Way**

Erf or Farm Name and No. (including the name of the site): **Erf 10190 (2,852m<sup>2</sup>), Remainder Erf 706 (extent unknown), Remainder Erf 2066 (extent unknown)**

Coordinates for logical center point (WGS84): **34° 03' 01.14" S; 23° 22' 32.70" E**

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

Property Extent: **as noted above** Current land Use: **(Milkwood Manor) Guesthouse, Restaurant**

Current zoning: **General Residential Zone III, Transport Zone II**

Predominant land uses of surrounding properties: **Public Open Space, Single Residential, General Residential**

## **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](mailto:perceptionplanning@gmail.com)**

Signature:  Date: **6<sup>th</sup> August 2024**

## REGISTERED OWNER OF PROPERTY

Name: Nonelia Groenendijk (SA ID 590608 0822 185) on behalf of the Groenendijk Trust (being the current registered owner of Erf 10190) as well as Claude Nielton Terblanche (SA ID 850403 5263 089) as Executive Mayor of Bitou Municipality and Ralph Roland Links (SA ID 7307305181085) as Acting Municipal Manager of Bitou Municipality (being the duly authorised custodian of the Remainder of Erf 706 and the Remainder of Erf 2066).

Identity number of applicant: as indicated above

Address and postal code: N/A

Cellular phone number: N/A

E-mail: N/A

**PLEASE SEE POWER OF ATTORNEY, MANDATE 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 medium density residential estate including business site and associated services. 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 type="checkbox"/>	<b>Section 38(1)(a)</b> Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length.
<input type="checkbox"/>	<b>Section 38(1)(b)</b> Construction of a bridge or similar structure exceeding 50m in length.
<b>Section 38(1)(c)</b> Any development or activity that <u>will change the character of a site</u> :	
<input checked="" type="checkbox"/>	<b>(i)</b> exceeding 5 000m <sup>2</sup> in extent.
<input checked="" type="checkbox"/>	<b>(ii)</b> involving three or more existing erven or subdivisions thereof.

	<p><b>(iii)</b> involving three or more erven or divisions thereof which have been consolidated within the past five years.</p> <p>*If (i), (ii) and/or (iii) are marked above, describe how the development will change the character of the site</p> <p>_____</p> <p>_____</p> <p>_____</p>
	<p><b>Section 38(1)(d)</b> Rezoning of a site exceeding 10 000m<sup>2</sup> in extent.</p>
	<p><b>Other triggers e.g., in terms of other legislation (NEMA, etc.)</b> – Describe the details:</p> <p><u>Proposal will trigger a NEMA process, which is underway</u></p> <p>_____</p> <p>_____</p>

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><b>Places, buildings, structures, and equipment of cultural significance:</b></p> <p>Description of Heritage Resource: <b>None</b></p> <p>Descriptions of Heritage Impact: <b>No impact</b></p>
	<p><b>Places to which oral traditions are attached or which are associated with living heritage:</b></p> <p>Description of Heritage Resource: <b>None known</b></p> <p>Descriptions of Heritage Impact: <b>None</b></p>



	<p><b>Places to which oral traditions are attached or which are associated with living heritage:</b></p> <p>Description of Heritage Resource: <b>None known</b></p> <p>Descriptions of Heritage Impact: <b>None</b></p>
	<p><b>Historical settlements and townscapes:</b></p> <p>Description of Heritage Resource: <b>None</b></p> <p>Descriptions of Heritage Impact: <b>None</b></p>
	<p><b>Landscapes and natural features of cultural significance:</b></p> <p>Description of Heritage Resource: <b>None</b></p> <p>Descriptions of Heritage Impact: <b>None</b></p>
	<p><b>Geological resources of scientific or cultural significance:</b></p> <p>Description of Heritage Resource: <b>None known</b></p> <p>Descriptions of Heritage Impact: <b>None</b></p>
	<p><b>Archaeological resources – Incl. archaeological sites and material, rock art, battlefields, and wrecks etc.:</b></p> <p>Description of Heritage Resource: <b>None known</b></p> <p>Descriptions of Heritage Impact: <b>None</b></p>
	<p><b>Palaeontological resources – i.e., fossils, geological formations etc.:</b></p> <p>Description of Heritage Resource: <b>SAHRIS – very high palaeontological sensitivity</b></p> <p>Descriptions of Heritage Impact: <b>Low palaeontological sensitivity (verified through Desktop PIA)</b></p>
	<p><b>Graves and burial grounds – e.g.: ancestral graves, graves of victims of conflict, historical graves, cemeteries etc.:</b></p> <p>Description of Heritage Resource: <b>None known</b></p> <p>Descriptions of Heritage Impact: <b>None</b></p>
	<p><b>Sites of significance relating to the history of slavery in South Africa:</b></p> <p>Description of Heritage Resource: <b>None known</b></p> <p>Descriptions of Heritage Impact: <b>None</b></p>
	<p><b>Other heritage resources:</b></p> <p>Description of Heritage Resource: <b>None known</b></p> <p>Descriptions of Heritage Impact: <b>None</b></p>

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