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REFERENCES and ACKNOWLEDGEMENTS:

1. Chief Directorate: Surveys and Mapping
2. George Museum Archives
3. Kathleen Schulz, Southern Cape Social Historian

1. INTRODUCTION

PERCEPTION Heritage Planning has been appointed by the registered property owner, Robberg Trust to compile and lodge a Notice of Intent to Develop to Heritage Western Cape in terms of Section 38 of the National Heritage Resources Act, 1999 (Act 25 of 1999) to Heritage Western Cape. Details of the proposed development are as set out in paragraph 3 below.

A power of attorney for submission of this Notice of Intent to Develop is attached as Annexure 2. The prescribed NID form is attached as Annexure 1.

2. BACKGROUND

The purpose of this assessment is not only to serve as a NID application to Heritage Western Cape but to also assist/ contribute to the project as follows:

- To identify heritage issues, development constraints and opportunities at an early stage;
- To avoid potential negative impacts of the proposed development on heritage-related aspects;
- To provide guidance for planning and design of the proposed development.

NOTE: This Heritage Statement should be read in conjunction with the NID application form attached as Annexure 1 hereto.

3. STUDY AREA

The irregular-shaped property (52,6375ha in extent) is situated c. 2km southwest of the Plettenberg Bay town centre; bounds onto Main Road 382 and is diagonally opposite the turn-off to Robberg Nature Reserve as shown with the insert below. The property is bound by existing residential estates to the north (Bracken Ridge Estate), east (small residential estate) and southeast (Whale Rock). To the south it is bound by a municipal reservoir, installation as well as water reservoir.

Locality plan (Extract from Topo-cadastral map, Source: CDSM)

The property is part of an undulating coastal landscape and its boundaries cut across rolling hills some of which were formerly cultivated as well as a series of valleys containing remnants of indigenous coastal forest. The site is however heavily infested by alien invasive vegetation. From the site visit it is apparent that some attempts have recently been made to clear alien invasive vegetation from some areas along lower lying valleys. It was noted that limited dumping occurs on the upper (southern) section of the property. Photographs are attached as Annexure 4.



Property and its environs, c. 2006 aerial photograph (Source: Google Earth)

Zoomed aerial view of property and its environs (Source: Google Earth)

Higher-lying portions of the property were found to consist mostly of sandy soils, whereas more fertile soils were present along the lower-lying sections and the river corridors traversing the property. Large tracts are overgrown by relatively dense vegetation, which complicated the site visit. The northwest-facing slopes (along Robberg Road) seem to have cleared in recent years, though the reason for this is not apparent. No structures could be located during the preliminary site visit.

As illustrated with the aerial photographs on page 3, existing land use within the proximity of the property include typical suburban development, low density residential development (Whale Rock) east of Robberg Road, a quarry to the south and small, low density residential estate along the north-east boundary. The local airport is situated a short distance west of the property and access to the Robberg Nature Reserve is directly to the south as shown. Lands to the northwest remain undeveloped. It is understood that the existing waste dumping site directly southwest of the property is likely to be decommissioned soon.

4. PROPOSED DEVELOPMENT

The current application is for amendment of the Knysna-Wilderness-Plettenberg Bay Sub-Regional Structure Plan (old "Guideplan") from "Agriculture/ Forestry" to "Residential development" only. No site development plans were made available to us at the time of writing, the intention being that detailed planning would be addressed at a later stage. The motivation report to the above application, submitted to Bitou Municipality as well as the DEA&DP for adjudication, does however mention that the intention is in future apply for c. 200 residential units.

5. PLANNING-RELATED POLICY GUIDELINES

- 5.1 Knysna-Wilderness-Plettenberg Bay Sub-Regional Structure Plan**
According to this Plan, also referred to as the old "Guideplan", the property falls within an area designated for "Agriculture/ Forestry" purposes. The proposal would not be consistent with such designation, thus necessitating amendment of the said Plan. Note however that the figure below does not show Guideplan amendments that had already been permitted by DEA&DP within the direct proximity of the property.

Area coloured in light brown highlights local airport

- 5.2 Bitou Final Draft Spatial Development Framework, November 2005**
According to this policy guideline document the property is situated within the urban edge and within an area earmarked for densification up to 25 dwellings units per hectare (Density Zone 1). Policy 2.2.1 (UR7) states that densification in urban settlements should occur with due regard to environmental and heritage concerns as identified in EIA's/ HIA's.

Extract from Bitou Final Draft SDF

6. BRIEF HISTORICAL BACKGROUND

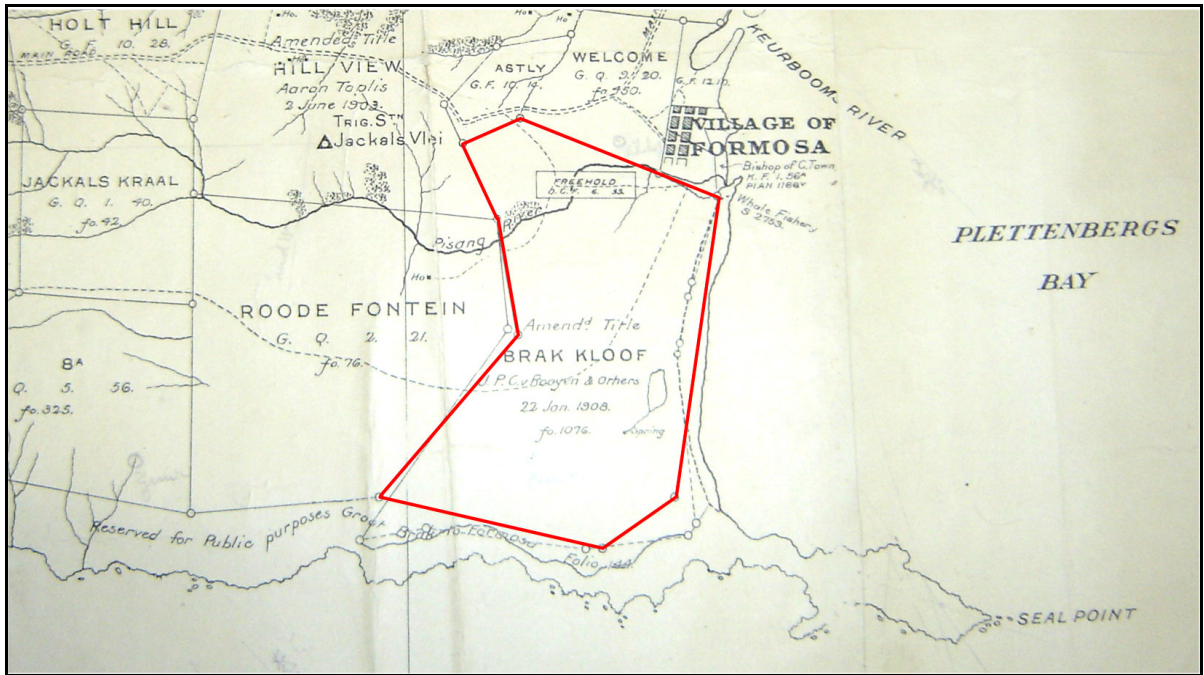
This section of the report only highlights and confirms information extracted from the Deeds Office and Survey General's Office and exclude full archival research. The following ownership timeline for the subject site could be obtained from the Deeds Office's web-based database:

Document	Ownership	Amount
T 8140 / 1950	J Downie (Pty) Ltd	-
T 3934 / 1997	Robberg Trust	485,000.00

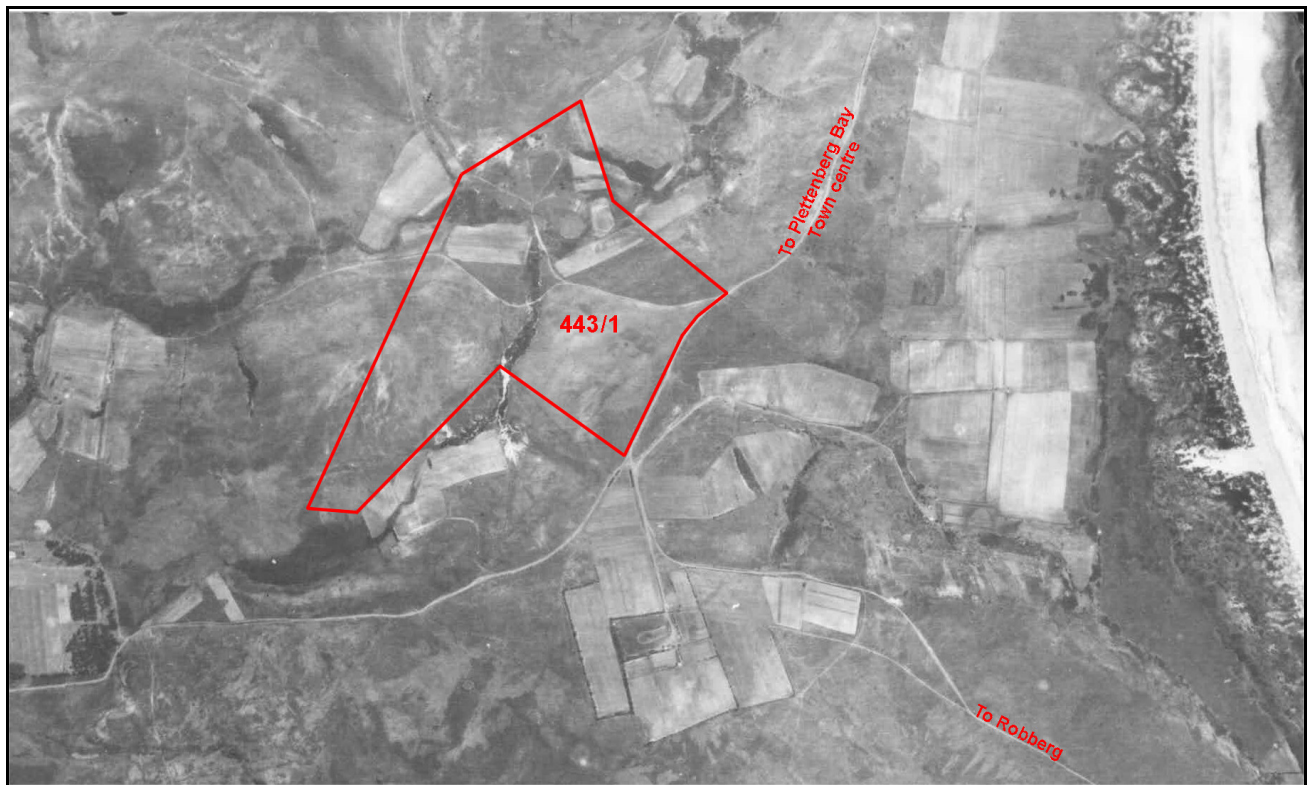
From information provided by the S.G. Office, the original farm Brakkloof, measuring in excess of 1727 morgen was granted to a JPC van Rooyen and "28 others" on 22nd January 1908. Original farm boundaries are highlighted on an extract from the 1900 S.G. Map on the top of page 6. The farm was subsequently subdivided into a number of smaller portions during the 1950's, including the subject property, then referred to as "Lot L" as per S.G. Diagram 547/1910 (Annexure 4).

From an extract of the 1939/114 aerial photograph series the following becomes apparent:

- Portions of the property were used for agricultural purposes at the time;
- A number of farm roads traverse the property, including one from the Plettenberg Bay town centre, meandering through the property, swinging east and leading to what appears to be an adjoining farmstead complex;
- Extensive agricultural fields are visible to the east and south of the property;
- The current alignment of the road to the Robberg Nature reserve differs significantly from the current alignment.



Extract from SG Map of the area depicting original boundaries of the farm Brakkloof (Source: George Museum Archives)



Approximate property boundaries imposed on 1936 Aerial photograph of the area (Source: CDSM)

7. HERITAGE RESOURCES & ISSUES

7.1 Landscape Issues

As evident from the above sections, the property is located within a rapidly-changing rural landscape with numerous existing (or permitted) urban



developments situate to the north, east and south. Most properties further to the northwest however, are still used for either rural occupation or limited agriculture and are therefore still representative of the former rural cultural landscape.

The subject property is set within an undulating landscape and is traversed by two non-perennial streams converging along three natural valleys on the north portion. From the site visit undertaken on 26th January 2010 it was apparent that no agricultural activities had taken place on the property for some time and that the property is currently lying fallow.

Broad-based analysis of the 1936 aerial photograph series for the property and its environs reveals some traditional (i.e. Pre-Modern) cultural landscape patterns on and around the site, which should be analysed in further detail as part of a heritage impact assessment and incorporated into any future design proposals. In addition, it is recommended that further analysis of the property's riverine context be undertaken so as to inform possible future layouts.

Notwithstanding the existing pattern of low-density development along Robberg Road, the potential visual impact of the proposal from this road must be included as part of further site analysis.

7.2 **Built Environment**

While no structures (including ruins, gravesites/ burial grounds) of any kind could be located, fieldwork was hampered by dense vegetation along sections of the property and therefore further investigation in this regard is recommended. The 1936 aerial photography clearly shows more than one road traversing the property and it is considered this aspect, including historic settlement and land use patterns requires further analysis, the findings of which should inform any layout for possible development of the site.

7.3 **Archaeology**

Well-documented research into pre-colonial occupation of the Plettenberg Bay coastline highlights the need for an Archaeological Impact Assessment (AIA). Such assessment should at least investigate pre-colonial archaeological elements, which may occur on the property.

8. **SYNTHESIS**

Having regard to this preliminary assessment, it is our view that any future detailed development proposal for the subject property should be informed by detailed site analysis as discussed above. It is therefore recommended that a Heritage Impact Assessment be undertaken, focussing on the following aspects:

- Analysis of historic settlement and land use patterns of the site and its environs;
- Analysis of natural landscape character and riverine context;
- Visual impact of possible future development proposals from adjoining areas
- Archaeological Impact Assessment (Pre-colonial).

9. **PUBLIC PARTICIPATION**

A public participation process is underway as part of the current application to amend the Knysna-Wilderness-Plettenberg Bay Sub-Regional Structure Plan in terms of the

Land Use Planning Ordinance, 1985 (Ord. 15 of 1985). While the proposal is likely to trigger one or more of activities listed in terms of the relevant Regulations promulgated through the National Environmental Management Act, 1998 (Act 107 of 1998), the EIA process has not yet commenced.

10. RECOMMENDATIONS

Having regard to the above assessment, it is recommended:

- 10.1 That this Heritage Statement fulfils the requirements of a NID submission in terms of Section 38 of the National heritage Resources Act, 1999 (Act 25 of 1999);
- 10.2 That a Heritage Impact Assessment be undertaken for the proposed development as set out in section 8 of this report.

PERCEPTION Heritage Planning
28th January 2010

SE DE KOCK

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