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CC Reg. No. 2003/102950/23
Our ref: KNY/437/9/HIA/08
Your ref:

MANTON S. 38 J
HILLVIEW

SHAN



Agenda
4 June 2009

CLARENCE
RAYMOND
BAUMANN
MALAN

VIA COURIER
18th May 2009

Accounting Officer: Heritage Resources Management Service
Heritage Western Cape
Private Bag X 9067
CAPE TOWN
8000,

Attention: Muammar Abrahams,

PHASE ONE HERITAGE IMPACT ASSESSMENT IN TERMS OF SECTION 38 OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999): HILLVIEW 437/9 (PLETTENBERG BAY), KNYSNA DISTRICT

1. The abovementioned matter refers.
2. Following BELcom's decision dated 2nd May 2008 in relation to the abovementioned matter requesting a HIA for the proposal, attached herewith please find five colour copies of the Phase One Heritage Impact Assessment for submission to BELcom at your earliest convenience.
3. It is trusted that the above would be sufficient so as to allow you to adjudicate the said application. However, should you have any further queries, please do not hesitate to contact the writer.
4. Thanking you in advance.

Yours faithfully,
PERCEPTION

STEFAN DE KOCK

B-Tech. TRP(SA) TRP(IRL) EIA Mgmt(IRL) MIPI AHAP

**PHASE ONE HERITAGE IMPACT ASSESSMENT COMPILED IN
TERMS OF SECTION 38 OF THE NATIONAL HERITAGE
RESOURCES ACT, 1999 (ACT 25 OF 1999):**



**STONEHOUSE DEVELOPMENT: HILLVIEW 437/9
(PLETTENBERG BAY), DISTRICT KNYSNA**

ON BEHALF OF: STONEHOUSE DEVELOPMENTS (PTY) LTD

MAY 2009

STÉFAN DE KOCK
PERCEPTION Environmental Planning
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GEORGE
6530
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PERCEPTION

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8. S.G. Diagrams
9. Visual Statement (VRM Africa)

REFERENCES and AKNOWLEDGEMENTS:

1. George Museum and Cape Town Archives;
2. Kathleen Schulz, Southern Cape Historian;
3. Storrar, Patricia: *Plettenberg Bay and the Paradise Coast*, TJM Publishers, Craighall, 2001.

ABBREVIATIONS:

AIA – Archaeological Impact Assessment

CDSM – Chief Directorate: Surveys & Mapping, Mowbray

NHRA – National Heritage Resources Act, 1999 (Act 25 of 1999)

NID – Notice of Intent to Develop (in terms of Section 38 of the NHRA)

HWC – Heritage Western Cape

PPP – Public Participation Process

RoD – Record of Decision

1. INTRODUCTION

PERCEPTION was appointed as sub-consultant to *Stonehouse Developments (Pty) Ltd* to undertake a Heritage Impact Assessment, as required by Heritage Western Cape's Built Environment and Landscape Committee through its Record of Decision (RoD) dated 2nd May 2008, issued in terms of Section 38 of the National Heritage Resources Act, 1999 (Act 25 of 1999) (NHRA). A copy of the Power of Attorney is attached as Annexure 1.

The above RoD (copy attached as Annexure 2), which reiterates recommendations made in the initial NID and Heritage Statement submitted to Heritage Western Cape during April 2008, requires that a Heritage Impact Assessment be undertaken, including the following specialist studies:

- Archaeological Impact Assessment;
- Visual Impact Assessment.

2. BACKGROUND

With the initial NID submission in relation to the subject property, the proposed development entailed a "Residential Country Estate", a low-density residential estate comprising 77 erven, as illustrated with the former site development plan (Annexure 3). BELcom's RoD dated 2nd May 2008 was followed up through completion of an Archaeological Impact Assessment (Annexure 4), which was accepted by the APM Committee with their decision dated 13th August 2008 (Annexure 5). A full Visual Impact Assessment was also undertaken, a copy of which is not attached as it relates to the residential estate initially proposed.

When new investors recently became involved in the project, it was decided to revisit the proposed development as set out in further detail in paragraph 4 below. The new investors have been made aware of the potential impact of the proposal from the outset. The purpose of this assessment is therefore not only to serve as a Phase One HIA 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.

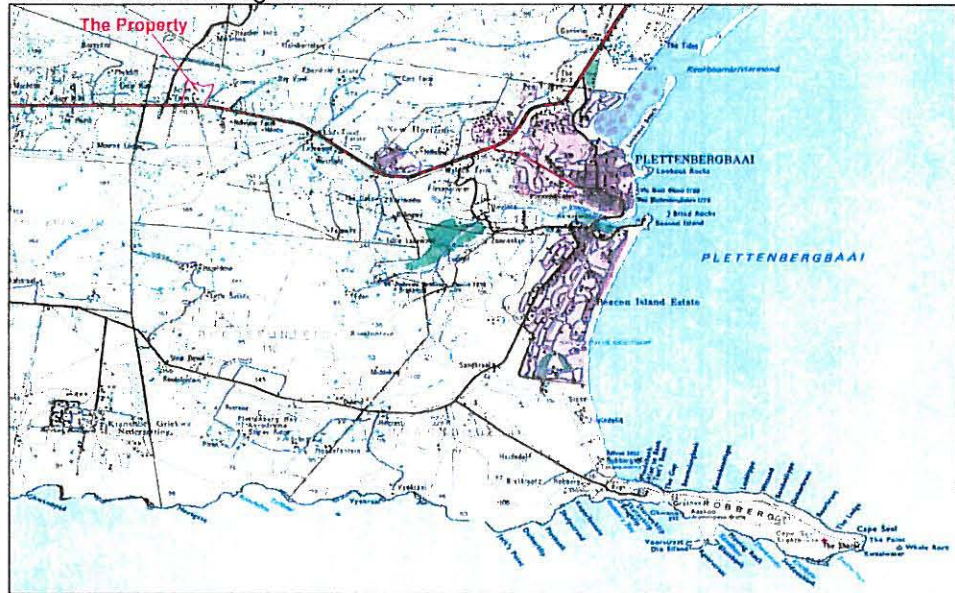
3. STUDY AREA

Please refer to photographs attached as Annexure 6.

The irregular-shaped property, Hillview 437/9, is situated west of Plettenberg Bay and directly north of the Kwanokuthula residential area. The insert on the top of page 4 shows the locality of the property within its local context. Vehicular access to the property is directly off the N2 National road, which is situated just east of the Wittedrift Road access (Main Road 395) onto the N2.

A large portion of the property has been expropriated for the proclaimed road reserve of the proposed new N2 National road. The northern portion, which formed part of a former dairy farm, has since fallen into disuse. Two dams are still

located on this section of the property, which is mostly overgrown by kikuyu grass and alien invasive vegetation.



Locality of the property (Source: 1:50000 Topo-cadastral series, CDSM)

From the N2, a narrow gravel road traverses the property for approximately 900m, passing two large outbuildings one of which is dilapidated and the other, which is used as an antiques and woodwork store. The access road is lined by closely-planted semi-mature Eucalyptus trees and during the site visit was found to be roughly aligned with a mature oak tree, located to the front of the stone cottage. This oak tree appears to be the visual focus of an open area in front of the stone cottage, which is defined by other mature indigenous trees.



Annotated aerial photograph (Source: Google Earth)

The stone cottage, confirmed to be older than 60 years, was constructed using locally sourced stone and is considered to be of local architectural and aesthetical significance. As is evident from the photographs, there have been some additions made to the cottage, which is currently occupied by the registered property owner. Restoration work is needed, particularly to the roof, woodwork and rainwater goods.

The property is located north of the N2, within a landscape with an overall rural character, the prevalent land uses being agriculture and rural occupation. A variety of tourism-orientated uses are located on smallholdings and farms along this stretch of the N2 and provide the area with a distinctive landscape character. The subject property is also diagonally opposite the Kwanokuthula residential area to which an extensive mixed-use urban extension is planned. This would include residential, business and industrial-related uses.

4. PROPOSED DEVELOPMENT

The new development proposal, details of which have not been finalised pending the outcome of this Phase One HIA, is for the establishment of a rural-orientated, small-business park as illustrated with the new site development plan (Annexure 7). The land use planning application would include rezoning of the property to Business zone II and IV, Private Open Space II, including a private road. The proposal would not cater for industrial-related uses but rather accommodate local crafters, businesses and manufacturers related to typical "cottage-industries", which could include e.g. furniture manufacturing, lifestyle, boating, cycling, fresh produce, pottery, etc.

The existing stone cottage and the tree-lined, open space to its front would remain the focal point of the development and enhanced through appropriate design constraints to retain a "village market" ambiance, albeit obviously in a more formalised manner than is currently the case. The area directly north of the stone cottage would be retained within an open space. A buffer area is planned along the curtilage of the property onto the N2 for visual screening purposes. According to the draft design, a maximum building height of 9.5m above natural ground floor level (and maximum two storeys) would be permitted.

5. RELEVANT POLICY GUIDELINES

5.1 *Knysna-Wilderness-Plettenberg Bay Sub Regional Structure Plan*

The property currently falls within an area earmarked as "Agriculture/Forestry". According to DELplan Town and Regional Planning consultants, an application to amend this designation from "Agriculture/Forestry" to "Township Development" was supported by Bitou Municipality during February 2008 and has been forwarded to the Department of Environmental Affairs and Development Planning for final adjudication.

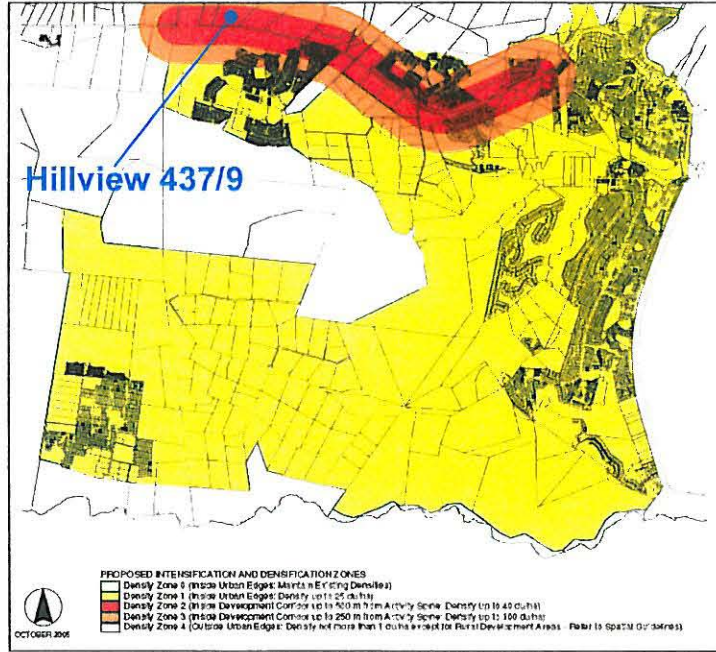
5.2 *Bitou Final Draft Spatial Development Framework, 2005*

According to this draft document, the southern portion of this property (as per this application) is located within the urban edge. In terms of the Intensification and Densification zones proposed for the development site, three proposed density zones apply:

- Density Zone 1 – Densification up to 25 u/ha;

- Density Zone 2 – Densification up to 40u/ha (within 500m of Activity Spine;
- Density Zone 3 – Densification up to 100u/ha (within 250m of Activity Spine.

Note that the Plan highlights the need to facilitate linkages between public open spaces in urban areas. 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, 2005

6. HISTORICAL BACKGROUND

The original Freehold farm Hillview 437, 1242 morgen in extent, included the subject property as well as adjoining farms Ladywood and Astley. This Freehold farm was surveyed during August 1902 and transferred in favour of Aaron Trolis in June 1903. Relevant copies of S.G. Diagrams are attached as part of Annexure 8.

The following ownership timeline was obtained from the Deeds Office (DeedsWeb) and excluded a full deed's search:

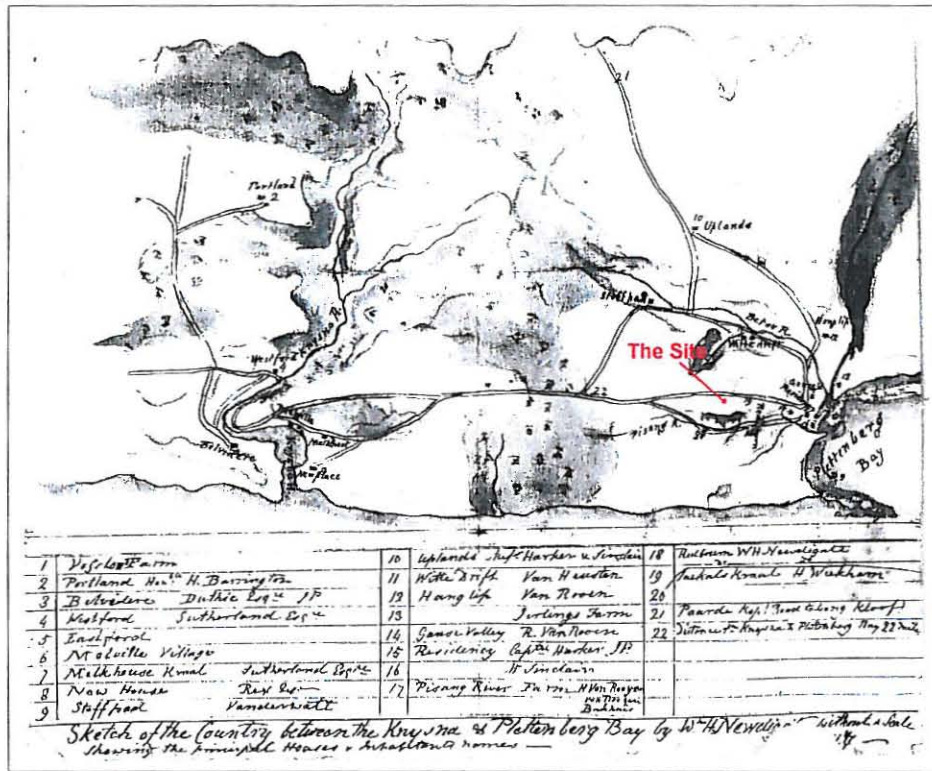
Title Deed Nr.	Holder	Amount (R)
T13680/1975	Susan Caroline Derbyshire	-
T16367/1985	Noline Esther Robertson	70,500.00
T868/1993	Sarel Jakob du Plessis	170,000.00
T79625/1995	Tibor Gubic	250,000.00
T79625/1995	Michelle Sharon Gubic	250,000.00
T91792/2005	Stonehouse Developments (Pty) Ltd	-

A sketch of the "Country between Knysna and Plettenberg Bay" by William H Newdigate¹ shows road alignments at the time prior to construction of the present day N2 National road. The sketch also provides more detail concerning the extent

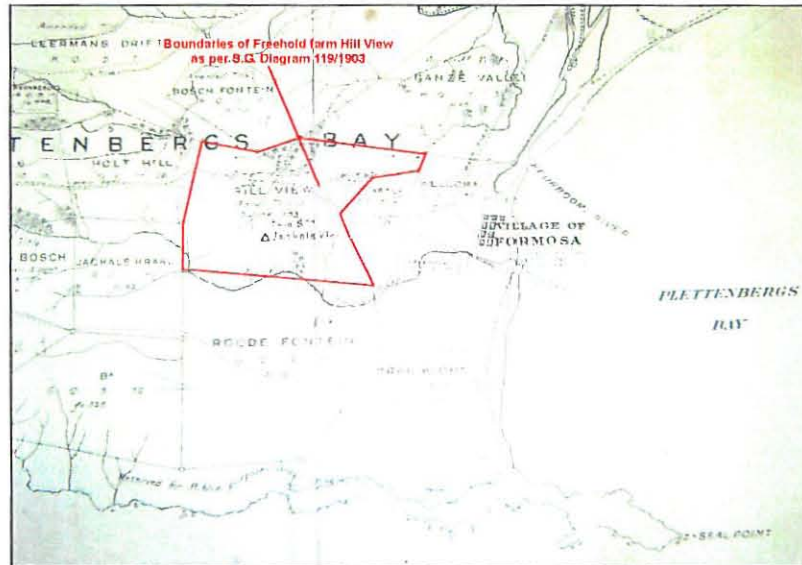
¹ "Plettenberg Bay and The Paradise Coast", Patricia Storrar, 2001



of indigenous forests and the character of the cultural landscape at the time (approximate location of subject property shown).



Sketch of Plettenberg Bay area by William H Newdigate (undated)



Extract from S.G. Map (c. 1900) illustrating boundaries of original Freehold farm

The development site is some distance northeast of the Kranshoek Griqua settlement, which has a rich and proud history. Accounts of the traveller Latrobe in 1816² explain how he undertook a journey from farm Jackalskraal (see Annexure 6), continuing due north towards Witte drif and then in a north westerly

² The Passes of the Langeberg and Outeniqua Mountains, Bartolomeu Dias Museum

direction across the Paardekop Pass via ox wagon. A sketch of the journey across the Paardekop Pass is shown on the top of page 7.³



Labtrobe travelled from Jackalskraal, (adjoining farm to the original Hillview), across the Paardekraal Pass during 1816 via ox wagon

7. HERITAGE RESOURCES & ISSUES

7.1 *Landscape setting*

While a full Visual Impact Assessment (VIA) was undertaken by VRM Africa for the former development proposal (copy not attached) as required with the BELcom RoD dated 2nd May 2009, details of the development proposal are being revisited, thus requiring that the VIA be updated. We requested VRM Africa to compile a concise Visual Statement (Annexure 9) for the new proposal, following which the full VIA would be updated to incorporate development indicators defined as part of this Phase One HIA.

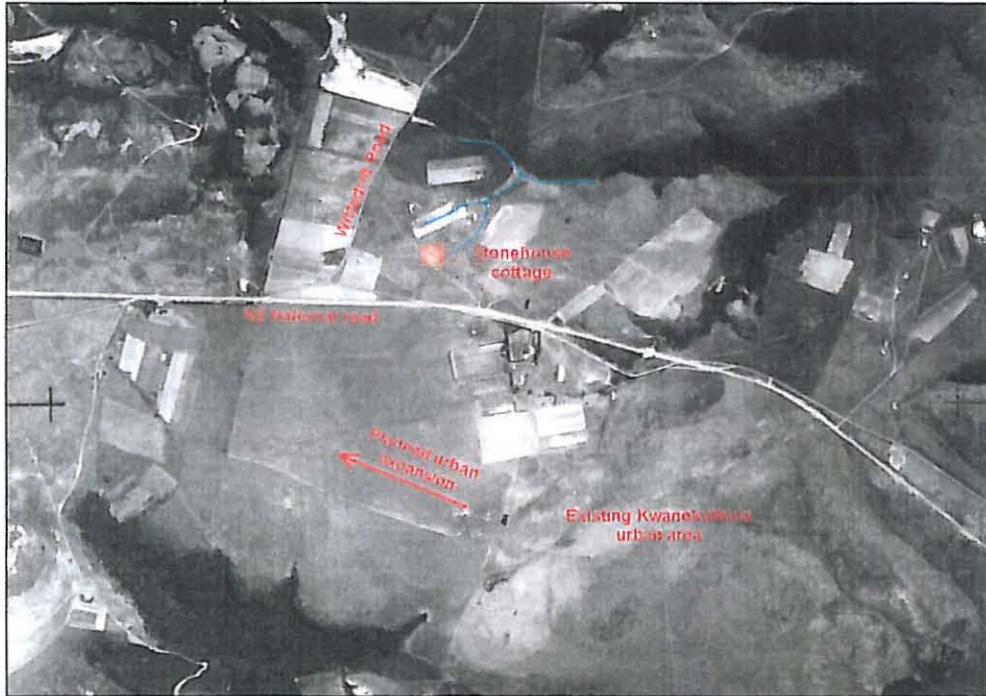
7.1.1 *Cultural landscape context*

A cultural landscape can broadly be defined as a natural landscape combined with the imprint of human habitation and thus the transformation of such landscape as people respond to and live within it as viewed over an extended period of time.

The rural area between Plettenberg Bay and Knysna is unique and characterised by patches of indigenous afromontane forest, mono-culture forestry reserves and small isolated hamlets where local communities still chose to reside. The area is criss-crossed by old wagon through the forests (often no longer legible) and sleigh-paths (remnant of a time when enormous indigenous trees were felled and pulled through the forest by oxen). Further east along the N2, and closer to the Plettenberg urban area, the landscape gives way to open grass pastures (often tree-lined), generally with modest farmsteads scattered in the distance and small-scale tourism-orientated businesses/ cottage industries strung along the way.

³ *The Romance of Cape Mountain Passes, Graham Ross, 2002*

An extract from the 1942 aerial surveys for the area shows how agricultural land use patterns were already established within the rural landscape at the time. The linear alignment of the N2 National road (under construction here) is clearly distinguishable and seems in stark contrast to that of most country roads, which tends to meander through the area, following natural contours of physical features within the landscape.



Early aerial photograph of the area (Source: CDSM, Flight plan 6/42, Flight strip. 39/11578)

The alignment of the former road between Plettenberg Bay and Knysna is still visible above. The photograph clearly highlights how the intersection of the old road and the Wittedrift road had to be re-aligned with construction of the new (more linear) N2. Geometrical shapes begin to emerge within the landscape as agricultural activities take place and subdivision patterns begin to shape the landscape.

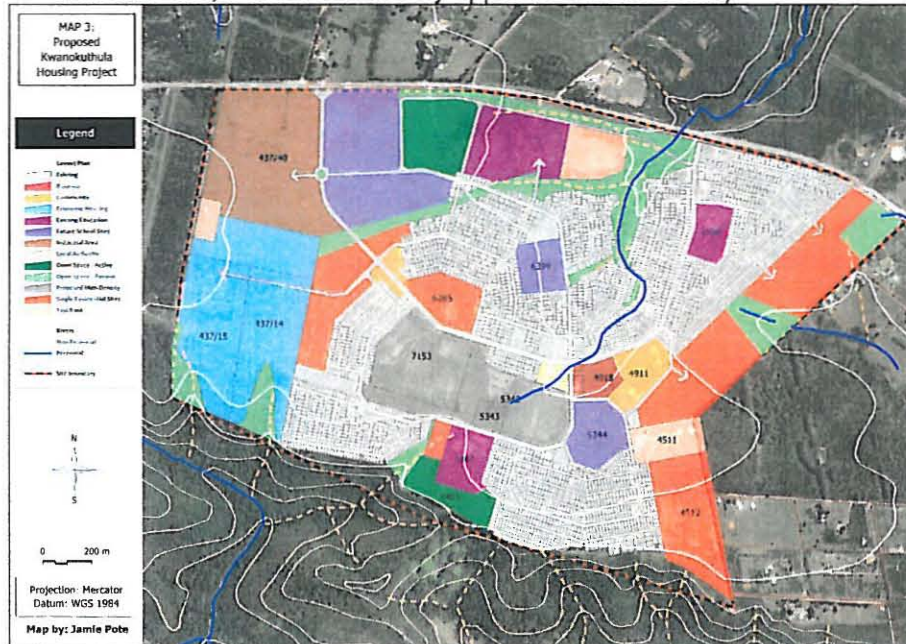
The stone cottage is clearly visible on the above photograph save for its current tree-lined axial approach, added at a later stage. A dam was later constructed within the lower watercourse highlighted, directly northeast of the cottage.

7.1.2 Urban landscape context

The potential spatial implications of the planning authority's latest densification policies, as set out in its Spatial Development Framework, described in paragraph 5.2, are self-evident. In addition, we have also in a former NID submission⁴, referred to significant urban expansions being planned to the existing Kwanokuthula residential area, directly south of the subject property. The proposed urban development project, which is a joint-venture between Bitou Municipality, the Provincial Administration: Western Cape and others, would incorporate mixed-uses as illustrated in the site development plan insert on the top of page 10.

⁴ Proposed Kwanokuthula Housing Project, NID Submission, Perception, 21st August 2008

Note that the site development plan attached has been revised (latest version, showing new arrangement of proposed uses, not available at time of writing). The site development plan is however indicative of the extent of the development and types of urban land uses envisaged (e.g. Industrial use, School site directly opposite Hillview 437/9).



Version of site development plan for proposed expansion of Kwanokuthula (Source: Wendy Floyd & Associates)

While future development of the area directly adjoining the subject property appears imminent, the exact nature of such development has not been clearly defined at this time. Furthermore, no urban development is envisaged on lands north of the property as this has in fact been expropriated for construction of the so-called “new/ future N2”. In terms of the current status quo, Hillview 437/9 is therefore part of what can probably most aptly be described as a rural cultural landscape.

7.1.3 Visual and Spatial issues

The primary concern is the fact that the proposal has the potential to alter the existing rural landscape character along this stretch of the N2 National road, which is considered a tourism route.

Important to note is that due to existing vegetation along the N2 (mainly mature exotic trees e.g. Pine, Eucalyptus), the stone cottage as well as its tree-lined “forecourt” open space is not visible from the N2. Studying the 1942 aerial photograph (page 9), one can readily assume that the cottage would have been visible from country roads within its direct proximity, which have since been replaced by the N2. While the current axial approach from the N2 to the cottage must have been introduced after the 1942 aerial photograph was taken, this nevertheless significantly enhances the visual setting of the cottage and its “forecourt garden”.

The alignment of the axial approach is not perpendicular with the N2 but, as mentioned, is visually aligned with a large oak tree to the front of the stone cottage as its focus. In addition, this oak tree is also the visual

focus of the tree-lined forecourt garden mentioned. The visual relationship created through the location, orientation of the stone cottage, post-1942 tree-lined axial approach and its "forecourt" is considered representative of a typical local rural landscape setting, which is therefore necessary to preserve and/or represent any future development proposals for the property.

7.1.4 *Visual Statement (VRM Africa)*

A copy of this document is attached as Annexure 9, recommendations of which have been transposed as part of the development indicators set out in Section 8 of this report.

7.2 **Archaeology**

This section should be read in conjunction with the Phase One Archaeological Impact Assessment (AIA) compiled by the, "Agency for Cultural Resource Management" and concludes that the report "has identified no significant impacts to pre-colonial that would need to be mitigated prior to proposed construction activities". Recommendations made in the report were accepted by Heritage Western Cape's APM Committee, (see relevant RoD attached as Annexure 5).

7.3 **Built environment**

In addition to the stone cottage, the only other structures on the property are a dilapidated outbuilding and antique store (also partly used as workshop), the locality of which are illustrated on the aerial photograph, page 4. The stone cottage is representative of a typical local vernacular, taken in conjunction with its unique landscape setting within the rural landscape, is therefore considered a heritage resource of local significance. The stone building also has associations with, and is representative of, masonry skills and techniques, which have sadly become rare in the Southern Cape regions and is therefore considered significant.

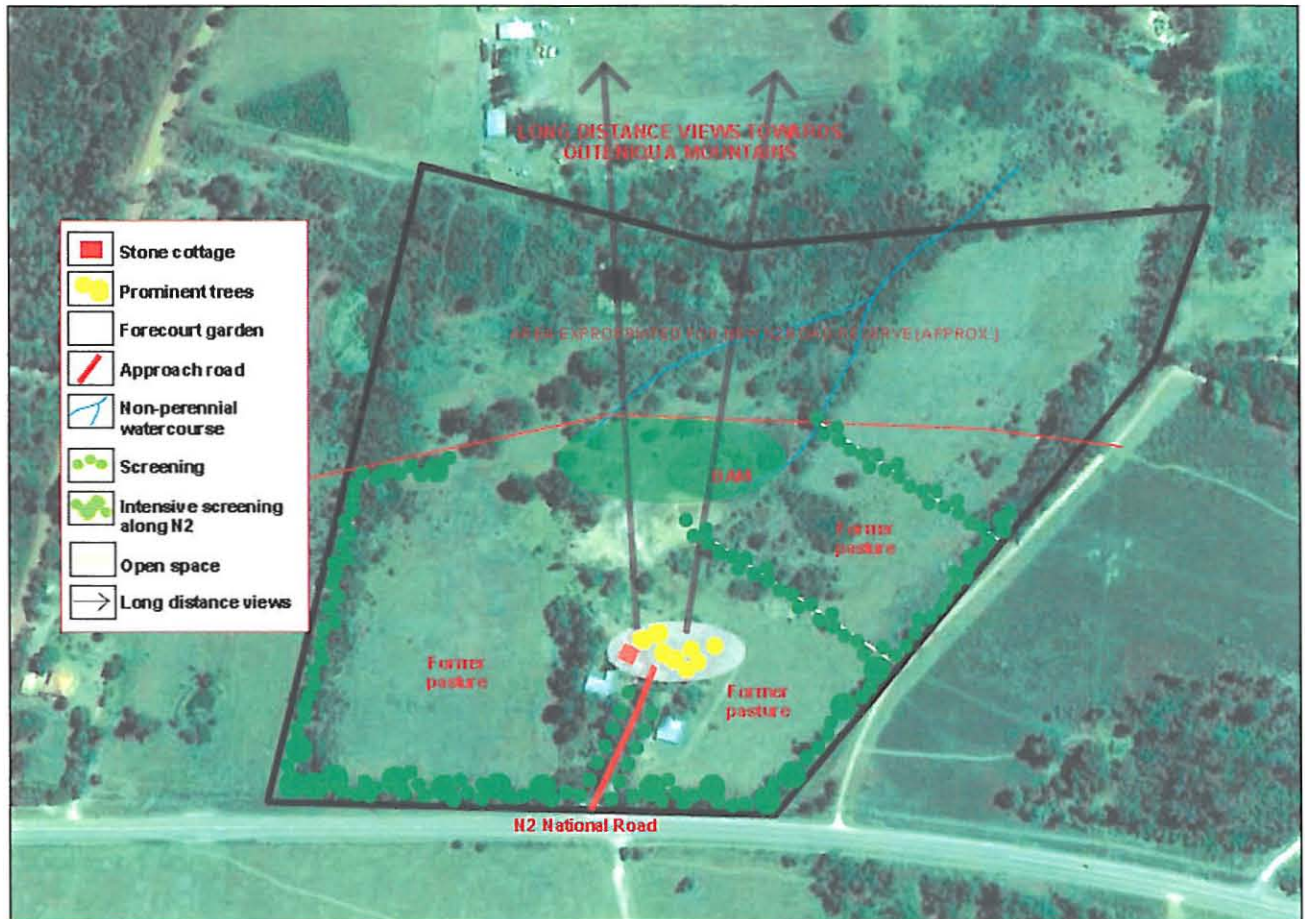
However, it is our view that the two other structures on the property, referred to above, are not significant and that it can therefore be demolished as part of the proposed development if required.

8. HERITAGE INFORMANTS AND INDICATORS

The property is foremost situated within a unique rural cultural landscape, which in itself is a non-renewable heritage resource easily eroded through inappropriate development. The stone cottage taken in conjunction with landscape features within its direct proximity, which not only enhances its local setting (and sense of place) but emphasises its visual-spatial relationship with the overall landscape within which it is situate, is also considered a heritage resource. As such, it is therefore recommended that heritage informants and indicators be incorporated into any development proposal for the subject property, as illustrated and explained below.

8.1 *Visual – Spatial issues*

- Development of the property should not detract from the rural amenity of the rural cultural landscape within which it is located;
- Existing visual-spatial design informants and indicators illustrated in the diagram below should therefore be incorporated into the final site development plan for the property;
- The development should not set a precedent for an industrial node at this location, as stressed in the Visual Statement;
- The site development plan must respect the setting of the cottage, which also pertains to the forecourt garden and alignment of the current tree-lined access road with same;
- Visual-spatial relationships between the stone cottage and adjoining forecourt garden should be retained with the proposed development;
- Preference should be given to use of the forecourt garden as passive open space, which will exclude vehicle parking;
- Provision should be made for an open space north of the stone cottage so as to retain its visual relationship with the landscape north of the property. Retaining northern views (towards Outeniqua mountains) would also be pertinent should the new highway finally be constructed north of the property as planned;
- Significant visual screening, particularly along the N2 property boundary, must be done as part of the proposal and physical boundary fenced should preferably be installed behind (north) of this screening;
- Visual “framing” through screening/ linear tree-planting should be considered to re-create old field patterns within the landscape and create visually “sheltered rooms” within the development;
- This visual “framing” may be planned to correlate with future proposed property boundaries between new land units;
- Recommendations made as part of the Visual Statement by VRM Africa attached hereto must be incorporated into the proposal and a full VIA will be required as part of the Phase Two HIA.



Preliminary visual issues and development indicators

8.2 Built environment

- Continued use, upgrading and improved maintenance of the stone cottage is necessary;
- Future use of the stone cottage should preferably be planned with due regard to future use of the forecourt garden;
- Architectural design and aspects such as height, massing and orientation of future buildings must relate to residential buildings not higher than two-storeys (or maximum 9,5m), rather than industrial buildings. This also relates to use of materials, textures applies to exterior walls, perimeter fencing and visual screening;
- An architectural design manual for the proposed development, taking cognisance of the recommendations made in this report must be compiled and submitted as part of the Phase Two HIA;
- Possible addition of new building along the perimeter of the forecourt garden may be considered, subject to strict design constraints pertaining to footprint size, architectural style, orientation, materials, finishes, etc.

9. PUBLIC PARTICIPATION

Due to the fact that specific details concerning the site development plan still need to be clarified, no Public Participation Process (PPP) has yet been initiated as part of the HIA. It is our contention that, in this particular instance, a PPP

would be more productive once a site development plan, incorporating the recommendations of the Phase One HIA as well as full Visual Impact Assessment can be made available as part of such process.

While an EIA process was initiated by Sharples Environmental Services for the previous development proposal ("Stonehouse Country Estate") in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), it was decided that this process would be halted and a new application lodged to the Department of Environmental Affairs and Development Planning (DEA&DP) in lieu of the new proposal described in this report. This process has not yet commenced. There has therefore been no PPP in terms of NEMA in relation to the new proposal.

A further Public Participation Process will also be invoked through the Land Use Planning Ordinance, 1985 (Ord. 15 of 1985) as part of the rezoning and subdivision application to Bitou Municipality.

10. RECOMMENDATIONS

Having regard to the above assessment, it is recommended:

- 10.1 That this report fulfils the requirements of a Phase One Heritage Impact Assessment (HIA);
- 10.2 That the recommendations of this Phase One HIA be incorporated into the proposed development and that a Phase Two HIA be submitted to Heritage Western Cape for adjudication.

PERCEPTION

14th May 2009



SE DE KOCK

B-Tech(TRP) MIPI TRP(IRL) EIA Mgmt (IRL) AHAP

ANNEXURE 1

POWER OF ATTORNEY

I, Dupré Lombaard, the undersigned being the Project Manager, in my capacity as person(s) holding power of attorney for *the appointment of consultants*, as representative of the Developer/ Registered Owner of the property HILLVIEW 437/9 (PLETTENBERG BAY), DISTRICT KNYSNA, hereby nominate Stéfan de Kock of *PERCEPTION Environmental Planning*, with power of substitution, to be my agent in name, place and stead, (as set out in their quotation dated 22nd September 2008 and letter dated 08 October 2008, to sign on my behalf and submit to the appropriate authorities the following application, which mandate shall, without limiting the generality of the a foregoing, include:

- a.) Heritage Impact Assessments in terms of Section 38 of the National Heritage Resources Act, 1999 (Act 25 of 1999).

I hereby accept the Terms of Agreement as set out in paragraphs 5, 6 & 7 of the abovementioned quotation dated 22nd September 2008 and subsequent letter dated 08 October 2008, with the exclusion of responsibility for payment from any party other than the client, Stonehouse Developments (Pty) Ltd and / or the Directors of Stonehouse in their personal capacities.

Signed at Plettenberg Bay on 20 October 2008.



Client/ Developer/ Registered Property Owner

ANNEXURE 2

Our Reference: HM/Farm 437/9/ KNYSNA
Email: nnjobe@pgwc.gov.za
Enquiries: Ntombekhaya Njobe
Tel. (021) 483 9783
02-05-2008



iLifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

Heritage Western Cape hereby notifies:

Stefan de Kock
PO Box 9995
GEORGE
6530

RECORD OF DECISION

**Heritage Western Cape Built Environment and Landscapes Committee
Of its intention to comment in terms of
Section 38(8) of the National Heritage Resources Act (Act 25 of 1999)
and Regulation 3(3)(a) of PN 298 (29 August 2003)**

For: Proposed development.

At: Farm 437/9 (Plettenberg Bay) KNYSNA

DECISION: The Committee requested a Heritage Impact Assessment with Visual Impact Assessment focusing on edge condition and scenic routes and the Committee also requested an Archaeological Impact Assessment.

Yours faithfully

Ntombekhaya Njobe (Ms)
**For Accounting Officer: Heritage Resources Management Service
p.p. Heritage Western Cape**

www.capegateway.gov.za/culture_sport

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • **Postal Address:** Private Bag X9067, Cape Town, 8001
• **Fax:** +27 (0)21 483 9842 • **E-mail:** hwc@pgwc.gov.za

Straatadres: Protea Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • **Posadres:** Privaatsak X9067, Kaapstad, 8001
• **Fax:** +27 (0)21 483 9842 • **E-pos:** hwc@pgwc.gov.za

ANNEXURE 3

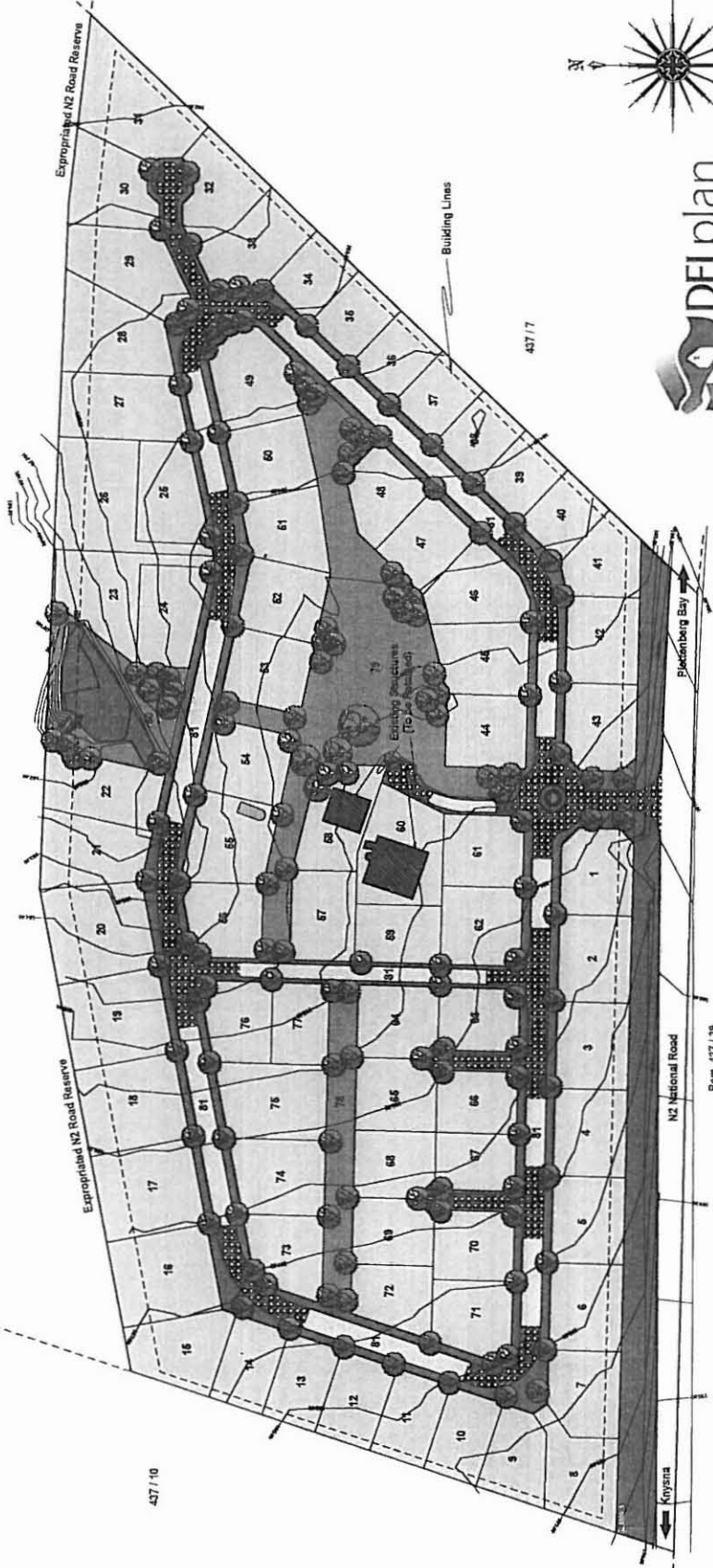
Stonehouse Country Estate Site Development Plan

Remainder 437/9

300m Buffer to N2 Road Reserve

Portion No	Portion Size	Zone	PHL No	Portion Size	Zone	PHL No	Portion Size	Zone
1	722 m ²	Residential	21	836 m ²	Residential	41	110 m ²	Residential
2	750 m ²	Residential	22	638 m ²	Residential	42	790 m ²	Residential
3	750 m ²	Residential	23	750 m ²	Residential	43	783 m ²	Residential
4	750 m ²	Residential	24	741 m ²	Residential	44	872 m ²	Residential
5	750 m ²	Residential	25	750 m ²	Residential	45	674 m ²	Residential
6	750 m ²	Residential	26	1158 m ²	Residential	46	548 m ²	Residential
7	750 m ²	Residential	27	866 m ²	Residential	47	819 m ²	Residential
8	731 m ²	Residential	28	566 m ²	Residential	48	620 m ²	Residential
9	652 m ²	Residential	29	627 m ²	Residential	49	681 m ²	Residential
10	594 m ²	Residential	30	797 m ²	Residential	50	553 m ²	Residential
11	565 m ²	Residential	31	117 m ²	Residential	51	583 m ²	Residential
12	565 m ²	Residential	32	758 m ²	Residential	52	697 m ²	Residential
13	562 m ²	Residential	33	500 m ²	Residential	53	831 m ²	Residential
14	562 m ²	Residential	34	500 m ²	Residential	54	951 m ²	Residential
15	1050 m ²	Residential	35	500 m ²	Residential	55	951 m ²	Residential
16	1050 m ²	Residential	36	500 m ²	Residential	56	1115 m ²	Open Space
17	1050 m ²	Residential	37	500 m ²	Residential	57	524 m ²	Open Space
18	1050 m ²	Residential	38	500 m ²	Residential	58	5124 m ²	Open Space
19	1050 m ²	Residential	39	500 m ²	Residential	59	5124 m ²	Open Space
20	114 m ²	Residential	40	500 m ²	Residential	60	1812 m ²	Open Space
Total								96 836 m²

Zone	Minimum	Average	% of Total
Residential	182 m ²	726 m ²	66 %
Open Space	5124 m ²	14 322 m ²	17 %
Provincial Road	14 322 m ²	14 322 m ²	17 %
N2 National Road	6 723 m ²	6 723 m ²	8 %



Scale 1:1500

Annexure 7

ANNEXURE 4

Agency for Cultural Resource Management

Specialists in Archaeological Studies and Heritage Resource Management

PO Box 159 Riebeeck West 7306 Phone/Fax 022-461 2755

E-mail: acrm@wcaccess.co.za Cellular: 082 321 0172

19 June, 2008

Att: Mr Johan Marx
Vision Insurance
Unit 5, Canal Edge 2
Carl Cronje Drive
Tyger Waterfront
Tyger Valley

Dear Mr Marx

PHASE 1 ARCHAEOLOGICAL IMPACT ASSESSMENT PROPOSED DEVELOPMENT STONE HOUSE ESTATE (PORTION 9 OF THE FARM HILLVIEW 437) PLETTENBERG BAY

1. Introduction and brief

Vision Insurance, on behalf of Stone House Developments (Pty) Ltd requested that the Agency for Cultural Resource Management conduct a Phase 1 Archaeological Impact Assessment for a proposed housing development on Portion 9 of the Farm Hillview No. 437 in Plettenberg Bay, in the Western Cape (Figure 1).

The proposed development, to be known as Stone House Estate, envisages a housing development comprising about 75 single residential units, including associated infrastructure such as internal streets and engineering services.

The subject property is currently zoned for Agricultural use and will be rezoned and subdivided to accommodate the proposed development activities.

The extent of the proposed development (about 8.5 ha) falls within the requirements for an archaeological impact assessment as required by Section 38 of the South African Heritage Resources Act (No. 25 of 1999).

The aim of this study is to locate any archaeological remains that may be negatively impacted by the proposed project, to assess the significance of the potential impacts and to propose measures to mitigate against the impacts.

2. Terms of reference

The Terms of Reference for the archaeological assessment were to:

- Identify and map heritage resources affected by the proposed development ;
- Determine the importance of heritage resources affected by the proposed development;
- Determine and assess the potential impacts of the proposed project on the heritage resources, and
- Recommend mitigation measures to minimise impacts associated with the proposed project.

3. Approach to the study

The proposed site and surrounding area was searched for archaeological heritage remains.

The site visit and assessment took place on 17th June, 2008.

A desk top study was also undertaken.

It should be noted that a Heritage Statement of the proposed development has already been undertaken by heritage consultant Mr Stefan de Kock of Perception Environmental Planning¹. A Phase 1 baseline archaeological study was requested by Heritage Western Cape².

4. The study site

The study site (S 34° 02 35.1 E 23° 18 50.5 on map datum wgs 84) is located alongside (i.e. north of) the N2 and about 7 kms west of Plettenberg Bay. Access to the property is via the N2, just east of the Wittedrift Road (MR395). A portion of the property is taken up by the proclaimed road reserve of the proposed new N2 National Road. The receiving environment comprises mostly exotic trees such as Blue Gum, Black Wattle and Pines and is covered in a thick layer of indigenous Kikuyu grass (Figures 3-10). The western portion comprises mostly Kikuyu grass with sporadic Pine trees (Figures 9 & 10). Several buildings occur within a central forecourt on the property. The main house (the Stone House) is currently used as a residence, while a stone outbuilding is used as an antique shop and restoration workshop (Figures 11& 12). The stone buildings will be retained and incorporated into the proposed development plan. Apart from indigenous trees surrounding the central forecourt, there is virtually no natural vegetation on the property. There is virtually no surface stone on the site, apart from numerous large piles of stone that have been brought onto the site. Two small farm dams are also present on the property. There are no significant landscape features on the property. Surrounding land use comprises small holdings and vacant agricultural land (pastures). Kwanokuthula Township is situated about 1 km south of the subject property.

¹ De Kock, S. 2008. Heritage Statement Stone House Country Estate. Report prepared for Stone House Developments (Pty) Ltd. Perception Environmental Management Planning.

² Heritage Western Cape letter dated 02-05-2008. Reference HM/Farm437/9/Knysna

5. Constraints and limitations

The study site is overgrown with invasive alien vegetation and covered in a thick layer of Kikuyu grass, resulting in low archaeological visibility.

6. Identification of potential risks

There are no potential archaeological risks associated with the project.

It is unlikely, given the transformed nature of the receiving environment, but unmarked human burials may be exposed or uncovered during earthmoving operations and excavation for services.

7. Findings

One broken Early Stone Age quartzite flake was found within the half full, farm dam.

Despite a careful search of the surrounding area, no other tools were documented.

The archaeological remains have been rated as having low local significance.

Several Archaeological Impact Assessments have been undertaken in and around Plettenberg Bay³; two that are relatively close to the subject property. The Plettenberg Bay coastal zone is known for its rich archaeological heritage. The well-known Nelson Bay Cave is located on the Robberg Peninsula and is a popular tourist site. There are many other sites that have been documented in the coastal zone⁴.

³ Kaplan, J. 2004. Phase 1 Archaeological Impact Assessment proposed development Little Ladywood (Farm No. 438) Plettenberg Bay. Report prepared for Withers Environmental Consultants. Agency for Cultural Resource Management

Kaplan, J. 2001. Archaeological Impact Assessment, proposed development, Brackenridge Residential and Private Preserve. Report prepared for Hilland & Associates. Agency for Cultural Resource Management.

Kaplan, J. 2000a. Archaeological study, portion 60 of Whale Rock Farm No. 443, Plettenberg Bay. Report prepared for Blue Dot Properties (Pty) Ltd. Agency for Cultural Resource Management.

Kaplan, J. 2000b. Archaeological study, Phase 2 and portion of portion 59 - Phase 3, Robberg Estate, Plettenberg Bay. Report prepared for Blue Dot Properties (Pty) Ltd. Agency for Cultural Resource Management.

⁴ Kaplan, J. 1993. The state of archaeological information in the coastal zone from the Orange River to Ponta do Ouro. Report prepared for the Department of Environmental Affairs and Tourism. Agency for Cultural Resource Management.

8. Impact statement

The impact of the proposed project on important archaeological remains is likely to be **low**.

The probability of locating important archaeological remains during implementation of the project is likely to be improbable.

The proposed site is not considered to be archaeologically sensitive, vulnerable or threatened.

The receiving environment and almost all the surrounding rural landscape has been transformed through agricultural practices – mainly grazing pastures.

9. Conclusion

The Phase 1 Archaeological Impact Assessment of the proposed Stone House development on Portion 9 of the Farm Hillview No. 437 near Plettenberg Bay has identified no significant impacts to pre-colonial would need to be mitigated prior to proposed construction activities.

- Should any human remains be disturbed, exposed or uncovered during excavations, and earthworks for the proposed project, these should immediately be reported to the South African Heritage Resources Agency (Dr A. Jerardino (021) 462 4502), or Heritage Western Cape (Ms C. Booth (021) 483 9692). Burial remains should not be disturbed or removed until inspected by the archaeologist.

Yours sincerely

A handwritten signature in black ink, appearing to be 'JK' with a long horizontal stroke extending to the right.

Jonathan Kaplan

ANNEXURE 5



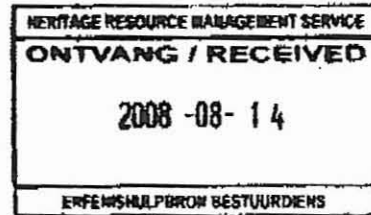
ILifa leMvel! leNtshona Kolohi
Erfenis Wes-Kaap
Heritage Western Cape

Our Ref: HM/PLETTENBERG BAY/PTN 9 OF THE FARM HILLVIEW 437

Enquiries: Celeste Booth
Tel: 021 483 9685
E-mail: Cbooth@pgwc.gov.za

13 August 2008

Mr. J. Kaplan
PO Box 159
Riebeeck West
7306



PHASE 1 ARCHAEOLOGICAL IMPACT ASSESSMENT (AIA): PROPOSED DEVELOPMENT STONE HOUSE ESTATE, PORTION 9 OF THE FARM HILLVIEW 437, PLETTENBERG BAY

The above matter was discussed at the Archaeology, Palaeontology and Meteorites (APM) Permit Committee meeting held on 5 August 2008:

The following was noted for the proposed development:

1. The subject property would be rezoned from agriculture and subdivided comprising 75 single residential units on about 8.5ha.
2. A Heritage Statement had been compiled by Mr Stephan de Kock.
3. There is one built environment structure of no clear age and significance.
4. 1 broken Early Stone Age (ESA) quartzite flake was documented.
5. The archaeological remains had been rated as having low local significance.

Heritage Western Cape (HWC) agreed that:

1. The recommendations are approved.
2. No mitigation is required prior to the construction activities.
3. The built environment structure possibly be preserved as part of the development.
4. The matter be referred to the Built Environment and Landscaping committee (BELCOM).
6. The developer is responsible for costs associated with further heritage related work.
7. Should any human remains be disturbed, exposed or uncovered during excavations and earthworks for the proposed project, all work must cease and immediately be reported to SAHRA (Ms Mary Leslie 0214624502), or HWC Ms Celeste Booth 021 483 9685).

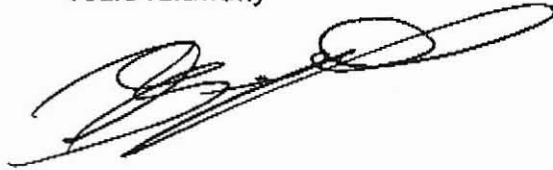
www.capegateway.gov.za/culture_sport

Street Address: Plettenberg Bay Municipal Building, Green Market Square, Plettenberg Bay, 7130 • Postal Address: Plettenberg Bay 7130 / Cape Town 8001
• Fax: +27 (0)21 483 9685 • E-mail: info@pgwc.gov.za

Street Address: Plettenberg Bay Municipal Building, Green Market Square, Plettenberg Bay, 7130 • Postal Address: Plettenberg Bay 7130 / Cape Town 8001
• Fax: +27 (0)21 483 9685 • E-mail: info@pgwc.gov.za

8. Burial remains should not be disturbed or removed until inspected by the archaeologist.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Celeste Booth', with a large, stylized flourish at the end.

Celeste Booth

Heritage Officer (Archaeology)

For: Accounting Authority: Heritage Resources Management Services.

Pp Heritage Western Cape

ANNEXURE 6



(3 Sequenced photographs, Facing north) Gives an impression of open area to front of stone cottage. Stem of focal oak tree visible in centre.



Stone cottage with Oak tree to the front (access road from N2, situate to left of photograph not visible here)



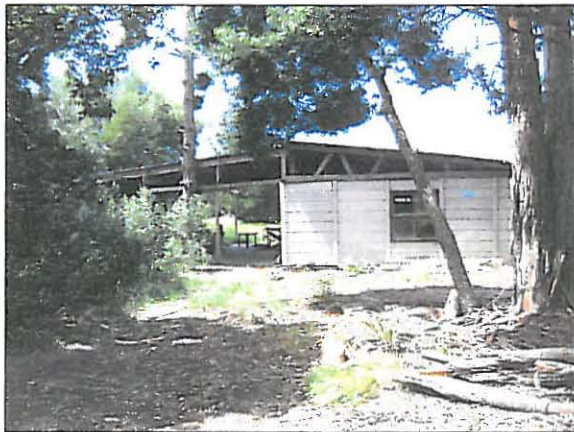
Tree-lined access road (facing towards N2)



Access road facing toward stone cottage



Building used as antique and woodwork store



Dilapidated outbuilding



Facing west: Front façade of the cottage



Facing east: Showing annexes to rear

ANNEXURE 7



COPYRIGHT: This drawing is the copyright of DELplan Urban & Regional Planning. Do not scale from it but refer to figured dimensions. All measurements must be checked and confirmed by a Professional Land Surveyor. Any discrepancies should please be reported to DELplan immediately.

KOPIEREG: Die kopiereg van hierdie tekening behoort aan DELplan Urban & Regional Planning. Moenie daarvan afskaal nie, maar verwys na afmetings soos aangedui. Alle afmetings moet deur 'n Professionele Landmeter nagegaan en bevestig word. Enige teenstrydigheid moet asseblief dadelik aan DELplan rapporteer word.

NOTES:
1. Skryf die nota hier.

- Business Zone IV
- Business Zone II
- Private Open Space II
- Private Road
- Transport Zone II

FOR DISCUSSION PURPOSES ONLY



PROJECT: Proposed Stonehouse Developments (Pty) Ltd

DESCRIPTION: Hill View 437 / 9, Knysna

TITLE: Draft Subdivision Plan



SCALE: 1 : 1500

PLANNED BY/PLAN: DV	PLANNED BY/PLAN: SP
DRAWN BY/DATE: HT	DRAWN BY/DATE: 295 / BIT / 09
DATE/DATUM: April 09	DATE/DATUM: Annexure

ALL MEASUREMENTS APPROXIMATE
ALLE AFMETINGS BY BENADERING

KOPIEREG VOORBEHOU / COPY RIGHT RESERVED

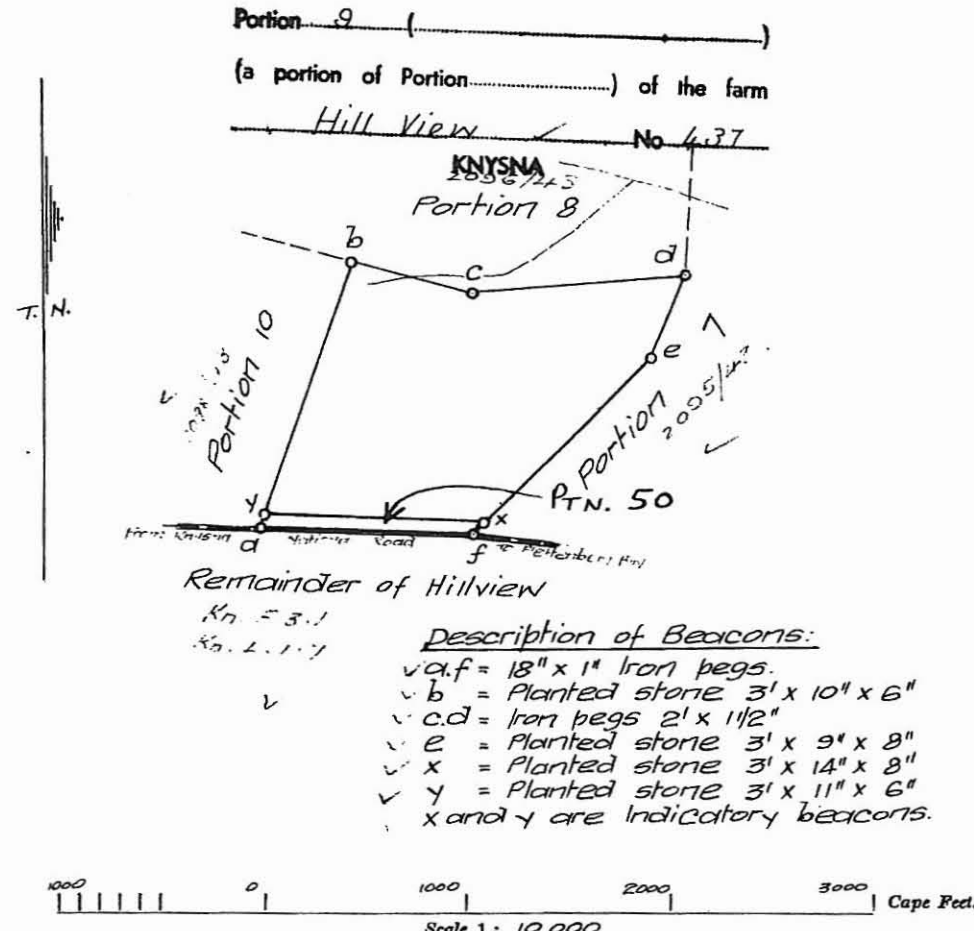
437 / 39

ANNEXURE 8

S. G. No. 2097/43

SIDES		ANGLES OF DIRECTION	SYSTEM L ⁰ CO-ORDINATES	
Cape	Feet		y	x
			0.0	+11,900,000.0
ab	1420.9	198. 12. 0	a - 91278.3	+ 68418.9
bc	614.5	284. 35. 20	b - 91722.1	+ 67069.1
cd	1038.2	264. 32. 20	c - 92316.8	+ 67223.9
de	446.6	21. 43. 20	d - 93350.3	+ 67125.1
ef	1245.2	43. 27. 20	e - 93185.0	+ 67540.0
fa	1050.6	91. 21. 50	f - 92328.6	+ 68443.9
ay	70.0	198. 12. 0	y - 91278.3	+ 68357.7
fx	70.0	223. 27. 20	x - 92376.7	+ 68393.1

Approved
[Signature]
 Surveyor-General.
 16-9-1943



The figure a.b.c.d.e.f represents 20.9516 Morgen of land being PORTION 9 of the farm HILLVIEW

situate in the Division of Knysna, Province of Cape of Good Hope.
 Surveyed in April 1942 by me

[Signature]
 Land Surveyor.

This diagram is annexed to D/T
 No. 831. d.d. 29.1.1944 in
 favour of C.G. Derbyshire.
 Registrar of Deeds.

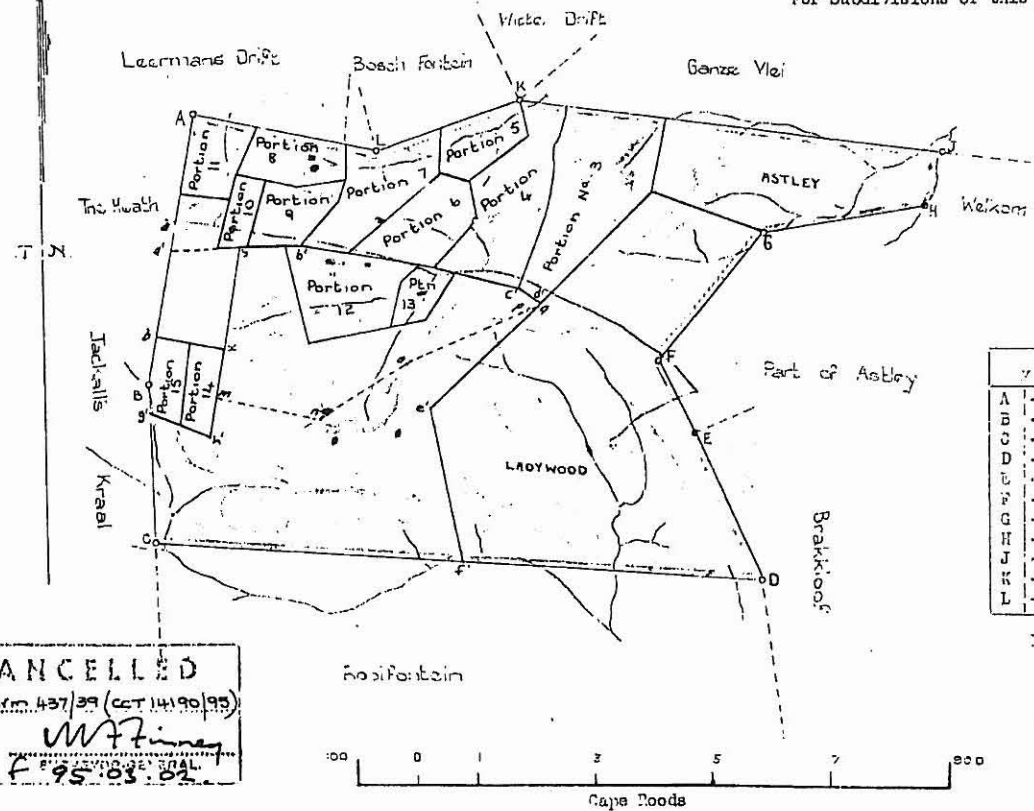
The original diagram is
 No. 119/1903 annexed to
 Deed of Grant Kn. Fr. 3-1
 (Knysna L.1-7)
**FOR ENDORSEMENTS
 SEE BACK OF DGM.**

S. G. File No. S. 15403
 S.R. No. E. 348/1943
 Reg. 5th, AM-1.B
AM-1BAC (6195) **C**

The numerical Data of this Diagram are sufficiently consistent.
(Sgd.) W.E. Volbe
Examiner

For Subdivisions of this Diagram see outline En.L.1.7.

The figure lettered a'b'c'd'e'f'G'g'h'x'b
designated as a development area
G.N.1473/1990 Dated 1990.06.29



	COORDINATES		ANGLES	SLICES
	y	x		
A	- 397.28	+ 770.69	78.40.40	166.43 AB
B	- 301.72	+ 1327.22	167.52.10	266.09 BC
C	- 302.69	+ 1493.31	95.57.40	1132.21 CD
D	- 1323.73	+ 1596.76	61.33.40	273.89 DE
E	- 1224.43	+ 1343.91	177.6.50	136.36 EF
F	- 1155.75	+ 1230.82	246.46.00	283.00 FG
G	- 1332.44	+ 1308.14	221.35.20	277.69 GH
H	- 1627.96	+ 973.53	114.59.20	98.40 HJ
J	- 1658.05	+ 379.32	31.24.20	719.21 JK
K	- 942.18	+ 754.50	153.33.50	259.85 KL
L	- 699.96	+ 341.35	210.21.10	310.32 LA

Rectilinear Area 1241 Morgen 31 Sq. Rds.

Hill View No. 437
KNYSNA

Rem CANCELLED
VIDE Form 437/39 (CCT 14/190/95)
W.F. Finney
F 95 183 02

The above Figure A.B.C.D.E.F.G.H. middle of Stream J.K.L. represents the Freehold Farm Hill View containing 1242 Morgen 31 Square Roods of Land situate in the Field Cornetay of Flottenberg Bay. District of KNYNSNA. Resurveyed under provisions of Act No. 9 of 1979 for Alienated Title.

Bounded North by the Farms Leermans Drift, Bosch Fontein, and Genze Vlei
East " Welkom, Part of Astley No. 2 and Brakloof
South " Part of Astley No. 2 and Roodfontein
West " Jackalls Kraal and The Heath No. 5

Copied from the diagram relating to
..... Title Deed No. 119, F.3.1.
dated 2nd June 1903 in favour of
.....
.....
for SUB-REGISTRAR
24 SEP 1951

Surveyed by me
(Sgd.) W.E. Volbe
Govt. Surveyor Aug. 1902

For Services Rendered
See Back of Diagram.

For list of
additions see
back of diagram

C

ANNEXURE 9

Visual Resource Management Africa cc
P O Box 7233, George, 6531
Tel/Fax: 044-874 3267
Cell: 083 560 9911
E-Mail: info@vrma.co.za
Web: www.vrma.co.za



Stonehouse Developments Pty (Ltd)
Hillview 437/9
Knysna

15 May 2009

Re: Final Comments on the Proposed Development on Hillview 437/9 of the Stonehouse Development, Bitou Municipality.

Based on the findings of this study, which included a site visit, background research and preliminary 3D modelling, it is our recommendation that the site is suitable for development. The current local and surrounding land uses and infrastructure planning context limit the potential of obtaining a social value from the property. However the property is significant as the development would be setting a precedent for industrial types of development in the open space surrounding and as the property is located within the Plettenberg Bay gateway. Therefore the proposed development must take the existing rural-residential landscape character and sense of place into consideration. This can only be achieved by the particular placement of structures in specific locations, retaining as well as enhancing the heritage sense of space for which the property has been known for many years.

In terms of the current proposal for the 'development of a light or clean industrial area focussing on service industries to the local community'¹ it must be noted that there is no real precedent for any industry within the property visual envelope. Also apparent is the current landscape character does have strong associations with urban development which do create higher levels of contrast due to the residential structures and the associated infrastructure. The open space on the opposite side of the N2 and to the south of the property does add to the rural-residential sense of place, but it is very probable that this area will be subjected to either residential infill or light industrial / commercial development. This development would further increase the level of contrast and developed sense of place.

Having reviewed the preliminary architectural guidelines and planning provided the development team, VRM Africa is of the opinion that the proposal for Business Zone IV and II, Private Open Space II and with a Private Road and Transport Zone II would be suitable with mitigation. We reserve the right to change our opinion should the recommendations below not be addressed.

- The development of the property should in no way set a precedent for an industrial node. In this regard, intensive landscaping and screening needs to be undertaken to ensure that the visual intrusion of the development is

¹ DELplan Urban & Regional Planning email correspondence 8 May 2009

minimalised. To ensure this, detailed landscaping plans need to be drawn up and the final architectural guidelines need to become restrictive and not only act as a guideline.

- Detailed planning is required for the entrance area as seen from the N2 highway taking into consideration the trees in this area.
- Detailed landscaping plans will be required for the screening and berming alongside the N2.
- Strict implementation of the signage guidelines provided needs to be implemented.
- The heritage issues of the Stonehouse need to be adequately addressed in a HIA.
- Preliminary recommendations:
 - The road network within the road servitude needs to incorporate a subtle meandering and to reflect the lie of the land as much as possible.
 - It is recommended that the plans for the security fence be reviewed as the diamond mesh razor wire proposed will be visually intrusive in the short and medium term.
 - The structures next to the N2 should not appear to be double storey but should reflect a broken up facade.
 - Stone walling needs to be incorporated into the development theme so as to provide a visual linkage between the heritage stone house and the new development.
 - Colours utilised in the development need to be earth tones with darker hues. The colour blue should not be used and Dark Dolphin should not be considered as a roof colour.
 - Site visits from VRM Africa need to be incorporated into the EMP to ensure that visual issues are adequately resolved by means of landscaping and the architectural guidelines are being adhered to.

The following documents need to be provided to VRM Africa for final review and comment.

- The final development plans.
- The final landscaping plans which need to be drawn up by a registered landscape architect.
- The final architectural guidelines.

Please do not hesitate to contact me should you have any queries.

Kind regards,

Stephen Stead

Director