

NOTIFICATION OF INTENT TO DEVELOP – BACKGROUND REPORT

SUBMITTED TO

HERITAGE WESTERN CAPE

IN TERMS OF SECTION 38(8) of

NATIONAL HERITAGE RESOURCES ACT NO 25 OF 1999

PROPOSED DEVELOPMENT

ERF RE-2224 and a SECTION OF ERF 2958

OAKHURST LIFESTYLE ESTATE, HOUT BAY

HWC CASE NUMBER: 22040812

DRAFT 07 APRIL 2022

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Environmental authorisation was obtained from the Department of Environmental Affairs and Development Planning (DEA&DP) in September 2016 for the consolidation and subdivision of Erf RE-2224 and a portion of RE-Erf 8343 Hout Bay.

As part of this process, a Notification of Intent to Develop (NID) was submitted to Heritage Western Cape (HWC) by Aikman Associates in terms of Section 38(8) of the National Heritage Resources Act (NHRA). The HWC Record of Decision (ROD) dated 25 February 2008 stated that no further heritage studies were required due to the lack of heritage resources present on the site and the environs.

Subsequently, the developer has made changes to the layout and extent of the development, and DEA&DP require a Part 2 Amendment Application. As the revised development will change the character of a site larger than 5,000m² and involves three or more erven this NID is submitted to HWC in terms of Section 38(8) of the NHRA.

Revisions to the previous Site Development Plan (SDP) include:

1. the addition of 0.69ha portion of Erf 2958;
2. revisions to the subdivision layout;
3. the replacement of a bridge over the Bokkemanskloof River.

This report concludes that there are no heritage resources present on the additional site nor are heritage resources in the environs affected by the adjusted subdivision layout. The bridge to be replaced is not a heritage resource. The recommendations previously made by Aikman Associates are supported.

Accordingly, it is recommended that HWC endorses the recommendations made and that no further heritage studies are required.

2. BACKGROUND TO THE PROJECT

Environmental authorisation (EA) was obtained from the Department of Environmental Affairs and Development Planning (DEA&DP) in September 2016 for the consolidation and subdivision of Erf RE-2224 and a portion of RE-Erf 8343 Hout Bay.

As part of this process, a Notification of Intent to Develop (NID) was submitted to Heritage Western Cape (HWC) by Aikman Associates in terms of Section 38(8) of the National Heritage Resources Act (NHRA). The HWC Record of Decision (ROD) dated 25 February 2008 stated that:

"...no further studies or assessments are required as the nature of the proposed development and contextual analysis reveals that no heritage resources are present on the site or in the environs, or are affected by the proposed development, and to further endorse the recommendations in the Notification of Intent to Develop dated June 2004 by Aikman Associates" (refer Annexure B).*

* this is a mistake – the report is dated June 2005.

Aikman Associates' recommendations endorsed by HWC in 2008 are that:

- Provision must be made for the protection and succession of the oak woodland. A landscape plan should be prepared in this regard;
- Provision must be made for the protection and rehabilitation of the riverine corridor vegetation. A landscape management plan should be prepared in this regard;
- Provision should be made for the protection of the Klipkershout grove on the Rural Purposes erf;
- No Heritage Impact Assessment is required.

As part of the original Environmental Approval process, various iterations of site subdivisions were considered, with Alternative 4 layout being recommended by the specialists.

An extension to the validity period of the Environmental Authorisation was successfully granted in October 2021 after a Part 1 Amendment Application.

Subsequently, the developer made changes to the extent of the development, and DEA&DP require a Part 2 Amendment Application. This NID is submitted in support of this application.

As the revised development will change the character of a site larger than 5,000m², and involves three or more existing erven or subdivisions thereof, this NID is submitted to HWC in terms of Section 38(1)(c)(i) & (ii) of the NHRA.

Louise van Riet Architect and Heritage Practitioner has been appointed to prepare and submit the NID on behalf of Oakhurst Lifestyle Estate (Pty) Ltd. She is a SACAP registered architect and an accredited member of the Association of Professional Heritage Practitioners (APHP). She is an independent consultant and has no vested interest in the development or the outcome of this decision.

This report has been prepared to provide sufficient information on the changes to the previous application to allow HWC to assess whether heritage resources will be affected by the revised development.

This report is primarily informed by the 2005 Aikman Associates NID report.

3. LOCALITY AND SETTING

The property is the last portion of Oakhurst Farm, Hout Bay, to be developed. It is situated south of Hout Bay Main Road, on the northern slopes of the Skoorsteenkop Mountain, and straddles the Bokkemannskloof River. The site is currently one of the last remaining undeveloped properties in this area, surrounded by recently developed residential lifestyle estates.

Table Mountain National Park borders the site to the south, with existing residential developments of Bokkemannskloof & Oakbridge Estate to the east and west.

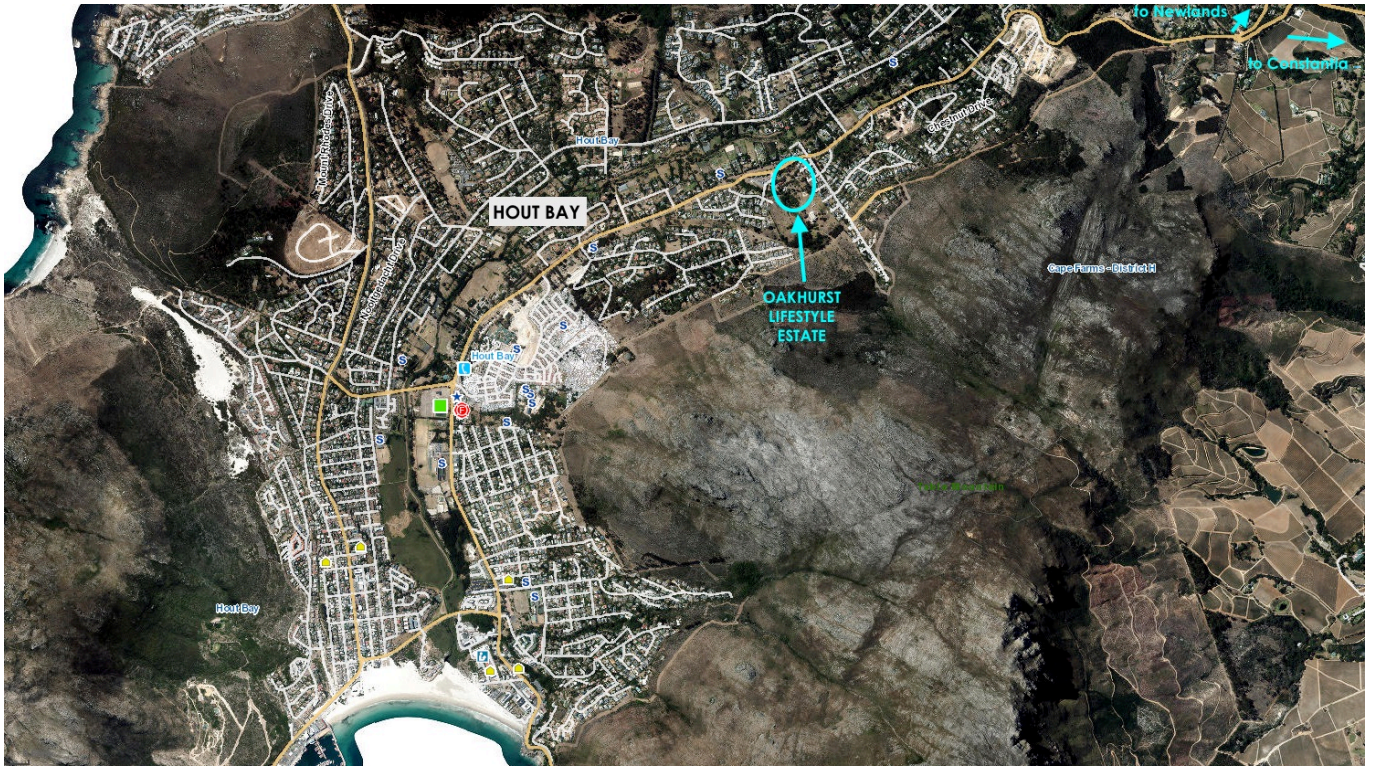


Figure 1: Location Plan (City of Cape Town, 2022)

4. STATUTORY CONTEXT

As the additional area added to the proposed development may change the character of a site larger than 5,000m² and the development involves three or more existing erven, this notification of intent to develop (NID) is submitted to HWC in terms of Section 38(1)(c)(i) and (ii) of the NHRA. HWC will determine whether a Heritage Impact Assessment (HIA) will be required.

This NID supports a Part 2 Amendment Application to DEA&DP due to revisions to the site extent and layout. HWC is a commenting body under s38(8).

The zoning of the original development is in place, but there will be a rezoning application for the additional portion of Erf 2958?

5. BRIEF HISTORICAL BACKGROUND

The area has been a historical farming area since the 18th Century, with its fertile soils, abundant water and proximity to Cape Town. Vineyards were established traditionally on the lower mountain slopes, with vegetables along the rivers. The extensive estate Oakhurst was intensely farmed from the early 20th Century by the Dorman family. Along with vegetables, table grapes and olives, they also had a dairy. The 1980s saw the rapid urbanisation of Hout Bay leaving farming no longer viable. The original estate was subdivided, developing into residential area. The Oakhurst Manor House remains on a substantial portion (±19,4ha) of Erf 2958 that does not form part of this development.

6. HERITAGE RESOURCES ON THE SITE + THEIR SIGNIFICANCE

Aikman Associates (2005) concluded that:

- The four remaining farm buildings (all older than 60 years) are fairly typical examples of buildings dating from the first half of the 20th Century and are not considered to be conservation-worthy; demolition and/or alterations to any of these structures as a formality require a permit under Section 34 of the NHRA;
- An archaeological survey found that the site was not sensitive to development;
- There is no evidence that the property has any social significance;
- The section of oak woodland situated on the property is considered a cultural landscape of significance and should be graded IIIA due to its historic and aesthetic significance;
- The Bokkemannskloof riverine corridor and its vegetation should be protected and graded IIIA due to its aesthetic and scientific (ecological) significance

There is no change to the conclusions reached by Aikman Associates.

8. POTENTIAL IMPACT ON HERITAGE RESOURCES

It has been determined previously that there are no heritage resources on the development site – the four buildings older than 60 years are all considered not conservation-worthy

There are no built heritage resources present on the additional 0,69ha portion of Erf 2958 added to the development, and it unlikely that there are any archaeological resources as this area is low down the hill and has previously been cultivated.

The revised subdivision layout does not impact on heritage, and **many of the historic oak trees are to be accommodated within the revised layout.**

The concrete bridge across the Bokkemanskloof River that is to be replaced is of recent construction and has no heritage significance.

9. CONCLUSION

There are no heritage resources present on the additional site or in the environs, nor are any heritage resources affected by the revised development.

10. RECOMMENDATIONS

2008 NID recommendations	2022 recommendations
Provision must be made for the protection and succession of the oak woodland. A landscape plan should be prepared in this regard;	This recommendation is to remain
Provision must be made for the protection and rehabilitation of the riverine corridor vegetation. A landscape management plan should be prepared in this regard	This recommendation is to remain
Provision should be made for the protection of the Klipkeshout grove on the Rural Purposes erf	This portion of the site remains as per the original approved layout; recommendation remains
Not included in original application	Replacement of the bridge over the Bokkemanskloof River must follow sound environmental principles during construction
No Heritage Impact Assessment is required	No Heritage Impact Assessment is required

As there are no heritage resources affected by the revised development, it is recommended that HWC endorses the recommendations made and that no further heritage studies are required.



iLifa leMveli iEntshona Kaloni
Erfenis Wes-Kaap
Heritage Western Cape

Reference: HM/HOUTBAY/Erven 4719, 8343 and 8293
Enquiries: Gregory Ontong
e-mail: grontong@pgwc.gov.za
Tel: (021) 483 9689
Fax: (021)483 9842
Date: 22 January 2008

Heritage Western Cape hereby notifies:

Aikman Associates
Heritage Management
P O Box 140
Tollbagh
6820

RECORD OF DECISION

of its comments and recommendations in terms of
Section 38(8) of the National Heritage Resources Act, 1999 (Act 25 of 1999)

For: Proposed Consolidation and Subdivision
At: Portion of ERf 8343 and Remainder Erf 2224, Hout Bay

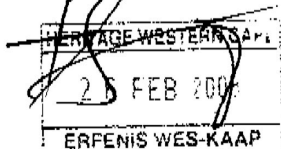
Decision:

Heritage Western Cape has resolved that no further studies or assessments are required as the nature of the proposed development and contextual analysis reveals that no heritage resources are present on the site or in the environs, or are affected by the proposed development and, further, to endorse the recommendations in the Notification of Intent to Develop dated June 2004 by Aikman Associates.

NOTE:

- This decision is subject to an appeal period of 14 working days.
- The applicant is required to inform any party who has expressed a bone fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date of being informed. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
- Work may not be initiated during this 14 day appeal period.
- If any archaeological material or evidence of burials is discovered during earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately.
- This approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

Please feel free to contact this office for any other information.
Yours faithfully



For Chief Executive Officer: Heritage Resources Management Service
p.p. Heritage Western Cape

- Copy to: City of Cape Town (South Peninsula Administration), Private Bag X5, Plumstead, 7801
- Copy to: Department of Environmental Affairs and Development Planning, Private Bag X9086, Cape Town, 8000

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